

PART 6

PLAN REQUIREMENTS

§22-601. Preliminary Plans.

The subdivider shall submit the materials described in this section to the Borough Secretary with his application for review and approval of his preliminary plan. The following materials shall be submitted:

- A. Twenty copies of the subdivision plan in the form of a map or series of maps, drawn to a scale of less than or equal to 50 feet to the inch, and showing the following:
- (1) The name of the subdivision, the limits and dimensions of the tract to be subdivided, the Zoning Ordinance district, the lot size, North point, scale and date.
 - (2) Existing and proposed streets, including the widths of the rights-of-way and cartways, names for proposed streets and block and lot numbers.
 - (3) The proposed lot layout with dimensions and building setback lines.
 - (4) The location of the existing buildings, easements shown with metes and bounds, rights-of-way, public lands, tree masses, streams, wetlands and other such features and monuments.
 - (5) The location and dimensions of proposed easements, shown with metes and bounds, rights-of-way and land reserved for public purposes.
 - (6) The location, size and dimensions of existing and proposed sanitary and storm sewers and waterlines at the site and within 200 feet of the tract to be subdivided or developed.
 - (7) Existing topographic contours at vertical intervals of two feet. Proposed final contours may also be required to be shown separately on a plan also showing proposed drainage facilities.
 - (8) The name and address of the owner, equitable owner and applicant and the name, seal and signature of the engineer, architect or surveyor who prepared the plan.
 - (9) A key map inserted on the subdivision plan and at a smaller approximated scale, showing, in relation to adjacent properties and any remaining adjoining unsubdivided land owned by the subdivider, exist-

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ing streets and any proposed connections with existing sewer and water facilities.

- (10) A statement of the type or types of structures to be erected, if any, together with sketches of typical lot layouts indicating front, side and rear yards and a summary table of the number of structures and dwelling units proposed.
 - (11) A plan showing the proposed order of development of parts of the subdivision if the developer intends to complete the development in parts. The approval of an order of development shall be a condition to the approval of all preliminary plans; and if a developer decides, after his preliminary plans have been approved, to proceed by submitting his final plans a section at a time or to alter a previously approved order of development, he shall submit his proposed order of development for approval before proceeding with the submittal of final plans.
- B. A report of the Department of Health, if necessary, setting forth its opinion as to the feasibility of on-lot sewage disposal.
 - C. A report from the Bucks County Planning Commission detailing its review comments and recommendations.
 - D. A map showing the location of the proposed subdivision and/or land development with respect to the Borough's flood-prone and/or mudslide-prone areas, including information on, but not limited to, the regulatory flood elevations, boundaries of flood-prone and/or mudslide-prone areas, proposed lots and sites, fills, flood- or erosion-protected facilities and areas subject to special deed restrictions.
 - E. Where the subdivision and/or land development lies partially or completely in the flood-prone and/or mudslide-prone areas, or where the subdivision and/or land development borders on the flood-prone and/or mudslide-prone areas, the preliminary plan map shall include detailed information giving the location and elevation of proposed roads, public utilities and building sites. All such maps shall also show contours at intervals of two or five feet, depending upon the slope of the land, and shall identify accurately the boundaries of the flood-prone and/or mudslide-prone areas.
 - F. A traffic impact study, if required.

(Ord. 359, 11/14/2006)

§22-602. Final Plans.

The subdivider shall submit final subdivision plans and supporting materials to the Borough Secretary with his application for approval of his final plans. Final plans shall

conform in all important details with preliminary plans as approved and must be submitted within five years of the date of approval of the preliminary plans. Any condition specified in the approval of preliminary plans shall be incorporated in the final plans. The following materials shall be submitted by the subdivider:

- A. Twenty copies of the subdivision plan, with a key map, if any, on sheets either 24 x 24 inches or 30 x 42 inches, in the form of a map or series of maps drawn to a scale of less than or equal to 50 feet to the inch. Such map or maps shall be made of permanent materials. The error of closure shall not be more than one part in 10,000. Such final subdivision plans shall show:
 - (1) The items required to be shown in preliminary subdivision plans, as specified in §22-601A.
 - (2) The location of all proposed monuments and street signs.
- B. Two copies of a utility map or maps, showing tract boundaries, existing and proposed streets, lot lines, sanitary and stormwater sewer facilities, water pipes, curbs, sidewalks, fire hydrants, manholes and monuments, and two copies of profiles and cross sections of streets, showing the proposed location and grades of curbs, sanitary and stormwater sewers, water pipes and any other underground utilities.
- C. One copy of any deed restriction affecting the subdivision of the property or a written statement by the subdivider that there are no such restrictions.
- D. A statement of the type or types of structures to be erected, if any, together with sketches of typical lot layouts indicating front, side and rear yards and a summary table of the number of structures and dwelling units proposed.
- E. A map showing the exact location and elevation of all proposed buildings, structures, roads and public utilities to be constructed in flood-prone and/or mudslide-prone areas. All such maps shall show contours at intervals of two feet and shall identify accurately the boundaries of the flood-prone and/or mudslide-prone areas.

(Ord. 359, 11/14/2006)

