

ARTICLE IV

**INFORMATION TO BE SHOWN ON OR SUBMITTED WITH
SUBDIVISION AND LAND DEVELOPMENT PLANS**

SECTION 401

Sketch Plans. The scale and sheet size of sketch plans shall be as required for preliminary plans in Section 402.01(A) and (D). The sketch plan shall show or be accompanied by the following data, legible in every detail and drawn to scale, but not necessarily containing precise dimensions:

- A. Name and address of the developer, if applicable, and landowner.
- B. Name of the firm that prepared the plan.
- C. Location map with sufficient information to enable the Township to locate the property.
- D. North arrow.
- E. Written and graphic scales.
- F. Existing boundary of the subject tract accurately labeled with the names of adjacent landowners and adjacent plans of record.
- G. Name of the municipality or municipalities in which the subject tract is located, including the location of any municipal boundary lines if located within the vicinity of the subject tract.
- H. Significant topographical and man-made features (e.g., bodies of water, quarries, floodplains, tree masses, structures).
- I. Proposed street, parking, building, and lot layout.
- J. Proposed land use; if several land uses are proposed, the location of each land use shall be indicated.
- K. Statement explaining the methods of water supply and sewage disposal to be used.

SECTION 402

Preliminary Plans. Preliminary plans shall be prepared by a qualified design professional. The preliminary plan shall show, be accompanied by, or be prepared in accordance with the following and shall provide sufficient design information to demonstrate conformance with the requirements of Article VI of this Ordinance:

402.01 Drafting Standards:

- A. The plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet, 50 feet, 60 feet or 100 feet to the inch.
- B. Dimensions shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.
- C. The survey shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.
- D. The sheet size shall be no smaller than eighteen by twenty-two (18 x 22) inches and no larger than twenty-four by thirty-six (24 x 36) inches. If the plan is prepared in two (2) or more sections, a key map showing the location of the sections shall be placed on each sheet. If more than one (1) sheet is necessary, each sheet shall be the same size and numbered to show the relationship to the total number of sheets in the plan (e.g., Sheet 1 of 5).
- E. Plans shall be legible in every detail.

402.02 Location and Identification:

- A. The proposed project name or identifying title.
- B. The municipality in which the subject tract is located. If the subject tract of land is located in the vicinity of a municipal boundary line, the location of the boundary shall be shown.
- C. The name and address of the landowner or an authorized agent of the subject tract, the developer, and the firm that prepared the plans.
- D. The file or project number assigned by the firm that prepared the plan, the plan date and the dates of all plan revisions.
- E. A north arrow, a graphic scale and a written scale.
- F. The entire existing boundary of the subject tract with bearings and distances. If a landowner is to retain a single lot with a lot area in excess of ten (10) acres, the boundary of that lot may be identified as a deed plotting and may be drawn at any legible scale. If the

remaining lot has a lot area of ten (10) or less acres, it must be described to the accuracy requirements of this Ordinance.

- G. The total acreage of the subject tract.
- H. The district, lot size and density requirements of the Township Zoning Ordinance.
- I. The location of existing lot line markers along the perimeter of the subject tract.
- J. A location map, drawn to a scale of a minimum of one inch equal to two thousand feet (1" = 2,000') relating the development to at least two (2) intersections of street centerlines. The approximate distance to the intersection of the centerlines of the nearest improved street intersection shall be identified.
- K. A note indicating the types of sewer or water facilities to be provided.

402.03

Existing Features:

- A. Existing contours at a minimum vertical interval of two (2) feet for land with average natural slope of four percent (4%) or less and at a minimum vertical interval of five (5) feet for more steeply sloping land. Contours shall be accompanied by the location of the bench mark and notation indicating the datum used. Contours plotted from the United States Geodetic Survey will not be accepted.
- B. The names of all immediately adjacent landowners and the names and plan book record numbers of all previously recorded plans for adjacent developments.
- C. The following items when located within two hundred (200) feet of the subject tract:
 - (1) The location and name of existing rights-of-way and cartways for streets, access drives and driveways.
 - (2) The location of the following features and any related rights-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings and storm water management facilities.

- (3) The location of existing railroads and rights-of-way for electric, telecommunications, gas and oil transmission lines.
 - (4) The size, capacity and condition of the existing storm water management system and any other facility that may be used to convey storm flows from the proposed development.
- D. The following items when located within the subject tract:
- (1) The location, name and dimensions of existing rights-of-way and cartways for streets, access drives and driveways.
 - (2) The location and size of the following features and any related rights-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings and storm water management facilities.
 - (3) The location of existing railroads and rights-of-way for electric, telecommunications, gas and oil transmission lines.
 - (4) The size, capacity and condition of the existing storm water management system and any other facility that may be used to convey storm flows.
- E. The following items when located within two hundred (200) feet of the proposed development: significant environmental or topographic features including but not limited to floodplains, wetlands, quarry sites, solid waste disposal areas, historic features, cemetery or burial sites, archaeological sites, highly erosive soils or wooded areas. Additionally, the preliminary plan shall indicate any proposed disturbance, encroachment or alteration to such features when located within the area of the proposed development.

402.04 Plan Information:

- A. The layout of streets, alleys and sidewalks, including cartway and right-of-way widths.
- B. The layout of lots, with approximate dimensions.
- C. Block and lot numbers in consecutive order (e.g., Block "A", Lots 1 through 10; Block "B", Lots 11 through 22).

- D. In the case of land developments, the location and configuration of proposed buildings, parking compounds, streets, access drives, driveways and all other significant planned facilities.
- E. Total number of lots, units of occupancy, density, and proposed land use (if a multiple land use is proposed, an indication of the location of each land use).
- F. Easements.
- G. Setback lines, with distances from the street centerline or street right-of-way line, whichever requirement is applicable under the Township Zoning Ordinance.
- H. Identification of buildings and historic features proposed to be demolished.
- I. Typical street cross section for each proposed street and typical cross section for any existing street which will be improved as part of the application. Each cross section shall include the entire right-of-way width.
- J. Street centerline profile for each proposed street shown on the preliminary plan.
- K. The preliminary design of the proposed sanitary sewer mains and water supply mains. The information shall include the approximate size, material, and vertical and horizontal location, when applicable.
- L. The following storm water management data designed in accordance with Section 607 of this Ordinance. The information may be provided on a sheet with other data or on separate sheets. In the case of any dispute in the methodology used in the design of any storm water management plan or in the presentation of such information, the Board of Supervisors shall make the final determination.
 - (1) All calculations, assumptions, criteria, and references used in the design of the storm water management facilities, the establishment of existing facilities capacities and the pre and post development discharges.

- (2) All plans and profiles of the proposed storm water management facilities, including the horizontal and vertical location, size and type of material.
 - (3) For all basins, a plotting or tabulation of the storage volumes and discharge curves with corresponding water surface elevations, inflow hydrography and outflow hydrography.
 - (4) Proposed grading within land developments and the guidelines for lot grading within subdivisions. This information shall identify the direction of storm water runoff flow within the development and the areas where storm water runoff flows will be concentrated. This information shall be shown by flow arrows or topographical data.
- M. A statement on the plan indicating that all zoning approvals and all zoning variances have been obtained.
- N. A statement on the plan indicating any waivers granted by the Board of Supervisors.
- O. Proposed street names.
- P. The current tax map parcel numbers for the subject tract.

402.05 Certificates, Notifications and Reports:

- A. Where the preliminary plan covers only a part of the entire landholding, a sketch of the future street system of the unsubmitted part shall be furnished. The street system of the submitted part will be considered in light of adjustments and connections with future streets in the part not submitted.
- B. Where an electric transmission line, telecommunications line, gas pipeline, or petroleum or petroleum products transmission line is located within the subject tract, the application shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum setback lines within or near the right-of-way for such facilities. This requirement may also be satisfied by submitting a copy of the recorded agreement.

- C. Certificate, signature, and seal of the qualified design professional to the effect that the survey is correct and that all other information shown on the plan is accurate. (See Appendix No. 2)
- D. (Optional) Certificate for approval by the Board of Supervisors. (See Appendix No. 5)
- E. In the case of a preliminary plan calling for the phased installation of improvements, a schedule shall be filed delineating all proposed sections as well as deadlines within which applications for final plan approval of each section are intended to be filed. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of twenty-five percent (25%) of the total number of dwelling units as depicted on the preliminary plan unless the Board of Supervisors specifically approves a lesser percentage for one or more of the sections.
- F. Where the proposed development involves a site meeting any of the following criteria, a statement from the Lancaster County Conservation District that an acceptable erosion and sedimentation control plan has been submitted to that agency:
 - (1) Sites where earth disturbance greater than five (5) acres will occur.
 - (2) Sites where piping of storm water or the alteration of natural or man-made watercourses occurs.
 - (3) Sites with slopes greater than ten percent (10%).
 - (4) Sites that contain or border a watercourse.
 - (5) Sites that offer the potential for sedimentation to nearby watercourses.
- G. Where the subdivision or land development proposal will generate one hundred (100) or more additional trips to or from the subject tract during the development's anticipated peak hour, a traffic impact study as required by this Ordinance shall be submitted with the preliminary plan application.
- H. Where the land included in the subject tract has an agricultural, woodland or other natural resource easement located within the tract, the plan application shall be accompanied by a letter from the party holding the easement stating any conditions on the use of the

land. This requirement may be satisfied by submitting a copy of the recorded agreement.

I. Where connection to an existing sanitary sewer system is proposed, the plan application shall be accompanied by a statement from the authority or organization providing such service that sufficient capacity to service the proposed development is available. Such notice shall:

- (1) be dated within six (6) months of the plan application;
- (2) identify the term of the reservation; and
- (3) provide capacity for the entire development (partial capacity based on phases of development will not be acceptable).

402.06 Filing Fee. The preliminary plan shall be accompanied by a filing fee in the form of a check or money order drawn to Fulton Township. (See schedule available at the Township Office). A separate filing fee must be submitted for each plan application.

SECTION 403 Final Plans. Final plans shall be prepared by a qualified design professional. The final plan shall show, be accompanied by, or be prepared in accordance with the following and shall provide sufficient design information to demonstrate conformance with the requirements of Article VI of this Ordinance:

403.01 Drafting Standards:

- A. The plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet, 50 feet, 60 feet or 100 feet to the inch.
- B. Dimensions shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.
- C. The survey shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.
- D. The sheet size shall be no smaller than eighteen by twenty-two (18 x 22) inches and no larger than twenty-four by thirty-six (24 x 36) inches. If the plan is prepared in two (2) or more sections, a key map showing the location of the sections shall be placed on each sheet. If more than one (1) sheet is necessary, each sheet shall be

the same size and numbered to show the relationship to the total number of sheets in the plan (e.g., Sheet 1 of 5).

- E. Plans shall be legible in every detail.

403.02

Location and Identification:

- A. The proposed project name or identifying title.
- B. The municipality in which the subject tract is located. If the subject tract of land is located in the vicinity of a municipal boundary line, the location of the boundary shall be shown.
- C. The name and address of the landowner or an authorized agent of the subject tract, the developer, and the firm that prepared the plans.
- D. The file or project number assigned by the firm that prepared the plan, the plan date and the dates of all plan revisions.
- E. A north arrow, a graphic scale and a written scale.
- F. The entire existing boundary of the subject tract with bearings and distances. If a landowner is to retain a single lot with a lot area in excess of ten (10) acres, the boundary of that lot may be identified as a deed plotting and may be drawn at any legible scale. If the remaining lot has a lot area of ten (10) or less acres, it must be described to the accuracy requirements of this Ordinance.
- G. The total acreage of the subject tract.
- H. The district, lot size and density requirements of the Township Zoning Ordinance.
- I. The location of existing lot line markers along the perimeter of the subject tract.
- J. A location map, drawn to a scale of a minimum of one inch equal to two thousand feet (1" = 2,000') relating the development to at least two (2) intersections of street centerlines. The approximate distance to the intersection of the centerlines of the nearest improved street intersection shall be identified.
- K. A note indicating the types of sewer or water facilities to be provided.

403.03 Existing Features.

- A. Contour lines representing the topography of the site if a preliminary plan was not required or the contours identified with the preliminary plan were altered. Such contours shall show elevations at a minimum vertical interval of two (2) feet for land with average natural slope of four percent (4%) or less and at a minimum vertical interval of five (5) feet for more steeply sloping land. Contours shall be accompanied by the location of the bench mark and a notation indicating the datum used. Contours plotted from the United States Geodetic Survey will not be accepted. This information may be provided on separate sheets and is not subject to recording with the final plan.
- B. The names of all immediately adjacent landowners and the names and plan book record numbers of all previously recorded plans for adjacent developments.
- C. The following items when located within two hundred (200) feet of the proposed development: significant environmental and topographic features, including but not limited to floodplains, wetlands, quarry sites, and woodlands. When available, information regarding solid waste disposal areas, historic features, cemetery or burial sites, archaeological sites or areas with highly erosive soils, may be shown as inventoried in the Lancaster County Geographic Information System. The location of such features not inventoried by the GIS shall be field verified. The final plan shall indicate any proposed disturbance, encroachment, or alteration to such features as a result of the proposed development.
- D. The following items when located within two hundred (200) feet of the subject tract:
 - (1) The location and name of existing rights-of-way and cartways for streets, access drives and driveways.
 - (2) The location of the following features and any related rights-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings and storm water management facilities.
 - (3) The location of existing railroads and rights-of-way for electric, telecommunications, gas and oil transmission lines.

- (4) The size, capacity and condition of the existing storm water management system and any other facility that may be used to convey storm flows from the proposed development.

E. The following items when located within the subject tract:

- (1) The location, name and dimensions of existing rights-of-way and cartways for streets, access drives and driveways.
- (2) The location and size of the following features and any related rights-of-way: on-lot sewage disposal systems, on-lot water supplies, sanitary sewer mains, water supply mains, fire hydrants, buildings and storm water management facilities. This information may be provided on separate sheets and need not be recorded with the final plan.
- (3) The location of existing railroads and rights-of-way for electric, telecommunications, gas and oil transmission lines.
- (4) The size, capacity and condition of the existing storm water management system and any other facility that may be used to convey storm flows.

403.04 Plan Information:

- A. Complete description of the centerline and the right-of-way line for all new streets. This description shall include distances and bearings with curve segments comprised of radius, tangent, arc, delta and chord bearing and distance.
- B. Lot lines, with accurate bearings and distances, and lot areas for all lots. Curve segments shall be comprised of radius, arc and chord bearing and distance. Along existing street rights-of-way, the description may utilize the existing deed lines or street centerlines; along all proposed street rights-of-way, the description shall be prepared to the right-of-way lines.
- C. Block and lot numbers in consecutive order (e.g., Block "A", Lots 1 through 10; Block "B", Lots 11 through 22).

- D. The location and configuration of proposed buildings, parking compounds, streets, access drives, driveways, landscaping and all other significant facilities.
- E. Total number of lots, units of occupancy, density, and proposed land use (if a multiple land use is proposed, an indication of the location of each land use).
- F. Easements.
- G. Setback lines, with distances from the street centerline or street right-of-way line, whichever requirement is applicable under the Township Zoning Ordinance.
- H. Identification of buildings and historic features proposed to be demolished.
- I. Typical street cross section for each proposed street and a typical cross section for any existing street which will be improved as part of the application. Each cross section shall include the entire right-of-way width.
- J. Final vertical and horizontal alignment for each proposed street, sanitary sewer and water distribution system. All street profiles shall show at least the existing (natural) profile along the centerline, proposed grade at the centerline, and the length of all proposed vertical curves for streets. All water distribution and sanitary sewer systems shall provide manhole locations and size and type of material. This information may be provided on separate sheets and is not subject to recording with the final plan.
- K. Source of title to the subject tract, as shown by the books of the Lancaster County Recorder of Deeds.
- L. Final street names.
- M. Location and material of all permanent monuments and lot line markers, including a note that all monuments and lot line markers are set or indicating when they will be set.
- N. A grading plan. The grading plan shall include finished land contours and grades, directions of water movement, types of soils, location of water bars or silt fences and ground floor elevations. This information may be provided on separate sheets and is not subject to recording with the final plan.

- O. A statement on the plan indicating any waivers granted by the Board of Supervisors.
- P. Identification of any lands to be dedicated or reserved for public, semi-public, or community use.
- Q. The following storm water management data designed in accordance with Section 607 of this Ordinance. The information may be provided on a sheet with other data or on separate sheets and need not necessarily be recorded with the final plan. In the case of any dispute in the methodology used in the design of any storm water management plan and/or in the presentation of such information, the Board of Supervisors shall make the final determination.
 - (1) All calculations, assumptions, criteria, and references used in the design of the storm water management facilities, the establishment of existing facilities capacities and the pre and post development peak discharges.
 - (2) All plans and profiles of the proposed storm water management facilities, including the horizontal and vertical location, size, and type of material. This information shall be to a detail required for the construction of the facilities.
 - (3) For all basins, a plotting or tabulation of the storage volumes and discharge curves with corresponding water surface elevations, inflow hydrography, and outflow hydrography.
 - (4) For all basins which hold two (2) acre feet or more of water and have an embankment that is six (6) feet or more in height, soil structure and characteristics shall be provided. These submissions shall provide design solutions for frost-heave potential, spring-swell potential, soil bearing strength, water infiltration, soil settling characteristics, fill and back-filling procedures and soil treatment techniques as required to protect the improvements for adjacent structures.
 - (5) All erosion and sediment control measures, temporary as well as permanent, including the staging of the earth moving activities, in sufficient detail to clearly indicate their function.

(6) The guidelines for lot grading within subdivisions. This information shall identify the direction of storm water runoff flow within each lot and the areas where storm water runoff flows will be concentrated. This information shall be shown by flow arrows or topographical data. In areas where the Board of Supervisors feels additional lot grading information is needed to assure proper function of the storm water management facilities, specific grading information will be required as part of the final plan submittal.

R. Whenever a floodplain is located within or along a lot, the plan shall include the boundary of the floodplain along with the elevation or locational dimensions from the centerline of the watercourse, a plan note that the floodplain shall be kept free of structures, fill and other encroachments, and a plan note that floor elevations for all structures adjacent to the floodplain shall be at least two (2) feet above the Q100 year flood elevation.

403.05

Certificates, Notifications and Reports:

A. When applicable, notification from the Department of Environmental Protection that either approval of the Sewage Facilities Plan Revision Module for Land Development, or a supplement thereto, or an exemption therefrom, has been granted or that such approval is not required. If the final plan is conditionally approved pursuant to Section 609, notification that the plan is subject to a pending Sewage Facilities Plan Revision Module and that approval shall be obtained prior to the sale of any lots or the commencement of construction.

B. Where an electric transmission line, telecommunications line, gas pipeline or petroleum or petroleum products transmission line is located within the subject tract, the application shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum setback lines within or near the right-of-way for such facilities. This requirement may also be satisfied by submitting a copy of the recorded agreement.

C. Notice from the Lancaster County-Wide Communications stating that the proposed street names are acceptable. (See Appendix No. 10)

- D. Certificate, signature and seal of a qualified design professional to the effect that the survey is correct and that all other information shown on the plan is accurate. (See Appendix No. 2)
- E. Certificate for approval by the Board of Supervisors. (See Appendix No. 7)
- F. A statement, duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the landowner, to the effect that the subdivision or land development shown on the plan is the act and the deed of the landowner, that all those signing are all the landowners of the property shown on the survey and plan, and that they desire the same to be recorded as such. (See Appendix No. 4) This statement must be dated following the last change or revision to said plan.
- G. A certificate of dedication of streets and other public property. (See Appendix No. 4)
- H. Certificate of notification to be signed by the County Planning Commission. (See Appendix No. 8)
- I. A certificate to accommodate the Lancaster County Recorder of Deeds information. (See Appendix No. 9)
- J. A note to be placed on the plan indicating any area that is not to be offered for dedication, if applicable.
- K. An appropriately executed Memorandum of Understanding which sets forth the responsibilities of all parties regarding the installation and inspection of the required improvements. (See Appendix No. 14)
- L. Written notice from the Township Engineer that all improvements have been made to the standards of this Ordinance (see Appendix No. 13) or submission of an improvements agreement (see Appendix No. 11) and a performance guarantee (see Appendix No. 12) as set forth in Article V of this Ordinance.
- M. Such written notices of approval as required by the Ordinance, including written notices approving the water supply systems, sanitary sewage systems, and storm water runoff to adjacent lots. Where connection to an existing sanitary sewer system or to an existing water supply system is proposed, the plan application shall be accompanied by a statement from the authority or organization

providing such service indicating approval of the plans for design, installation and financial guarantees as well as indicating the reservation of sufficient capacity to accommodate the project.

- N. The submission of a controlling agreement in accordance with Section 602.02 when an application proposes to establish a street which is not offered for dedication to public use.
- O. In the case of a plan which requires access to a highway under the jurisdiction of the Pennsylvania Department of Transportation, the inclusion of the following plan note:

A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law", before driveway access to a State highway is permitted. Access to the State highway shall only be as authorized by a Highway Occupancy Permit, and the Board of Supervisors' approval of this plan in no way implies that such permit can be acquired.

- P. For all storm water management facilities that affect an existing watercourse or have an upland drainage area greater than one-half (1/2) square miles, notification from the Department of Environmental Protection of approval or that no approval is required.
- Q. Where the proposed development involves a site meeting any of the following criteria, a statement from the Lancaster County Conservation District that an acceptable erosion and sedimentation control plan has been submitted to that agency:
 - (1) Sites where earth disturbance greater than five (5) acres will occur.
 - (2) Sites where piping of storm water or the alteration of natural or man-made watercourses occurs.
 - (3) Sites with slopes greater than ten percent (10%).
 - (4) Sites that contain or border a watercourse.
 - (5) Sites that offer the potential for sedimentation to nearby watercourses.

- R. Where the land included in the subject tract has an agricultural, woodland or other natural resource easement located within the tract, the plan application shall be accompanied by a letter from the party holding the easement stating any conditions on the use of the land. This requirement may be satisfied by submitting a copy of the recorded agreement.
- S. Certificate, signature and seal of a qualified design professional to the effect that all storm water management facilities are designed in conformance with the provisions of this Ordinance. (See Appendix No. 3)
- T. A recorded Declaration of Storm Water Easements and Maintenance Provisions for Non-Dedicated Storm Water Facilities. (See Appendix No. 15)

403.06 Filing Fee. The final plan shall be accompanied by a filing fee in the form of a check or money order drawn to Fulton Township. (See schedule available at the Township Office) A separate filing fee must be submitted for each plan application.

SECTION 404 Lot Add-On Plan Requirements. Lot add-on plans shall be prepared by a qualified design professional and shall be subject to the following requirements:

404.01 Drafting Standards:

- A. The plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet, 50 feet, 60 feet or 100 feet to the inch.
- B. Dimensions shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.
- C. The survey shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.
- D. The sheet size shall be no smaller than eighteen by twenty-two (18 x 22) inches and no larger than twenty-four by thirty-six (24 x 36) inches.
- E. Plans shall be legible in every detail.

404.02 Location and Identification:

- A. The proposed project name or identifying title.
- B. The municipality in which the lot add-on plan is located. If the lots are located in the vicinity of a municipal boundary line, the location of the boundary shall be shown.
- C. The name and address of the landowners or their authorized agents of all affected lots, and the firm that prepared the plan.
- D. The file or project number assigned by the firm that prepared the plan, the plan date and the dates of all plan revisions.
- E. A north arrow, a graphic scale and a written scale.
- F. The existing lot lines each affected lot defined by bearings and distances. If a landowner is to retain a single lot with a lot area in excess of ten (10) acres, the boundary of that lot may be identified as a deed plotting and may be drawn at any legible scale. If the remaining lot has a lot area of ten (10) or less acres, it must be described to the accuracy requirements of this Ordinance.
- G. The total acreage of all lots affected by the lot add-on plan.
- H. The district, lot size and density requirements of the Township Zoning Ordinance.
- I. The location of existing lot line markers along the perimeter of each affected lot.
- J. A location map, drawn to a scale of a minimum of one inch equal to two thousand feet (1" = 2,000') relating the development to at least two (2) intersections of street centerlines. The approximate distance to the intersection of the centerlines of the nearest improved street intersection shall be identified.
- K. A note indicating the types of sewer or water facilities currently serving each affected lot.

404.03 Existing Features.

- A. The names of all immediately adjacent landowners and the names and plan book record numbers of all previously recorded plans for adjacent developments.
- B. The following items when located within any of the affected lots:

- (1) The location, name and dimensions of existing rights-of-way and cartways for streets, access drives and driveways.
- (2) The location and size of the following features and any related rights-of-way: on-lot sewage disposal systems, on-lot water supplies, sanitary sewer mains, water supply mains, fire hydrants, buildings and storm water management facilities.
- (3) The location of existing railroads and rights-of-way for electric, telecommunications, gas and oil transmission lines.

404.04 Plan Information:

- A. Lot lines, with accurate bearings and distances, and lot areas for all lots and for all parcels of lots being conveyed to another lot. Curve segments shall be comprised of radius, arc and chord bearing and distance. Along existing street rights-of-way, the description may utilize the existing deed lines or street centerlines.
- B. Block and lot numbers in consecutive order (e.g., Block "A", Lots 1 through 10; Block "B", Lots 11 through 22).
- C. Total number of lots, units of occupancy, density, and proposed land use (if a multiple land use is proposed, an indication of the location of each land use).
- D. Setback lines, with distances from the street centerline or street right-of-way line, whichever requirement is applicable under the Township Zoning Ordinance.
- E. Source of title to each of the affected lots, as shown by the books of the Lancaster County Recorder of Deeds.
- F. Location and material of all permanent monuments and lot line markers, including a note that all monuments and lot line markers are set or indicating when they will be set.
- G. A statement on the plan indicating any waivers granted by the Board of Supervisors.

404.05 Certificates, Notifications and Reports:

- A. Certificate, signature and seal of a qualified design professional to the effect that the survey is correct and that all other information shown on the plan is accurate. (See Appendix No. 2)
- B. Certificate for approval by the Board of Supervisors. (See Appendix No. 7)
- C. A statement, duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the landowner of each affected lot, to the effect that the subdivision shown on the lot add-on plan is the act and the deed of the landowners of each affected lot, that all those signing are all the landowners of the lots shown on the survey and plan, and that they desire the same to be recorded as such. (See Appendix No. 4) This statement must be dated following the last change or revision to said plan.
- D. Certificate of notification to be signed by the County Planning Commission. (See Appendix No. 8)
- E. A certificate to accommodate the Lancaster County Recorder of Deeds information. (See Appendix No. 9)
- F. Where the land within any of the affected lots has an agricultural, woodland or other natural resource easement located within the such lots, the plan application shall be accompanied by a letter from the party holding the easement stating any conditions on the use of the land. This requirement may be satisfied by submitting a copy of the recorded agreement.

404.06 Filing Fee. The lot add-on plan shall be accompanied by a filing fee in the form of a check or money order drawn to Fulton Township. (See schedule available at the Township Office) A separate filing fee must be submitted for each plan application.