

APPENDIX
TO
THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
OF
HONEY BROOK TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

August 5, 1976

A. W. MARTIN ASSOCIATES, INC.
900 West Valley Forge Road
P. O. Box 190
King of Prussia, Pennsylvania 19406

APPENDIX

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

Date of Application: _____ Fee Paid: _____ H.B.T.P.C. File No. _____

Application for: Tentative Sketch Review _____
Preliminary Review _____
Final Review _____
Minor Subdivision Review _____

1. Applicant: Name _____
Address _____ Tel No. _____

2. Owner of record of land: Name _____

3. Address _____ Tel No. _____

4. Agent or Attorney, (if any): Name _____
Address _____ Tel No. _____

5. Registered Engineer or Surveyor: Name _____
Address _____ Tel No. _____

6. Name of Subdivision or Development: _____

7. Where deed is recorded: Book No. _____ Page No. _____

8. No. of Lots or Dwelling Units: _____

9. Average Lot Size: _____

10. Density (dwelling units per acre) _____

11. Total Area to be developed or subdivided: _____
*Gross _____ **Net _____
Area in flood plain (if any) _____

12. Water Supply: Public system _____ On lot system _____

13. Sewerage System: Public system _____ On lot system _____

14. List of all Encumbrances:

<u>Amount</u>	<u>Name & Address of Person or Firm</u>	<u>Bk. No.</u>	<u>Pg. No.</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

15. Zoning Classification of subject land: _____

16. Lineal foot of new streets: _____

17. Copy of all restrictions, covenants, etc. if any, under which lots are to be sold.
Attached _____
None _____

18. Improvements to be made by applicant to subject land with approximate estimated cost of each:

	<u>Unit Cost</u>	<u>No. of Units</u>	<u>Total</u>
a. Curbs	_____	_____	_____
b. Sidewalks	_____	_____	_____
c. Widening of Existing Streets..	_____	_____	_____
d. Park Land	_____	_____	_____
e. Street Lighting.....	_____	_____	_____
f. Storm Drainage	_____	_____	_____
g. Water Supply and Fire Hydrants	_____	_____	_____
h. Sewage Disposal	_____	_____	_____
i. Monuments	_____	_____	_____
j. Landscaping	_____	_____	_____
k. Etc.	_____	_____	_____

19. Statement fixing period requested for completion of all items in Paragraph 18 above:

20. A copy of the description of land as set forth in deed shall be attached.

Parcel No. _____

21. Explanatory statement of plan to be reviewed: _____

Signature of Owner _____

* Gross Area - area calculated to center of street.

** Net Area - area calculated to the ultimate right-of-way. Net areas are to be used for density and land area requirements.

APPENDIX

CHECK LIST FOR SUBDIVISION AND LAND DEVELOPMENT PLANS

Name of Subdivision H.B.T.P.C.
 or Land Development _____ File No. _____

The following check list summarizes the information which must be shown in order that plans comply with Article VIII of Township Subdivision and Land Development Regulations. This list is not necessarily complete. It is intended primarily for the use of the Planning Commission, but is made available to the Subdivider or Developer for his information and convenience.

(T) - Tentative (P) - Preliminary (F) - Final (M) - Minor

<u>Plans</u>				<u>Items</u>
(T)	(P)	(F)	(M)	
				<u>Information to be Shown</u>
()	()	()	()	Name of the subdivision or land development.
()	()	()	()	Name and address of the owner.
()	()	()	()	Name and address of the applicant.
()	()	()	()	Name and address of the engineer, surveyor, or architect.
()	()	()	()	Tract boundaries.
()	()	()	()	North point and date.
()	()	()	()	Location map.
()	()	()	()	Streets on and adjacent to the tract.
()	()	()	()	Significant topographical and physical features.
()	()	()		Proposed general street layout.
()	()	()	()	Proposed general lot layout or building layout.
()	()	()		Contours based on U.S.G.S. topography.
()	()	()	()	Present zoning classifications.
				<u>Existing Features</u>
()	()	()		Complete outline survey of the property to be subdivided or developed, showing all courses, distances, and area, and tie-ins to all adjacent street intersections.
()	()	()		The location, names and widths of streets, the location of adjacent property lines and name of owners, the location of water courses, sanitary sewers, storm drains, and similar features within four hundred (400) feet of any part of the land to be subdivided or developed.
()	()	()		Location of all existing monuments with references to them.
()	()	()		Location, size, and ownership of all underground utilities, and any rights-of-way or easements within the property.
()	()			Appropriate contours at two (2) to five (5) foot intervals with sufficient details to show the course, structure, and capacity of all drainage facilities, and the method of drainage of the adjacent or contiguous lands. Elevations shall be exact elevations above U.S. Coast and Geodetic datum.

(T)	(P)	(F)	(M)	<u>Existing Features (Con't.)</u>
()	()	()	()	Location, character of existing buildings, species and size of large trees standing alone, the outline of all wooded areas, quarries, marshy areas, areas subject to inundation and other data which may serve to affect the street or building layout.
<u>Proposed Layout</u>				
()	()			The layout of streets, including name and width of streets, alleys, and crosswalks.
()	()	()		The layout and approximate dimensions of lots.
()	()			The arrangement of buildings and parking areas in commercial and multi-family developments.
()	()	()		Applicable zoning requirements and the location of zoning district boundary lines affecting the subdivision.
()	()			A reference to any land dedicated for public use, or offered for dedication for parks, recreation areas, schools, widening of streets or other public uses.
()	()			For multi-family developments, the total area, total dwelling units, number of buildings, proposed density, total parking spaces, building coverage and the ratio shall be noted on the plan.
()	()	()		For subdivisions, the total area, number of lots, average and minimum lot size, and proposed length of new streets shall be noted on the plan.
()	()	()		Location and size of storm drains, sanitary sewers, culverts, water courses and all appurtenances thereof, on-site sewage disposal facilities, gas mains, water mains, fire hydrants, street lights, planting, special structures, and other underground conduits or structures.
()	()	()		A plan for the surface drainage of the tract to be subdivided, and all related Hydraulic Calculations.
()	()			An erosion control plan including plans for emergency seeding during construction for review by the Township Engineer.
()	()			Plan review and letter of approval by Pennsylvania Department of Transportation.
()	()	()		Highway occupancy permit for right-of-way encroachments.

(T)	(P)	(F)	(M)	<u>Proposed Layout (Con't.)</u>
()	()	()		Building setback lines, established by zoning or other ordinances, or deed restrictions with distances from the right-of-way line.
()	()	()		An indication of any lots in which other than a residential use is intended.
()	()	()		Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities, or other pertinent reasons.
()	()			Tentative typical cross-sections and centerline profiles for each proposed street shown on the preliminary plan. These plans may be submitted as separate sheets.
()	()	()		A plan of proposed planting showing the location of street trees and the landscape treatment.
()	()			A plan of proposed planting for reverse frontage lots and any required buffer strips.
()	()			Where the preliminary plan covers only a part of the owner's entire holding, a sketch shall be submitted of the proposed street layout for the remainder.
()				The words Preliminary Plan - Not to be Recorded shall be shown on the plan.
()	()			For apartment projects, a model at a scale of 1" = 50' need not be submitted at the time of submission of plan and application but shall be submitted at the time of review by the Township Planning Commission and the Board of Supervisors.
()	()			Lot layout, including dimensions and bearings and consecutive numbering of lots.
()				The proposed names, cartway width, and right-of-way width of all proposed streets.
()	()			Sufficient data to determine readily the location, the bearing and length of every street, lot, and boundary line.
()	()			Accurate locations of all monuments, one (1) to be placed at each change in direction of boundary, two (2) to be placed at each street intersection and one (1) on one side of each street at angle points and at the beginning and end of curves. Utility easements shall be monumented at their beginning and at their end and areas to be conveyed for public use shall be fully monumented at their external boundaries.

- (T) (P) (F) (M) Proposed Layout (Con't.)
- () () The location, width, and purpose of all easements or rights-of-way and boundaries by bearings and dimensions.
 - () () Statement of dedication to the Township of land located between the present and future right-of-way.
 - () () The location of all existing and proposed fire hydrants and utilities.
 - () () Certification of water and sewer facilities from the Municipal Authority.
 - () () All lots shall have a number for each house or lot as assigned by the Township Engineer or other duly authorized person.

Construction Plans

- () The improvement construction plan shall be at any of the following scales:

<u>Horizontal</u>	<u>Vertical</u>
40'/inch	4'/inch
50'/inch	5'/inch
100'/inch	10'/inch

- () Centerline with bearings, distances, curve data and stations corresponding to the profiles.
- () Right-of-way and curb lines with radii at intersections.
- () Beginning and end of proposed construction.
- () Tie-ins by courses and distances to intersection of all public roads, with their names and widths.
- () Location of all monuments with reference to them.
- () Location of sidewalks.
- () Profile of existing ground surface along centerline of street.
- () Proposed centerline grade with percent on tangents and elevations at fifty (50) foot intervals, grade intersection and either end of curb radii.
- () Vertical curve data including length and elevations as required by the Township Engineer.

- | (T) | (P) | (F) | (M) | <u>Construction Plans (Con't.)</u> |
|-----|-----|-----|-----|---|
| | | () | | Right-of-way width and location and width of paving. |
| | | () | | Type, thickness, and crown of paving. |
| | | () | | Type and size of curb. |
| | | () | | Grading of sidewalk area. |
| | | () | | Location, width, type and thickness of sidewalks. |
| | | () | | Typical location of sewers and utilities with sizes. |
| | | () | | Location and size of line with stations corresponding to the profile. |
| | | () | | Location of manholes or inlets with grade between and elevation of flow line and top of each manhole or inlet. |
| | | () | | Property lines and ownership, with details of easements where required. |
| | | () | | Beginning and end of proposed construction. |
| | | () | | Location of laterals. |
| | | () | | Location of all other drainage facilities and public utilities. |
| | | () | | Profile of existing ground surface with elevations at top of manholes or inlets. |
| | | () | | Profile of storm drain or sewer showing size of pipe, grade, cradle, manhole, inlet locations, and elevations at flow line. |

DEVELOPMENT PLANS

Information to be Shown - General

Name of the development.

Name and address of the owner.

Name and address of the engineers or surveyor responsible for the plan.

Development Plans - Information to be Shown - General (Con't.)

Zoning Classification and requirements.

Date, north point and scale.

A location map for the purpose of locating the site at a scale of not less than eight hundred (800) feet to the inch.

Existing Features

Same data as required for preliminary and final plans on Pages A1-3 and A1-4, as they are applicable.

Proposed Layout and Construction Plans

Same data as required for preliminary and final plans on Pages A1-4, A1-5, A1-6, and A1-7, as they are applicable.

ADDITIONAL DATA

- Covenants
- Man-made features
- Type of dwelling
- Coverage
- Use of development
- Accessory structures
- Pedestrian ways and parking facilities
- Common open space
- Public facilities
- Site utilization scheme
- Specifications

NUMBER OF COPIES REQUIRED FOR VARIOUS STAGES OF REVIEW:

Tentative	4 copies
Preliminary Plan	10 copies
Final Plan	10 copies
Development Plan	10 copies
Minor Subdivision Plan	10 copies