

ARTICLE VI

FINAL PLAN SUBMISSION

Section 601. Final Plan

- 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 an application for Review of Final Subdivision or Land Development Plan and fifteen (15) copies of the Final Plan to the Township. Where revised submissions are made, fifteen (15) copies of the set shall be submitted 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.
- b. The Final Plan shall be prepared by a registered Professional Engineer, registered Professional Landscape Architect, or a registered Surveyor, in accordance with the standards set forth by the “Professional Engineers Law” (P.L. 913, No.367) and the “Professional Landscape Architects Law”(1965 P.L. 1527, No.535).
- c. The Final Plan and supporting data shall be accurately prepared in accordance with the provisions of this Ordinance, the Carroll Township Zoning Ordinance, the Carroll Township Stormwater Management Ordinance, and any and all other applicable Township Ordinances, as well as Federal and State Regulations, statutes and guidelines. Every detail of the plan submittal shall be completely legible.
- d. **Submission Requirements**

The submission requirements for a Final Plan shall consist of the following:

- (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 601.f.1. 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 601.f.2. Final Resource Impact and Conservation Plan is not required for Minor Plans.

- (4) Final Improvements Construction Plan in accordance with Section 601.f.3.
- (5) Final Studies and Reports in accordance with Section 502 and Section 602.
- (6) Additional Approvals, Certificates and Documents.

e. **Cover Sheet Information**

- (1) The Final Plan shall bear the name, signature, address, and telephone number of the engineer, landscape architect or land surveyor responsible for preparing the plan or map.
- (2) The registration number and seal of registered Engineer, Landscape Architect or Surveyor responsible for preparation of the Final Plan.
- (3) The designation, Final Plan, and date submitted.
- (4) Signature block for acknowledgment of York County Planning Commission review.
- (5) PA DEP code number referencing the Plan Revision Module.
- (6) A note on the first sheet indicating “NO CONSTRUCTION SHALL BEGIN UNTIL AFTER THE PRECONSTRUCTION MEETING AMONG THE DEVELOPER, THE CONTRACTOR, THE TOWNSHIP ENGINEER, AND OTHERS AS MAY BE REQUESTED TO ATTEND.”

f. **Data Requirements**

- (1) Final Existing Resources and Site Analysis Plan as stipulated in Section 501.c.2 consistent with the terms of Preliminary Plan approval and modified as necessary to reflect the proposal for final approval.
- (2) Final Resource Impact and Conservation Plan as stipulated in Section 501.c.3. This plan shall be a refinement of the Preliminary Resource Impact and Conservation Plan to reflect all proposed improvements described in the other Final Plan documents as required under Section 601 herein.
- (3) Final Improvements Construction Plan to include the following information:

- (a) All information required to be shown or provided with the Preliminary Improvements Plan as listed in Sections 501 and 502.
- (b) Proposed and existing tract boundary lines, right-of-way lines of streets, easements, and other right-of-way and property lines of residential lots and other sites with accurate dimensions, bearings, or internal angles, and radii, arcs, and deflection angles.
- (c) Profiles showing proposed centerline of the street. The profiles shall include at least the following: existing and proposed grades at the centerline of the street and storm sewer, sanitary sewer and water facilities including first hydrants showing locations, invert elevations and sizes. The plan must indicate service connection locations.
- (d) The location of existing and proposed survey monuments and markers according to Section 706.
- (e) Statement by owner offering dedication of streets, rights-of-way and any sites for public uses which are to be dedicated.
- (f) Where off-site or community sewer service is to be provided, the final detailed design of all facilities, including, but not limited to, sewer mains, manholes, pumping stations, and sewage treatment facilities.

Section 602. Supporting Documentation

- a. Whenever any improvements are proposed in connection with a subdivision or land development it shall be the responsibility of the applicant to provide adequate engineering and related designs, construction specifications performance guarantees, and ownership and maintenance responsibilities in accordance with the standards and requirements set forth in This Ordinance, as applicable.
- b. If water is to be supplied by means other than on-site wells, maintained and operated by individual lot owners, the applicant shall present evidence that it is to be supplied by a certified public utility, a bonafide cooperative association of lot owners, or a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public utility Commission or an application for such a cooperative agreement or commitment must accompany the plan as evidence that the proposed development will be supplied with an adequate, reliable and safe water supply.

- c. A notation on the Plan relating to the conformance with the requirement for a "Highway Occupancy Permit" from the Pennsylvania Department of Transportation, in accordance with Section 307 of this Ordinance.
- d. When improvements are proposed a notation on the plan alerting the developer and his contractor that compliance with Pennsylvania's One Call statute (Act 172) is necessary. The suggested note wording is:
"Contractor to contact Pennsylvania One Call System, Inc. to establish existing utility locations at least three (3) working days prior to the start of any earthmoving activities."
- e. Suitable documentation that the applicable plans are in conformity with ordinances and regulations governing the extension of utility services.
- f. If a stream traverses a proposed development, encroachment of the stream by bridges, culverts, fill material, etc., may require a permit from the Pennsylvania Department of Environmental Protection pursuant to 25 PA Code 105 of the Department's Dams and Encroachments regulations. The applicant shall demonstrate compliance with these regulations for his intended construction. In addition, the applicant shall include a note on his plans alerting potential lot purchasers of any obligation they may assume pertaining to compliance with these State regulations.
- g. Such other certificates, affidavits, endorsements, or dedications as may be required by the Board of Supervisors in the enforcement of these regulations.
- h. One signed, sealed and notarized reproducible copy of the Final Plan. The Final Plan shall be formatted so that it is legible when reduced to 18" x 24" size for recording.
- i. An overall Grading Plan in accordance with Article XI.
- j. A Stormwater Management Plan approved by the Township Engineer and prepared in accordance with Article X.
- k. A Final Traffic Impact Study, where required, in accordance with Section 714.
- l. The final design shall include the location and size of water service facilities within the subdivision, including wells, storage tanks, pumps, mains, valves, and hydrants.
- m. Final Greenway/Open Space Ownership and Management Plan consisting of the precise boundaries, exact acreage, and proposed ownership of all proposed Greenway areas should be shown. A narrative report shall also be prepared indicating how and who will manage such greenway/open space areas.

Section 603. Review Procedure

- a. After the Township Engineer has verified the completeness of the submittal, copies of the Final Plan and Supporting Documentation shall be distributed by the Township to the appropriate reviewing and advisory bodies for comment and report. Additionally, the Final Plan and Supporting Documentation shall be submitted to adjacent municipalities and governmental agencies that may be affected by the Plan.
- b. The Township Planning Commission shall:
 - (1) Review the applicant's submission.
 - (2) Review all reports received.
 - (3) Discuss submission with the applicant, or applicant's agent.
 - (4) Evaluate the plan, reports and discussion.
 - (5) Determine whether the Final Plan meets the objectives and requirements of This Ordinance and other ordinances of the Township.
 - (6) Determine its recommendations.
 - (7) Either recommend approval, disapproval or conditional approval or table the Final Plan.
 - (8) Submit its report to the Board of Supervisors and inform the applicant of its action.
- c. During the course of the Planning Commission's review of the Final Plan and prior to any action by the Board of Supervisors within the required ninety (90) day period, the Final Plan may be revised according to the procedure for Preliminary Plan revisions and as set forth in Section 504c herein, and a new ninety (90) day review period will begin as also set forth in Section 504c.
- 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.