



Application for *Preliminary* Major Subdivision

THIS APPLICATION IS FOR 10 LOTS OR MORE										
Name of Development										
Location of Property										
Applicant:										
Address					Phone:					
City					State				Zip	
Name of Owner										
Address					Phone:					
City					State				Zip	
Name of Engineer / Surveyor										
Address					Phone:					
City					State				Zip	
Total Acreage										
Total Number of Lots						Phases				
Total Lots in Adams						Total Lots out of Adams				
This Phase Number						Number of Lots this Phase				
Total Acreage this Phase										
Zoning district						Proposed Use				
<i>Are any of the following need for this submission:</i>										
Zoning Change:				Special Exception:				Conditional Use:		
Variance:										
Describe										
Type of Sewage Disposal							Type of Water Supply			
Explain proposal in detail										

The applicant certifies that the above information is complete and true and correct to the best of the applicant's knowledge and belief.

Signature: _____ Date: _____

Applications must be completed and accompanied by: Application Fee, Escrow amount, (2) 24x36 + (11) 11x17 copies of the proposed plans and a complete set of drawings in PDF format emailed to code@adamstwp.org. To be on the agenda, please allow 28 days prior to the Planning Commission meeting date (first Wednesday of each month).

Independent review of plan submissions is required, although every effort is made to complete reviews for the next available meeting, plan complexity may require additional review time. Additional requirements are outlined on Adams Township Subdivision and Land Development procedures and are available at the Adams Township Municipal Building.

Application Fee: - \$350.00

Escrow Amount: - \$2,000 and \$100 for each additional lot.

Costs exceeding the initial Escrow amount will require additional fees as per Township Ordinance.

Preliminary Plan Application

1. Developers seeking approval of a preliminary major subdivision shall submit three (3) copies of the application materials required and a digital format not less than ten (28) days prior to the regular Planning Commission meeting at which the plan is to be presented.

Preliminary Subdivision Plan Submission

1. Existing Conditions Map at a scale of one inch equals one hundred feet (1" = 100'); or larger (i.e. 1" = 50', 1" = 40', etc.) showing -
 - a. Contours at five (5) foot intervals throughout the property (may be interpolated from USGS data);
 - b. Boundary of the property indicating bearings and distances of each line enclosing the property;
 - c. Area of the property in acres;
 - d. Boundaries, where they adjoin the property under consideration, of abutting properties or lot plans, indicating names of abutting owners of lot plans;
 - e. Existing streets or roads abutting the property or within fifty (50) feet of it, indicating name, type of surfacing, right-of-way width and paving width;
 - f. Existing easements, if any, indicating width, bearings, distances, use and lessee within or adjacent to the property;
 - g. Existing electric, telephone, sewer, water and/or gas lines, if any, in abutting streets or within fifty (50) feet of the boundary of the property, indicating line size, manholes, hydrants and similar appurtenances;
 - h. Existing streams or watercourses in the property or within fifty (50) feet of it, together with culverts, inlets and/or storm drain lines, if any;
 - i. Edges of the 100-year flood plain from Federal Emergency Management Agency maps, if applicable;
 - j. Existing tree masses in approximate location and/or other natural features;
 - k. Existing buildings, structures or other significant man-made features such as driveways or walls within the property or within fifty (50) feet of it;
 - l. North arrow, linear scale, date that map was prepared, name and address of registered surveyor who prepared the map (including his Pennsylvania Seal), name of subdivision or development, and names and addresses of owners of record of the property together with the developer's name and address if not the owner;
 - m. Vicinity map at a scale of one-inch equals two thousand feet (1" = 2,000') showing the position of the plan relative to major roads and landmarks in the vicinity.

2. Subdivision Plan at the same scale as the Existing Conditions Map and combined with it as one drawing if desired showing -

- a. Proposed lot plan, indicating minimum and typical lot sizes in square feet, minimum and typical lot widths at front building line, setback line from street rights-of-way, proposed use of each lot, and identification number in each lot running consecutively through the plan;
- b. Proposed street plan indicating right-of-way widths, pavement widths, maximum grades and street names;
- c. Proposed solution for surface storm drainage including location of culverts, inlets, retention basins, outfalls and natural drainageways;
- d. Location of any sanitary sewer and/or water supply lines, indicating direction of sewage flow, manholes, force mains, pump station, treatment facilities, water storage vessels, hydrants, wells, etc., and points of connection to existing systems;
- e. Location and size of area to be set aside for recreation, community use or permanent open space, if any; and
- f. Proposed location of easements through or into the plan, indicating width and use.

3. Profiles

- a. Vertical section along the centerline of proposed streets, indicating approximate finished grades and location of ground surface prior to grading;
- b. Vertical section along the centerline of proposed sanitary and storm sewer lines, if any, showing grade of line, manholes and ground surface.
- c. The horizontal scale of the profiles shall be the same as the plan maps but the vertical scale should be exaggerated for clarity.

4. Soil percolation tests conducted under the direction of the Township Sewage Enforcement Officer, with the location of the test holes shown on the Subdivision Plan and the test hole data shown separately, in the event the plan will not be connected to a public sewer system.