

**DELAWARE TOWNSHIP
SUBDIVISION APPROVAL CHECKLIST
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Applicant Name _____

Address _____

Telephone _____

Materials Received:

Preliminary Approval:

10 paper prints _____
Completed Planning Module _____
 1. P.C. Sec. Signature _____
 2. Zoning Officer Signature _____
 3. SEO Signature _____

SEO /Zoning Comments _____

Conservation Application [] yes [] no

Fee Received _____

Pike County Planning Commission letter _____

Engineer's Comments _____

Public Hearing Date _____

 Advertising paid with check no _____

 Additional review fees paid with check no. _____

Final Approval: 10 paper prints _____

 1 Mylar _____

 copy of proposed covenants _____

 Security Guarantees paid _____

Description of Submission _____

Date of Informal Discussion and Principal Comments: _____

Submission Date of Plans _____

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Date of first meeting of plan submission and principal comments _____

Planning Commission recommendation required by:

(65 days from plan receipt by Planning Commission)

Board Of Supervisors Decision Required By:

(within 90 days from the date of the regular meeting of the Planning Commission next following the date the applicant filed)

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107.6.A Preliminary Plan Requirements

107.6.A General

_____ white prints with 2" margins

_____ scale requirements

107.6.B Preliminary Plan

_____ 1. Name of owner

_____ 2. Name of developer

_____ 3. Name of subdivision and designation of each section

_____ 4. Boundary lines, bearings, distances, and total acreage

_____ 5. Name of municipality and boundary lines if in more than one

_____ 6. Names of abutting property owners with map book and page.

_____ 7. Location map (scale 2000 ft to 1 in) showing adjoining property

_____ 8. Number of lots with lots numbered sequentially

_____ 9. For each lot: lot lines, dimensions, minimum setback line and
(for corner lots) driveway access points

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_____ 10. All easements or right of way, including location, width, and purpose

_____ 11. Location, acreage and boundary lines and all bodies of water, common areas, recreational facilities and buildings, and other important features

_____ 12. Location and right of way width of any abutting or access road

_____ 13. Location and width of roads rights of way, and lengths and names, for major subdivisions, a typical cross section and center line profile on a separate sheet.

_____ 14. Designs of bridges or culverts

_____ 15. Type of water supply and method of sewage disposal. A planning module for land development and, if there is no public water supply, proof of other potable water sources are required.

_____ 16. Surface drainage plan (also see Ordinance 102)

_____ 17. Date

_____ 18. North Arrow

_____ 19. Name of designer and registered engineer

_____ 20. North Arrow

_____ 21. Location of improvements. (for lot improvements)

_____ 22. Completed deed with metes and bounds description (for lot improvements)

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107.6.C Final Plan Requirements

These are in addition to the Preliminary Plan requirements

_____ C. Approval Block

- _____ 1. Total acreage of the subdivision and total combined acreage of all lots and common areas
- _____ 2. Density as if every lot were occupied
- _____ 3. Location of all water and service lines, water sources, and sewage treatment facilities for central systems
- _____ 4. Reserved areas/ net out areas (which cannot be used to calculate density or included in common areas)
- _____ 5. All easements
- _____ 6. Engineering data to locate and reproduce on the ground all street, lot, and boundary lines
- _____ 7. Location of reference monuments (see Ordinance 107.9)
- _____ 8. Typical street cross section and center line profile, with finished center line grades at 100 foot stations
- _____ 9. Drainage plan
- _____ 10. Deed restrictions and restrictive covenants

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- _____ 11. Designation of any lot to be used for other than single family dwelling
- _____ 12. School bus access (subdivision of 50 lots or more)
- _____ 13 Copy of proposed covenants/easements restrictions/maintenance procedures/ownership common space
- _____ 14. Sewage planning module approval for central sewage systems from PA DEP
- _____ 107.7 Security Guarantees including maintenance bond for sewage plants
- _____ 107.8.L Wetlands Disclosure
- _____ 107.4.C.8 Proof of State and/or Federal Agencies approvals
- _____ 107.9.D Road systems and storm drainage (the construction standards of Ordinance 106 must be followed) Applicant Informed?

An Amendment to the official Township sewage plan must be submitted to DEP prior to Board approval of the Subdivision.

(If required by the type of disposal system to be used)

Is such action required in this case? _____

Date action taken: _____

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Action taken by the Planning Commission on this application:

Recommend Approval Date _____

Recommend Disapproval Date: _____

Reason (cite sections of appropriate ordinances)

Signature _____
Planning Commission Chairperson

Township engineer

Applicant

