

ARTICLE V

PRELIMINARY PLAN SUBMISSION

Section 501. Document Requirements

- a. Not less than thirty (30) days prior to a regularly scheduled meeting of the Planning Commission, the applicant shall submit two (2) copies of the Application for Review of Preliminary Subdivision or Land Development Plan and fifteen (15) copies of the Preliminary Plan prepared in accordance with Section 302. Where revised submissions are made, fifteen (15) copies of the set shall be resubmitted to the Township ten (10) working days prior to the scheduled meeting of which the plan is to be reviewed by the Planning Commission or the Board of Supervisors. A minimum of ten (10) days shall elapse between review by the Planning Commission and consideration by the Board of Supervisors unless otherwise directed by the Board.

- b. **Submission Requirements**

The submission requirements for a Preliminary Plan shall consist of the following elements, and shall be completely legible in every detail, and shall be accurately prepared in accordance with the data requirements, drafting standards, Design and Construction Standards, of this and any and all other applicable Township Ordinances:

- (1) Site Context Map in accordance with Section 501.c.1. The Site Context Map is not required for Minor Plans.
- (2) Existing Resources Inventory and Site Analysis Plan in accordance with Section 501.c.2. The Existing Resources Inventory and Site Analysis Plan is not required for Minor Plans.
- (3) Preliminary Resource Impact and Conservation Plan in accordance with Section 501.c.3. Preliminary Resource Impact and Conservation Plan is not required for Minor Plans.
- (4) Preliminary Improvements Plan in accordance with 501.c.4.
- (5) Preliminary Studies and Reports in accordance with Section 502 herein.

c. **Data Requirements and Cover Sheet Information**

The following plans shall bear the name, signature, address, and telephone number of the engineer, landscape architect or land surveyor responsible for preparing the plan or map. The registration number and seal of registered Engineer, Landscape Architect or Surveyor responsible for preparation of the Preliminary Plot plan is also required.

(1) Site Context Map

A map showing the location of the proposed subdivision within its neighborhood context shall be submitted. For sites under 100 acres in area, such maps shall be at a scale not less than 1"= 200', and shall show the relationship of the subject property to natural and man-made features existing within 1,000 feet of the site. For sites of 100 acres or more, the scale shall be 1" = 400', and shall show the above relationships within 2,000 feet of the site. The features that shall be shown on Site Context Maps include topography from U.S.G.S. Maps, stream valleys, wetland complexes from maps published by the U.S. Fish & Wildlife Service or the U.S.D.A. Natural Resources Conservation Service, woodlands over one-half acre in area from aerial photographs, ridge lines, public roads and trails, utility easements and rights of way, public land, and land protected under conservation easements.

(2) Existing Resources and Site Analysis Plan

For all subdivisions (except minor subdivisions) and land development applications, an Existing Resources and Site Analysis Plan shall be prepared to provide the developer and the municipality with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described on the basis of existing published data available from governmental agencies, and from aerial photographs.

Such plans shall be prepared at the scale of 1" = 100' or 1" = 200', whichever would fit best on a single standard size sheet (24" x 36"). The following information shall be included in this Plan:

- (a) An aerial photograph, taken in the last five years, enlarged to a scale not less detailed than 1 inch = 400 feet, with the site boundaries clearly marked.
- (b) Existing contours of the site at vertical intervals of two (2) feet or less. These contours must be developed by field surveys or photogrammetry. If the applicant does not seek approval for site

improvements, then U. S. Geological Survey Mapping will suffice to show existing contours unless otherwise required by the Township Engineer.

- i) Slopes shall be classified as either Moderate (15% - 25%) or Steep (greater than 25%) and shown on the inventory map. Moderate or Steep slope areas that are less than 100 square feet in area need not be shown.
 - ii) Topography for subdivisions shall be prepared by a professional land surveyor or professional engineer from an actual field survey of the site or from stereoscopic aerial photography and shall be coordinated with official U.S.G.S. benchmarks.
- (c) The location and delineation of ponds, streams, ditches, drains, and natural drainage swales, as well as the 100-year floodplains and wetlands, as defined in the Zoning Ordinance.
- i) All streams and/or drainage courses located on or within 200 feet of the subject property must be shown, including the off-site drainage areas for all streams entering the subject property. Streams will be classified as either perennial or intermittent. The “Classification of Wetlands and Deepwater Habitats of the United States” (Cowardin, 1979) determines the classification of all streams.
 - ii) Floodplains for drainage areas over 30 acres must be shown on the inventory map. Sources of floodplain information may include, but not limited to, Federal Emergency Management Agency (FEMA) Carroll Township’s most recent Flood Insurance Rate Maps, Flood Boundary Map and FEMA Floodway
- (d) Natural forest and tree cover shall be shown on the inventory map as a circumferential line around all forest and tree stands. Plant community, relative age and condition shall describe vegetative types.
- i) Individual trees with a caliper in excess of fifteen inches shall be located on the inventory map.
 - ii) Hedgerows shall be located on the inventory map.

- (e) Class I, II and III soils as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service in the most recent published soil survey for York County, and accompanying data published for each soil relating to its suitability for construction (and, in unsewered areas, for septic suitability).
 - i) In addition, severely limiting soils must be highlighted on the plan drawing. Soils with severe limitations for development are those which have one or more of the following characteristics as identified in the most recent version of the Soils Survey for York County, Pennsylvania, prepared by the United States Department of Agriculture natural Resource Conservation Service; seasonal high water table, subject to flood control, poor drainage, wetland/hydric soil conditions, high shrink/swell potential, shallow depth to bedrock, excessive slopes, high susceptibility to erosion.
 - ii) Erodible soils on slopes over 15 percent must be delineated on the Existing Resources Inventory and Site Analysis Plan.
- (f) Ridgelines and watershed boundaries shall be identified.
- (g) York County Natural Diversity Inventory Sites.
- (h) Geologic formations on the proposed development parcel, including rock outcroppings, cliffs, sinkholes, and fault lines, based on available published information or more detailed data obtained by the applicant.
- (i) All existing man-made features including but not limited to streets, driveways, farm roads, woods roads, buildings, foundations, walls, wells, drainage fields, dumps, utilities, fire hydrants, and storm and sanitary sewers.
- (j) Locations of all historically significant sites or structures on the tract, including but not limited to cellar holes, stone walls, earthworks, and graves.
- (k) Locations of trails that have been in public use (pedestrian, equestrian, bicycle, etc.).

- (l) All easements and other encumbrances of property, which are or have been filed of record with the Recorder of Deeds of York County, shall be shown on the plan.
 - (m) Total acreage of the tract, the Adjusted Tract Area and the constrained land area with detailed supporting calculations (see Article IV, Section 4.3.4.1 of the Carroll Township Zoning Ordinance).
- (3) Preliminary Resource Impact and Conservation Plan
 - (a) A Preliminary Resource Impact and Conservation Plan shall be prepared for all major subdivision and land development applications to categorize the impacts of the proposed activities and physical alterations on those resources shown on the Existing Resources and Site Analysis Plan (as required under Section 501.c.2). All proposed improvements, including but not necessarily limited to grading, fill, streets, buildings, utilities and stormwater detention facilities, as proposed in the Preliminary Plan documents, shall be taken into account in preparing the Preliminary Resource Impact and Conservation Plan, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable.
 - (b) Using the Existing Resources and Site Analysis Plan as a base map, impact areas shall be mapped according to the following categories: (1) primary impact areas, i.e., areas directly impacted by the proposed subdivision, (2) secondary impact areas, i.e., areas in proximity to primary areas which may be impacted, and (3) designated protected areas, either to be included in a proposed Greenway or an equivalent designation such as dedication of a neighborhood park site.
 - (c) The applicant shall submit an accompanying Resource Assessment report divided into the following sections: (1) description of existing resources as documented in Section 501.c.2, (2) impacts of the proposed subdivision on existing resources, correlated to the areas depicted in the Preliminary Resource Impact and Conservation Plan, and (3) measures taken to minimize and control such impacts both during and following the period of site disturbance and construction.
 - (d) This requirement for a Preliminary Resource Impact and Conservation Plan may be waived if the applicant can demonstrate that the proposed development areas, as laid out in

the Sketch Plan or in the Preliminary Plan contain no constrained land.

(4) Preliminary Improvements Plan Requirements

This plot plan shall include the following items:

- (a) Historic resources, trails and significant natural features, including topography, areas of steep slope, wetlands, 100-year floodplains, swales, rock outcroppings, vegetation, existing utilities, and other site features, as indicated on the Existing Resources and Site Analysis Plan.
- (b) Names of all abutting property owners and respective deed references.
- (c) If construction is to occur in phases, a plan showing the progression of phases, how each phase relates to completed and future phases, and a time line indicating when each phase is to be commenced and completed.
- (d) Boundaries of the property being subdivided showing bearing and distances, a statement of total acreage of the property, the total number of lots being proposed and the location of municipal boundaries.
- (e) Purpose for which sites other than buildable lots are dedicated or reserved.
- (f) Zoning data, such as but not limited to zoning district, proposed use(s), area and bulk regulations, and off-street parking and loading requirements, including any changes in the existing zoning to be requested by the subdivider.
- (g) Existing contours of the site at vertical intervals of two (2) feet or less. These contours must be developed by field surveys or photogrammetry. If the applicant does not seek approval for site improvements, then U.S. Geological Survey Mapping will suffice to show existing contours unless otherwise required by the Township Engineer.
- (h) The location and elevation of the datum to which the contour elevations refer shall be noted on the plan.

- (i) Where the land is subject to flooding, submit information as set forth in Article IX of this ordinance. Where a flood plain is shown on the plan, a note shall be provided acknowledging Section 905. Disclaimer of Municipal Responsibility.
- (j) Parcels of land intended to be dedicated or reserved for schools, parks, playgrounds, parking areas, common open space, or other public, semipublic or community purpose.
- (k) Location of existing and proposed buildings, parking areas and any and all other existing and proposed features. Existing and proposed features include man-made improvements upon the land such as, but not necessarily limited to, roads, bridges structures, drainage facilities, utilities, landscaping, and pavement; and natural features such as but not limited to watercourses, wetlands, trees, woods, rock outcrops.
- (l) Where the Preliminary Plan covers only a part of the subdivider's holdings, a key map at a scale not smaller than four hundred (400) feet to the inch, showing the entire tract, its topography at contour intervals of at least twenty (20) feet, its manmade and natural features, and the proposed street layout for the entire tract; abutting streets and names of abutting property owners; and the portion of the tract included in the Preliminary Plan submission.
- (m) Existing and approximate proposed lot lines, lot areas, any existing easements and rights-of-way.
- (n) Existing and Proposed Streets
 - i) Location, alignment, width and tentative names of all proposed streets and street rights-of-way, including all street extensions or spurs that are reasonably necessary to provide adequate street connections and facilities to adjoining development or undeveloped areas.
 - ii) The typical street cross-section drawings, grades, and widths of cartway, travel lanes, shoulders, profiles including geometry, pavement striping, details relating to thickness, crowning and construction materials, and all other proposed construction shall be shown.
 - iii) Show all existing streets on or adjacent to the tract, including name, existing and dedicated right-of-way width, metes and bounds, and cartway width.

- (o) Location of proposed swales, drainage easements, stormwater and other management facilities.
- (p) Where community sewage service is to be permitted, the conceptual layout of proposed sewage systems, including but not limited to the designated locations of sewer mains and sewage treatment plants, showing the type and degree of treatment intended and the size and capacity of treatment facilities.
- (q) The layout of proposed water conveyance, distribution, and storage facilities including but not necessarily limited to water mains, fire hydrants, storage tanks, wells, and service connections.
- (r) When on-site sewage disposal systems are proposed, the location of all soil percolation test sites and probe holes (including failed probe holes) that were examined and approved alternate site for each lot. All approved sites shall be clearly distinguished from unapproved sites.
- (s) Limit-of-disturbance line (must be exact in relation to the retention of existing trees proposed to be saved).
- (t) If land to be subdivided lies partly in or abuts another municipality, the applicant shall submit information concerning the location and conceptual design of streets, layout and size of lots and provisions of public improvements on land subject to his control within the adjoining municipalities. Evidence of approval of this information by appropriate officials of the adjoining municipalities also shall be submitted.
- (u) Utilities and Easements.
 - i) Exact locations of existing and proposed utility easements.
 - ii) Accurate plan and profile drawings of all proposed sanitary and storm sewers including all inlets, service laterals, culverts, utility crossings, grate elevations, rim elevations, invert elevations, dimensions, clearances, material types, slopes, proposed grade geometric information, and details appurtenant thereto. Include plan drawings of all gas, electric telephone and other proposed utilities.

- iii) The designated location of proposed on-site sewage and water facilities.
- iv) Where the location of on-site septic disposal is proposed in the common open space area, each lots disposal area shall be graphically indicated and the exact location of percolation and probe locations shown. Test results of the same shall also be provided.
- (v) Exact location of proposed street trees, plus exact location of existing vegetation to be retained.
- (w) The following general notes when applicable:
 - (a) Occupancy permits will not be issued unless the streets shown on the approved Final Plan have been constructed to a mud-free or otherwise permanently passable condition, unless otherwise approved by the Township Zoning Officer and any walkways, curbs or gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers and other improvements as deemed necessary by the Supervisors for reasonable human habitation, have been installed in accordance with this ordinance.
 - (b) Underground pipes, structures, subgrades or base courses will not be covered until inspected and approved by the duly authorized official of the Township. Failure in compliance with this regulation shall provide cause for uncovering of such work, at the applicant's expense, to permit the required inspection.
 - (c) Notice shall be given to the Township at least forty-eight (48) hours in advance of commencement of any construction operation to provide for required inspection.
 - (d) Whenever any work or materials are found to be not in compliance with the Final Plan and/or applicable Township requirements, a duly authorized Township official, may stop work on the job until such noncompliance are made to comply. It shall be unlawful to do or perform any work in violation of such stop order, except as may be necessary to prevent injury or damage to person or property. Such stop order may be revoked by the Board of Supervisors.

- (e) After Final Plan approval and upon the completion of all required improvements, the applicant shall submit an As-Built Plan prepared by a Professional Engineer or Surveyor in accordance with Section 1203 of this Ordinance.
 - (f) For streets proposing bituminous paving mixtures, new street paving and repairs will be limited to the period April 1st to October 31st unless permission is granted by the Roadmaster.
- (x) A copy of any deed restrictions imposed on the property as a condition of sale by the present owner or other entity.
- (y) Such supporting documentation as required in Section 502.
- (5) Cover Sheet Requirements for Preliminary Improvements Plan
 - (a) Proposed project name and municipality or municipalities in which located.
 - (b) Name(s) and address(es) of record owner(s) and subdivider(s).
 - (c) A statement to the effect that that applicant(s) is(are) the owner(s) or equitable owner(s) of the land to be developed and certifying concurrence in the plan. The applicant(s) notarized signature(s) must be affixed to the statement prior to the Board's consideration of the plan.
 - (d) A location map, for the purpose of locating the property being subdivided, showing the relationship of adjoining property to all streets, roads and municipal boundaries and drawn to scale of not less than 1"-2000'.
 - (e) Signature blocks and date spaces for recommendation/approval by the following:
 - (a) Chairman of the Township Planning Commission (1 line)
 - (b) Township Board of Supervisors (5 lines)
 - (f) A note on the first sheet indicating "No Construction requiring township building permits shall begin until approval of the final

plan and until any other required governmental authorizations are obtained.”

(6) Drafting Requirements for Preliminary Improvements Plan

- (a) If construction is to occur in phases, a plan showing the progression of phases, how each phase relates to completed and future phases, and a time line indicating when each phase is to be commenced and completed.
- (b) Dimensions shall be set in feet.
- (c) Each sheet shall be numbered and the plan shall provide an adequate legend indicating clearly which features are existing and which are proposed.
- (d) The designation, Preliminary Plan.
- (e) Proposed project name and municipality or municipalities in which located.
- (f) North point (with north point oriented to the top of the plan sheet), graphic scale, written scale, and date, including the month, day, and year that the original drawing was completed, and the month, day and year for each revision, if any.

Section 502. Supporting Documentation

a. Wastewater Report

- (1) A Planning Module for New Land Development shall be submitted where public or private sewage disposal is contemplated consistent with Section 105 of the Ordinance. The applicant must receive and address the comments of the York County Planning Commission on the module before submitting it to the Township, per state procedure requirements. Before the approved Final Plan is signed by the Township for recording purposes, the DEP(s) notification of compliance with the Sewage Facilities Act must be received by the Township.
- (2) In the event that the Plans propose extension of service into the project by any authority or jurisdiction other than the Township, a letter of approval from the applicable authority or jurisdiction regarding the extension shall be submitted.

- b. An erosion and sedimentation control plan in accordance with standards of the York County Conservation District and/or PA DEP requirements.
- c. A Traffic Impact Study, where required, in accordance with this Ordinance.
- d. Verification of compliance with Flood Plain Conservation District Regulations, Article VII of the Township's Zoning Ordinance. If hydric soils or other possible wetland features exist, the plan will contain a note to the following effect:

“Some portions of the subdivision may contain wetlands. Compliance with State and Federal wetlands statutes and regulations is necessary before wetlands are filled or encroached upon by structures. The Pennsylvania Department of Environmental Protection should be contacted for guidance.”
- e. A Stormwater Management Plan as required in Article X.
- f. Implementation of the Plan may require the developer and/or the lot purchasers to acquire certain County, State and Federal permits, such as but not limited to, permits for wetlands, stream encroachments, National Pollutant Discharge Elimination System (NPDES), approval notices for the erosion and sedimentation control plan and highway occupancy. The Plan must contain a note acknowledging which permits will be required to properly implement the approved plan.
- g. A hydrogeologic study when in carbonate geology or within ¼ mile of a well with nitrate levels above 5 mg/l. The hydrogeologic study must use a mass balance equation that includes water consumption, impervious area, and a recharge rate as cited in “Groundwater Resources of the Lower Susquehanna River Basin” Water Resource Paper 57 prepared by Taylor and Werkheiser (1984) in order to calculate a lot size. The hydrogeologic study must document that the minimum lot sizes will result in nitrate levels less than 10 mg/l both at the perimeter of the property, and at each proposed well location. If wells are drilled in order to ascertain background nitrate levels, their sampling depth must be in the upper regions of the aquifer and must be consistent with the depth of existing wells used to establish background nitrate levels.
- h. All projects where wetlands have been delineated a Jurisdictional Determination performed by the U.S. Army Corps of Engineers is required, or notification from the U.S. Army Corps of Engineers that wetlands do not exist on the project site. Wetlands shown on the plan must match this Jurisdictional Determination. All documentation associated with the Jurisdictional Determination must be provided to the Township. In areas where soils have hydric inclusions, or in water areas, the Township reserves the right to conduct, at the applicant's

expense, a wetlands determination, including a wetlands and wetlands margin delineation.

i. A geotechnical report prepared by a registered professional engineer or certified geologist.

(1) When it is determined that the developer cannot avoid building on soils with severe limitations and there are concerns with respect to structural safety and/or environmental degradation, such a report is required.

(2) The report will provide more detail of soils and geologic characteristics in order to determine that soils can support development using suitable engineering measures.

j. Community Association Document

(1) A Community Association Document, also known as a Homeowner's Association Document or a Condominium Association Document, shall be provided for all subdivision and land development applications which propose lands or facilities to be used or owned in common by all the residents of that subdivision or land development and not deeded to the municipality.

(2) The elements of the Community Association Document shall include, but shall not necessarily be limited to the following:

(a) A description of all lands and facilities to be owned by the Community Association. This description shall include a map of the proposal highlighting the precise location of those lands and facilities.

(b) Statements setting forth the powers, duties, and responsibilities of the Community Association, including the services to be provided.

(c) A Declaration of Covenants, Conditions, and Restrictions, giving perpetual easement to the lands and facilities owned by the Community Association. The Declaration shall be a legal document, which also provides for automatic Association membership for all owners in the subdivision or land development and shall describe the mechanism by which owners participate in the Association, including voting, elections, and meetings. Furthermore, it shall give power to the Association to own and maintain the common property and to make and enforce rules.

- (d) Statements prescribing the process by which Community Association decisions are reached and setting forth the authority to act.
 - (e) Statements requiring each owner within the subdivision or land development to become a member of the Community Association.
 - (f) Statements setting cross covenants or contractual terms binding each owner to all other owners for mutual benefit and enforcement.
 - (g) Requirements for all owners to provide a pro rata share of the cost of the operations of the Community Association.
 - (h) A process of collection and enforcement to obtain funds from owners who fail to comply.
 - (i) A process for transition of control of the Community Association from the developer to the unit owners.
 - (j) Statements describing how the lands and facilities of the Community Association will be insured, including limit of liability.
 - (k) Provisions for the dissolution of the Community Association, in the event the Association should become inviable.
- k. Woodlands evaluation prepared by a forester, landscape architect, horticulturist or another qualified professional acceptable to Carroll Township.
- (1) This evaluation shall be submitted as a report.
 - (2) At a minimum, the report shall include one or more maps indicating boundaries and conditions of woodland areas accompanied by a report addressing the following criteria:
 - (a) Configuration and size.
 - (b) Present conditions, i.e., stocking, health and species composition.
 - (c) Ecological functions: i.e., in protecting steep slopes, erodible soils, maintaining stream quality and providing for wildlife habitats.

- (d) Relationship to woodlands on adjoining and nearby properties and the potential for maintaining continuous woodland areas.

1. Preliminary Greenway /Open Space Ownership and Management Plan

- (1) A Greenway/Open Space Ownership and Management Plan shall be provided for all subdivision and land development applications which propose lands or facilities to be used or owned in common by residents of that subdivision or land development and not deeded to the municipality.
- (2) Using the Preliminary Plan as a base map, the boundaries, acreage and proposed ownership of all proposed greenway areas should be shown. The Greenway/ Open Space Ownership and Management Plan shall list the entities responsible for maintaining various elements of the property, and describe management objectives and techniques for each part of the property. Such management plans shall be consistent with the requirements of Article VIII Section 8.27.5 of the Zoning Ordinance ("Ownership and Maintenance of Greenway/Open Space Land and Common Facilities").

Section 503. Feasibility Report of Water Facilities

- a. A water feasibility study is required for all non-agricultural uses that are not served by an existing public utility when any of the following are present:
 - (1) A residential use of greater than ten (10) dwelling units, single or cumulative on a parent tract as it existed on January 1, 2004.
 - (2) A nonresidential use with an average groundwater demand (single or cumulative) greater than four thousand (4,000) gallons per day.
 - (3) Located within ¼ mile of an area known by the Township, Dillsburg Area Authority, or the Applicant to have water quality or quantity problems, including but not limited to pollutants in excess of Federal safe drinking water standards.
- b. The water feasibility study shall be prepared by an Engineer or Geologist with expertise in hydrology, soils, and geology. The study shall consist of aquifer test(s) and water quality test(s). The feasibility study shall conform with, include, and/or determine the following:

- (1) A 6 hour pump test to obtain sufficient data for the calculation of aquifer performance, including the coefficients of transmissibility and storage, permeability and specific yield.
 - (2) A water budget and water availability.
 - (3) Ascertain the effects of well interference.
 - (4) Provide a guide in the spacing of wells for the development of a well field.
 - (5) Aquifer Test Standards. Aquifer tests shall establish that the yields of proposed wells are sustainable on the subject property after development, during drought conditions (precipitation at forty (40) percent below normal) and installation and use of said wells will not cause the yield of wells on adjacent properties to fall below the minimum sustainable yield as established by the standards of this Ordinance.
 - (6) Water Quality Test. The water quality test shall be conducted by a DEP certified laboratory. All reports shall include the procedures used for sampling, the name of the individual performing the test, time, date, and location of sampling.
 - (7) The aquifer will meet the minimum public health drinking water standards as set forth in the current National Safe Drinking Water Regulations of the EPA.
 - (8) The feasibility study shall be based on data obtained from a minimum of three (3) sampling wells per ten (10) acres (gross parent tract acreage) per geologic formation present on the parent tract, or in the case of a tract smaller than ten (10) acres, three (3) wells minimum. Existing wells may be used to satisfy this requirement, if they are proven to be in the same geologic formation, within 500' of the proposed lots, and of consistent depth and construction to the wells proposed for the development.
 - (9) The minimum sustainable specific yield is three (3) gallons per minute.
 - (10) If a storage or treatment system is required to meet minimum requirements, the study and plan submittal shall show the design and requirements of the storage and/or treatment system.
- c. The Feasibility Report shall consist of an examination of the possible use of an on-site water supply system(s) and the impact of such system(s) on ground water supply, or connection to an existing public water system.

- (1) The report shall include the distance from the nearest public water system and the capacity of the existing system to accommodate the proposed development, where applicable.
- (2) The Board of Supervisors will approve individual on-lot water supply systems only when the Feasibility Report indicates:
 - (a) Justification of the project necessitates consideration of this method.
 - (b) The water supply yield is adequate for the type of development proposed.
 - (c) The installation of such systems will not endanger or decrease groundwater supplies of properties adjacent to the proposed development.

Section 504. Review Procedure

- a. After the Township Secretary has verified the completeness of the submittal, copies of the Preliminary Plan and Supporting Documentation shall be distributed by the Township Secretary to the appropriate reviewing and advisory bodies for comment and report. Additionally, Preliminary Plans shall be submitted to adjacent municipalities and governmental agencies or authorities that may be affected by the Plan.
- b. At a regular or special Planning Commission meeting, no later than the second regular meeting date after receipt of the Preliminary Plan submission, the Planning Commission shall:
 - (1) Review the applicant's submission.
 - (2) Review all reports received.
 - (3) Discuss submission with applicant, or applicant's agent.
 - (4) Evaluate the plan, reports and discussion.
 - (5) Determine whether the Preliminary Plan meets the objectives and requirements of This ordinance and other ordinances of the Township.
 - (6) Determine any required supplemental plans and/or studies, such as Traffic Impact Study, etc.
 - (7) Take action on any waiver requests.

- (8) Either recommend approval, disapproval, conditional approval or table the Preliminary Plan.
 - (9) Submit its report to the Board of Supervisors. When the Planning Commission recommends disapproval in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite to the provisions of the ordinance relied upon. The Township Secretary will inform the applicant of the Commission's action.
- c. During the course of Township review of the Preliminary Plan and prior to any action by the Board of Supervisors, and after receipt of review comments provided by the Township or after notification that review comments will not be provided, or after 60 calendar days from the date of the last submission, the Preliminary Plan may be revised and resubmitted by the applicant. The required number of copies of the revised plan shall be resubmitted by the deadline as specified elsewhere in this Ordinance and shall note the dates of any and all revisions, a summary of the nature of the revisions, and a detailed itemized response to any and all comments provided to the applicant from the Township. In order to constitute a valid resubmittal it must include the aforementioned items and all plans reports, and documents required by this and any and all other applicable Township Ordinances.
- d. The Board of Supervisors shall render its decision and communicate it to the applicant in accordance with the requirements of Section 304 of this Ordinance.
- e. In the event the plan submittal is conditionally approved by the Board of Supervisors, the Applicant shall accept the conditions in writing on the Township prescribed form and return it within 30 days. Failure to accept the conditions of approval in this manner shall result in the plan being deemed denied.