

**WEATHERLY, PENNSYLVANIA ~ ZONING APPLICATION & PERMIT**

**FEE: \$** \_\_\_\_\_

**Payable to: Weatherly Borough**

**Date Pd:** \_\_\_\_\_

**Cash or Ck #:** \_\_\_\_\_

Application is hereby made for a permit to erect or alter a structure which shall be located as shown on diagram on reverse side of this sheet and/or to use the premises for the purposes described herewith. The information which follows, together with the location diagram, is made part of this application by the undersigned. It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of the applicant, and as might or would operate to cause a refusal of this application, or any change in the location, site or use of structure or land made subsequent to the issuance of this permit, without approval of the Zoning Office, shall constitute sufficient ground for the revocation of this permit.

Zoning Permit No. \_\_\_\_\_ Issued \_\_\_\_\_ Bldg. Permit No. \_\_\_\_\_ Issued \_\_\_\_\_

**A. LOCATION, OWNERSHIP and PRESENT USE OF PROPERTY:**

1. Property Address: \_\_\_\_\_
2. Deed Owner: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_
3. Owner's Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_
4. Present Tenant: \_\_\_\_\_ Does tenant have Owner's Consent for proposed work? \_\_\_\_\_
5. Present Use of Structure: \_\_\_\_\_ Vacant Land \_\_\_\_\_ Single Family Dwelling \_\_\_\_\_ Two-Family Dwelling  
 \_\_\_\_\_ Multi-Family Dwelling \_\_\_\_\_ Commercial \_\_\_\_\_ Other \_\_\_\_\_
6. Present Building, Describe: \_\_\_\_\_
7. Present Use of Land: \_\_\_\_\_ Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial
8. Site is Located in: \_\_\_\_\_ R-1 \_\_\_\_\_ R-2 \_\_\_\_\_ R-3 \_\_\_\_\_ R-A \_\_\_\_\_ C-1 \_\_\_\_\_ M-1  
 Zoning Districts as shown on ZONING MAP.
9. Owner Signature: \_\_\_\_\_

**B. PROPOSED USE OF STRUCTURE AND/OR LAND:**

Type of Work – Structure and Use (check all those that apply)

Estimate of Construction Costs: \_\_\_\_\_

TYPE OF WORK:	TYPE OF STRUCTURE:	TYPE OF USE:
<input type="checkbox"/> New	<input type="checkbox"/> Single family Dwelling	<input type="checkbox"/> Residential
<input type="checkbox"/> Addition	<input type="checkbox"/> Two-family Dwelling	<input type="checkbox"/> Commercial
<input type="checkbox"/> Repair/Alteration/Change	<input type="checkbox"/> Multi-family Dwelling	<input type="checkbox"/> Industrial
<input type="checkbox"/> Demolition	<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Agricultural
<input type="checkbox"/> Other <input type="checkbox"/> Sign	<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Fence <input type="checkbox"/> Shed <input type="checkbox"/> Swimming Pool (*) <input type="checkbox"/> Garage <input type="checkbox"/> Deck Other _____	<input type="checkbox"/> Other
	<input type="checkbox"/> Non-residential Bldg.	<input type="checkbox"/> Home Occupation (*)
	<input type="checkbox"/> Other	

**NOTE: ANY CONSTRUCTION, WHETHER BUILDING OR FENCE, WILL NOT OBSTRUCT ACCESS TO THE ELECTRIC OR WATER METERS. DOING SO WILL INVALIDATE THE PERMIT AND THE OBSTACLE WILL BE REMOVED.**

**OWNER / APPLICANT SIGNATURE:** \_\_\_\_\_

**Describe the type of work in detail:** \_\_\_\_\_

**C. APPLICANT INFORMATION, IF DIFFERENT THAN OWNER:**

1. Name of Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_
2. Address of Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_
3. Interest in Property: \_\_\_\_\_ Tenant with lease \_\_\_\_\_ Buyer Under Agreement of Sale
- Contractor: \_\_\_\_\_
4. Applicant's Signature: \_\_\_\_\_

I WILL HAVE THE STRUCTURE BUILT AND LOCATED IN ACCORDANCE WITH THE DIMENSIONS SHOWN ON THE SKETCH BELOW.

SIGNED \_\_\_\_\_

STREET ON SIDE OF PROPERTY

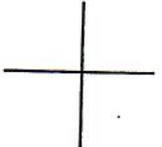
Curb

Curb

Curb

SIDE PROPERTY LINE

Show North Pt



PROPERTY LINE

REAR PROPERTY LINE

PROPERTY LINE

NOTE: The Zoning Officer if NOT responsible for any property dimensions shown on this sketch; establishment of property lines is the responsibility of the owner and/or his agent.

STREET FRONTING THE PROPERTY

FRONT PROPERTY LINE

SIDE PROPERTY LINE

Curb

Curb

STREET ON SIDE OF PROPERTY

The following dimensions shall be shown:

1. Distance from front property line to front of structure.
2. Distances from side property lines to nearest portions of structures thereto.
3. Distance from rear property line to rear of structure.
4. Distances (described in 1, 2 & 3) to garage or accessory building.
5. Show street names adjoining property.

Please indicate by a check (✓) what has been included with the Plan Submission. Enter "NA" if not applicable.

	<u>Included</u>	<u>Not Included</u>
1. Original Copy of Completed Subdivision Application Form	_____	_____
2. Copy of Preliminary Plan Checklist	_____	_____
3. Fifteen (15) copies of the Preliminary Plan	_____	_____
4. Fifteen (15) copies of Supporting Documents	_____	_____
5. Review letter from PA DOT (if applicable)	_____	_____
6. Review letter from Soil Conservation District	_____	_____
7. Review letters from all affected Utility Companies	_____	_____
8. Review letter from Plan Administrator Combined Watersheds Stormwater Management Plan	_____	_____
9. The required fees	_____	_____
10. Plan drawings at a size of 24" x 36"	_____	_____
11. Drawing scale set to 1" = 50 feet or 1" = 100 feet	_____	_____
12. Drawing scale for profile drawings 5 ft. per inch or 10 ft. per inch for horizontal scale of 1" = 100 feet	_____	_____
13. Dimensions in feet and decimal part thereof and bearings in degrees, minutes and seconds	_____	_____
14. Drawings sheets numbered and relations of each sheet to total number of sheets shown	_____	_____
15. A detailed legend indicating clearly which features are existing and which are proposed	_____	_____
16. Revisions clearly indicated, if the Plan has been revised, revision number, revision date shown	_____	_____
17. A boundary line clearly shown and shown as a heavy line	_____	_____
18. Nature and location of subdivision	_____	_____
19. Each drawing sheet has a sheet title, dated, and shown as "Preliminary Plan"	_____	_____
20. Names and addresses of <ul style="list-style-type: none"> <li>• Landowner</li> <li>• Developer</li> <li>• Corporate Officers, and major shareholders</li> <li>• Adjoining property owners</li> </ul>	_____	_____
21. Owners Statement of Intent	_____	_____
22. Names, addresses, signatures, and seals of licensed engineer, and licensed surveyor	_____	_____
23. Approval signature block for Borough Planning Commission	_____	_____
24. Review signature block for County Planning Commission	_____	_____
25. Approval signature block for Borough Council	_____	_____
26. Location Map at a suitable scale showing the relationship of the site to adjoining properties and roads within one-thousand (1000) feet, and municipal boundaries, and zoning districts within one-thousand (1000) feet	_____	_____
27. Location and type of existing monuments and pins	_____	_____
28. North Arrow	_____	_____
29. Graphic Scale	_____	_____
30. Boundaries of all adjoining properties with names of landowners, tax numbers, Deed Book volume, and page numbers	_____	_____
31. Deed Book volume and page number, as entered by the Recorder of Deeds Office, showing the most recent source of title to the land being subdivided	_____	_____
32. Tax map sheet, block and number for the tract being subdivided	_____	_____

Please indicate by a check ( ) what has been included with the Plan Submission. Enter "NA" if not applicable.

- 33. Existing and proposed contour lines at vertical intervals of five (5) feet or at such lesser interval as may be necessary for satisfactory study and planning of the tract \_\_\_\_\_
- 34. Steep slopes (slopes greater than 25%) shown \_\_\_\_\_
- 35. Permanent and seasonal high water table areas \_\_\_\_\_
- 36. Watercourses, lakes, ponds, flood-prone areas and wetlands \_\_\_\_\_
- 37. One hundred (100) year flood plain shown \_\_\_\_\_
- 38. Wetlands statement \_\_\_\_\_
- 39. Delineation of various soil types with Soil Conservation Service definitions and Department of Environmental Protection classifications for all soil types present \_\_\_\_\_
- 40. Rock outcrops, and other significant topographical features \_\_\_\_\_
- 41. Boundary lines of the area being subdivided \_\_\_\_\_
- 42. Bearings, line lengths, radii, arc lengths, street widths, R-O-W and easement widths of all lots, streets, R-O-W, easements and public areas to accurately reproduce each on the ground \_\_\_\_\_
- 43. Existing lot layout on the site \_\_\_\_\_
- 44. Historic sites, and existing structures on the site \_\_\_\_\_
- 45. Existing sanitary sewer lines, storm sewers, culverts, water lines, bridges, electric and other utility lines \_\_\_\_\_
- 46. Existing well locations \_\_\_\_\_
- 47. Existing on-lot septic system including drain field \_\_\_\_\_
- 48. Existing utility easements and restrictive covenants for purpose which could affect development \_\_\_\_\_
- 49. Zoning classifications \_\_\_\_\_
- 50. Set-Back requirements from lot lines \_\_\_\_\_
- 51. Lot size requirements \_\_\_\_\_
- 52. Yard size requirements \_\_\_\_\_
- 53. Total acreage of proposed site \_\_\_\_\_
- 54. Lot numbers and total number of proposed lots \_\_\_\_\_
- 55. Dimensions including width, depth, and area of proposed lots \_\_\_\_\_
- 56. Proposed street layout with clear site triangles, and street sign locations shown \_\_\_\_\_
- 57. Proposed parking area locations and details \_\_\_\_\_
- 58. Proposed roadway R-O-W, cartways, curb lines, horizontal curve data, and centerlines \_\_\_\_\_
- 59. Details of all intersections of proposed roads with proposed or existing public roadways including grade, and leveling areas \_\_\_\_\_
- 60. Location and type of proposed monuments, and markers \_\_\_\_\_
- 61. Proposed easements and restrictive covenants \_\_\_\_\_
- 62. Areas proposed for dedication to Borough shown \_\_\_\_\_
- 63. Proposed Open Space and recreation areas shown \_\_\_\_\_
- 64. Proposed well location \_\_\_\_\_
- 65. Proposed dwelling location \_\_\_\_\_
- 66. Proposed sidewalk locations \_\_\_\_\_
- 67. Proposed primary and secondary on-lot septic system drain fields \_\_\_\_\_
- 68. Soil probe locations of proposed on-lot septic system primary and secondary drain fields \_\_\_\_\_
- 69. Percolation test hole locations of proposed primary and secondary on-lot septic system drain fields \_\_\_\_\_
- 70. Line size and station location corresponding to profile of any proposed of any proposed centralized sanitary sewers \_\_\_\_\_
- 71. Profiles of existing ground surface with elevations at top of manholes or inlets of proposed sanitary sewer lines \_\_\_\_\_

Please indicate by a check ( ) what has been included with the Plan Submission. Enter "NA" if not applicable.

- 72. Location of proposed sanitary sewer manholes with inverts of inlet and outlet lines \_\_\_\_\_
- 73. Location of proposed centralized sanitary sewer laterals \_\_\_\_\_
- 74. Location and size of proposed centralized water system lines \_\_\_\_\_
- 75. Description of proposed centralized water source \_\_\_\_\_
- 76. Relationship of proposed and existing sanitary sewer, water, gas, electric and all other utility lines shown in cross-section, and layout \_\_\_\_\_
- 77. Limits of earth disturbance shown \_\_\_\_\_
- 78. Temporary earth, fill or rock storage piles shown \_\_\_\_\_
- 79. Road profiles showing proposed and existing ground surfaces at road centerlines, vertical curve data, minimum sight, distances, grades, and elevations \_\_\_\_\_
- 80. Locations and descriptions of proposed stormwater drainage piping, culverts (including invert, cover & slope), swales, manholes, or other road drainage structures \_\_\_\_\_
- 81. Profile of stormwater drainage piping showing type, and size of pipe, manhole and inlet locations, and grade at top of each inlet structure \_\_\_\_\_
- 82. Details of drainage easements shown where required \_\_\_\_\_
- 83. Typical roadway cross-section details \_\_\_\_\_
- 84. Pipe bedding details, and trench fill details \_\_\_\_\_
- 85. Drainage swale cross-section details \_\_\_\_\_
- 86. Stormwater drainage and control structure details \_\_\_\_\_
- 87. Centralized potable water supply system details \_\_\_\_\_
- 88. Sanitary sewer structure, and equipment details \_\_\_\_\_
- 89. Curb, and sidewalk details \_\_\_\_\_
- 90. Dimensions and areas of all lots \_\_\_\_\_
- 91. Street lighting locations, and details of lighting \_\_\_\_\_
- 92. Fire hydrant locations and details \_\_\_\_\_
- 93. Applicable DEP Sewage Planning Module \_\_\_\_\_
- 94. Current Deed of Tract being subdivided \_\_\_\_\_
- 95. Certification of Public Water Supply System \_\_\_\_\_
- 96. Stormwater Drainage Management Plan including calculations with statement from engineer(s) preparing study that said engineer has been to site and conducted visual inspection \_\_\_\_\_
- 97. Highway Occupancy Permit (if applicable) \_\_\_\_\_
- 98. Deed restrictions or covenants existing or to be imposed as a condition of sale \_\_\_\_\_
- 99. Soil Erosion and Sedimentation Control Plan \_\_\_\_\_

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**APPLICANT**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

WEATHERLY BOROUGH, CARBON COUNTY  
61 West Main Street  
Weatherly, PA 18255  
(570) 427-8640 / Fax: (570) 427-8679

**APPLICATION FOR CLASSIFICATION & APPROVAL OF SUBDIVISION OR LAND DEVELOPMENT PLANS**

APPLICATION FOR SUBDIVISION:

Indicate by a check (✓)

New  Resubmission  
 Preliminary Plan  Final Plan  Sketch Plan

Date of Application \_\_\_\_\_, 20\_\_\_\_

Subdivision or Development Name \_\_\_\_\_

Location \_\_\_\_\_

Owner's Name \_\_\_\_\_ Telephone No. \_\_\_\_\_

Owner's Address \_\_\_\_\_

Applicant's Name \_\_\_\_\_ Telephone No. \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Engineer's Name \_\_\_\_\_ Telephone No. \_\_\_\_\_

Engineer's Address \_\_\_\_\_

Surveyor's Name \_\_\_\_\_ Telephone No. \_\_\_\_\_

Surveyor's Address \_\_\_\_\_

**PLOT DATA:**

Zoning Classification \_\_\_\_\_ Total Acreage \_\_\_\_\_ No. of Proposed Lots \_\_\_\_\_

Minimum Lot Size \_\_\_\_\_ Tax Map Sheet, Block and Lot Number(s) \_\_\_\_\_

**INTENT OF APPLICANT:**

Sell Lots Only \_\_\_\_\_ Build Residences for Sale \_\_\_\_\_

Specify Other \_\_\_\_\_

**PLOT INFORMATION & IMPROVEMENTS:**

Maximum Acreage that will have its Original Vegetative Ground Cover Disturbed:

0 – 5 Acres \_\_\_\_\_ 5 – 25 Acres \_\_\_\_\_ More than 25 Acres \_\_\_\_\_

**How Will Tract be Serviced for:**

Sanitary Sewerage: \_\_\_\_\_

Potable Water Supply: \_\_\_\_\_

Lineal Feet of New Streets: \_\_\_\_\_

**REQUESTED CLASSIFICATION OF SUBDIVISION / DEVELOPMENT:**

Indicate by a check (  )

Applicant Requests that Plan be Classified as:  Minor Subdivision  Major Subdivision  
 Minor Land Development  Major Land Development

**SUBMISSION OF PLANS & APPLICATIONS:**

- Preliminary or Final Plans = Fifteen (15) pre-folded copies
- Construction Plans (if applicable) = Fifteen (15) pre-folded copies
- Completed Subdivision or Land Development w/ original signatures = Fourteen (14) copies
- Completed Planning Module (if applicable) as required by PA DEP = Three (3) copies
- Sketch Plan (if applicable) = Fifteen (15) copies

**INFORMATION CHECKLIST:**

Indicate by a check (  ) items attached to this application.

Minor Subdivision  One (1) Final Plan in accordance with Article 6 of this Ordinance \*  
 Completed Checklist  
 Required Fees

Major Subdivision  One (1) Preliminary Plan in accordance with Article 4 of this Ordinance\*  
 One (1) Final Plan in accordance with Article 6 of this Ordinance \*  
 Sketch Plan (Optional) in accordance with Article 3 of this Ordinance\*  
 Completed Checklist  
 Required Fees

Minor Land Development  One (1) Final Plan in accordance with Article 6 of this Ordinance \*  
 Completed Checklist  
 Required Fees

Major Land Development  One (1) Preliminary Plan in accordance with Article 4 of this Ordinance\*  
 One (1) Final Plan in accordance with Article 6 of this Ordinance \*  
 Sketch Plan (Optional) in accordance with Article 3 of this Ordinance\*  
 Completed Checklist  
 Required Fees

Sketch Plan  Prior to submitting a major subdivision or major land development, a Sketch Plan is advised, but not required.

*\*Weatherly Borough Subdivision and Land Development Ordinance*

**APPLICANT'S SIGNATURE:**

DATE \_\_\_\_\_

**WEATHERLY BOROUGH OFFICIAL'S SIGNATURE:**

**PAYMENT and PLANS RECEIVED BY:**

DATE \_\_\_\_\_

**PLEASE PLAN TO BE PRESENT OR HAVE A REPRESENTATIVE PRESENT AT THE REVIEW MEETING.**

**MAJOR SUBDIVISION -- REQUIRES PRELIMINARY PLAN (ARTICLE 4) & FINAL PLAN (ARTICLE 5)**

**MINOR SUBDIVISION -- REQUIRES ONLY A FINAL PLAN (ARTICLE 5)**

**ARTICLE 5      FINAL PLAN      Page 1**

**SECTION 501              SUBMISSION AND REVIEW PROCEDURE**

- 501.1**      The Borough Council shall review the Final Plan to determine its completeness including, but not limited to, conformance with the standards and data as set forth in Article 4 and any changes or modifications required by Council as a condition of granting approval of the Preliminary Plan.
- 501.2**      The applicant shall submit the Final Plan written one (1) year from the date of the approval of the Preliminary Plan by the Borough Council, unless an extension in writing has been approved by the Borough Council. Failure to comply with the one (1) year time requirement shall render the Preliminary Plan and any accompanying approval as null and void, thus requiring a new submission of the Preliminary Plan.

**SECTION 502              REVIEW AND APPROVAL/DISAPPROVAL OF PLAN**

The Borough Council shall consider the reports, comments and recommendations as provided in Section 304.3 of this Ordinance. The Borough Council shall render a decision in conformance with Section 308 of this Ordinance. The following constitutes the type of action the Borough Council may take:

- a) The Borough Council may disapprove the Final Plan, in which case it shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of this Ordinance relied upon.
- b) The Borough Council may conditionally approve the Final Plan, in which case it shall specify all additional information and/or changes needed, describing the requirements and/or conditions of approval the Preliminary Plan that have not been met, citing, in each case, the provisions of this Ordinance which were relied upon and/or the basis for additional information and/or changes. The additional information or changes shall be required prior to further consideration of the Final Plan. In granting conditional approval of the Final Plan, the Borough Council shall include their notification that the applicant, within thirty (30) days from the date of conditional approval, may notify the Borough Council of his refusal to accept all said conditions in writing. In such cases, the Borough Council's conditional approval shall be deemed rescinded upon receipt of the applicant's written notification. In the event that the applicant fails to notify the Borough Council of his refusal to accept all said conditions within thirty (30) days from the date of conditional approval, all conditions shall stand granted and deemed accepted by the applicant.
- c) The Borough Council may approve the Final Plan as submitted. Such approval by the Borough Council shall allow the applicant to file said Final Plan with the Carbon County Recorder of Deeds Office.

**SECTION 503              FINAL PLAN DRAFTING STANDARDS**

The Final Plan of a proposed subdivision or land development shall be at a scale not greater than:

- a) One (1) inch equals fifty (50) feet for a property in excess of two (2) acres.
- b) One (1) inch equals twenty (20) feet for a property equal to or less than two (2) acres.

The original drawing, and all submitted prints thereof shall be made on a sheet size of twenty-four (24) inches by thirty-six (36) inches.

**MAJOR SUBDIVISION -- REQUIRES PRELIMINARY PLAN (ARTICLE 4) & FINAL PLAN (ARTICLE 5)**

**MINOR SUBDIVISION -- REQUIRES ONLY A FINAL PLAN (ARTICLE 5)**

**ARTICLE 5      FINAL PLAN      Page 2**

**SECTION 504              FINAL PLAN REQUIREMENTS**

The Final Plan shall include all additional information and any changes required by the Borough Council in granting approval of the Preliminary Plan. It shall not be necessary to resubmit all supporting data required under the Preliminary Plan, provided there have been no changes. In the event of any changes, the procedures and requirements outlined in Section 308 of this Ordinance apply. The following additional information shall be included on the Final Plan:

- 504.1** Drawings and/or plans shall be titled "Final Plan."
- 504.2** An accurate field boundary survey of the entire site which shall be balanced and close with an error of closure not to exceed one (1) foot in five thousand (5,000) feet.
- 504.3** The location and material of all permanent monuments and lot markers.
- 504.4** Written certification by the responsible land surveyor, which attests to the accuracy of the survey and compliance with the applicable provisions of this Ordinance.
- 504.5** A three (3) inch by five (5) inch blocked space shall be provided on the Final Plan for the signatures of the President and Secretary of the Borough Council indicating the Borough Council's approval of the Final Plan and date of the same.  
A separate three (3) inch by five (5) inch blocked space shall also be provided on the Final Plan for the appropriate signature and/or seal which indicates compliance with required review procedure by the Carbon County Planning Commission.
- 504.6** The latest source of title to the property as shown by deed, page number and book of the Carbon County Recorder of Deeds Office.
- 504.7** The exact dimensions of all streets, including right-of-way and cartway; lot lines, areas and distances; utility and other easements; and all land to be dedicated to public use.
- 504.8** All lot lines shall be completely dimensioned in feet if straight, and if curved, by designating length of arc and radius (in feet) and central angle (in degrees, minutes and seconds). All internal angles within the lots shall be designated to the closest second.
- 504.9** The Zoning District or Districts, delineated upon the Plan, along with the required building setback line and/or the proposed placement of each building shall be shown, and where corner lots are involved, the setback lines on both streets shall be shown.
- 504.10** If applicable, the number of the approved Highway Occupancy Permit and date of issuance or the notation that deed restrictions prohibit development or improvements to the site or parcels to be created thereunder until the appropriate Highway Occupancy Permit is secured.
- 504.11** A space shall be provided on the lower edge of the Final Plan for acknowledge of receipt and recording of the plan by the Carbon County Recorder of Deeds Office.

**SECTION 505              ADDITIONAL MATERIAL – SUBMITTED WITH FINAL PLAN**

The following material and information shall be submitted with the Final Plan:

- 505.1** The name and address of record owner, certification of ownership, certification of Plan's compliance with all applicable terms and conditions required by this Ordinance and/or the Borough Council, any offer of dedication, if applicable, certification by the record owner that the subject property is free and clear of any current or pending litigation. The aforementioned information shall be signed by the record owner and bear a Notary's Seal.

**MAJOR SUBDIVISION -- REQUIRES PRELIMINARY PLAN (ARTICLE 4) & FINAL PLAN (ARTICLE 5)**

**MINOR SUBDIVISION -- REQUIRES ONLY A FINAL PLAN (ARTICLE 5)**

**ARTICLE 5 FINAL PLAN Page 3**

- 505.2** Final application and required fee.
- 505.3** If applicable, a copy of the Highway Occupancy Permit, as required by the PA DOT or the deed restriction that prohibits development or improvements to the site or parcels to be created thereunder until the Highway Occupancy Permit is secured.
- 505.4** Copies of final deed restrictions, those existing and those to be included upon recording, if any.
- 505.5** All final covenants running with the land governing the reservation and maintenance of dedicated or undedicated land or open space.
- 505.6** Written certification from the PA Department of Environmental Protection approving the required Planning Module and any supporting data.
- 505.7** Written certification from the Carbon County Conservation District approving the Soils Erosion and Sedimentation Control Plan.
- 505.8** Final construction plans and subsequent "as built" drawings of all sanitary sewer, water distribution and storm drainage systems, showing their exact location, size and invert elevations; the location of all manholes, inlets and culverts; and final profiles, cross-sections and specifications for proposed streets, sidewalks, sanitary sewers, water distribution systems and storm drainage systems, with written certification from the applicant's engineer which notes that the above plans and/or drawings are in compliance with the applicable governing design standards and/or have been installed in compliance with said plans or drawings. The submission of the above referenced "as built" drawings shall precede the release of any remaining funds placed as a final security by the developer.
- 505.9** If any streets are not offered for dedication to public use, the applicant shall submit and record with the plan a copy of the agreement made and executed on behalf of the applicant, including his heirs or assigns, subject to review by the Borough Council's Solicitor, establishing the conditions under which the streets may be later offered for dedication. Said conditions shall include, although not limited to, that the subject street shall conform to the Borough's design specifications at such time the offer of dedication is made or that the owners of the lots within the subject subdivision shall include with their offer of dedication sufficient funds, as estimated by the Borough Engineer, to provide the needed improvements required for conformance to the Borough's design specifications at the time of such dedication.
- 505.10** An agreement for any streets not offered for dedication, stating who shall homeowners association is deemed to be responsible, such association must be legally organized prior to approval of the Final Plan.
- 505.11** A financial security, in accordance with Section 704 of this Ordinance, subject to the approval by the Borough Council, for the installation of required improvements, unless all such improvements are installed and completed to design specifications prior to Final Plan approval.
- 505.12** A financial security for the maintenance of improvements, in accordance with Section 710 of this Ordinance.
- 505.13** If applicable, written certification from the Municipal Sanitary Authority granting final approval for the acceptance of the conveyance of sewage for treatment and disposal from the disposed subdivision and/or land development.
- 505.14** Written certification from the appropriate public utility company which authorizes and approves the provision of water, gas and electrical service for the proposed subdivision and/or land development.

**MAJOR SUBDIVISION -- REQUIRES PRELIMINARY PLAN (ARTICLE 4) & FINAL PLAN (ARTICLE 5)**

**MINOR SUBDIVISION -- REQUIRES ONLY A FINAL PLAN (ARTICLE 5)**

**ARTICLE 5      FINAL PLAN      Page 4**

- 505.15** All required permits and/or approvals from either the U.S. Army Corps of Engineers or the PA Department of Environmental Protection for site development activities which affects delineated wetlands.
- 505.16** The cost of all consulting fees and costs incurred by the Borough for the review of the application, plan and supporting information, data and/or reports or studies, including but not limited to, any required impact analysis and site inspections to insure compliance with the terms of approval and required improvements.

**SECTION 506              RECORDING OF PLAN**

The applicant shall record the Final Plan in accordance with the requirements as set forth in Section 310 of this Ordinance.