



Application for *Final* Major Subdivision

THIS APPLICATION IS FOR 10 LOTS OR MORE										
Name of Development										
Location of Property										
Applicant:										
Address							Phone:			
City		State		Zip		Fax:				
Name of Owner										
Address							Phone:			
City		State		Zip		Fax:				
Name of Engineer / Surveyor										
Address							Phone:			
City		State		Zip		Fax:				
Total Acreage										
Total Number of Lots					Phases					
Total Lots in Adams					Total Lots out of Adams					
This Phase Number					Number of Lots this Phase					
Total Acreage this Phase										
Zoning district					Proposed Use					
<i>Are any of the following needed for this submission:</i>										
Zoning Change:				Special Exception:				Conditional Use:		
Variance:										
Describe										
Type of Sewage Disposal					Type of Water Supply					
Explain proposal in detail										
					:					

The applicant certifies that the above information is complete and true and correct to the best of the applicant's knowledge and belief.

Signature: _____ Date: _____

Applications must be completed and accompanied by: Application Fee, Escrow amount, (2) 24x36 + (12) 11x17 copies of the proposed plans and a complete set of drawings in PDF format emailed to code@adamstwp.org. To be on the agenda, please allow 28 working days prior to the Planning Commission meeting date (first Wednesday of each month).

Independent review of plan submissions is required, although every effort is made to complete reviews for the next available meeting, plan complexity may require additional review time. Additional requirements are outlined on Adams Township Subdivision and Land Development procedures and are available at the Adams Township Municipal Building

Escrow Amount: \$2,700.00 Application Fee - \$750.00

Costs exceeding the initial Escrow amount will require additional fees as per Township Ordinance

690 Valencia Road, Mars, PA 16046 P: 724-625-1827

Final Major Subdivision

1. Having received preliminary plan approval, a developer shall, within one (1) year of receiving such approval, submit in not less than four (4) copies documentation required for final plan approval (see Section 306) to the Secretary of the Board of Supervisors. Failure to present the plan for final approval within one (1) year shall render the preliminary approval void.
2. The application may be for all or a part of the plan given preliminary approval, but the portion submitted shall be substantially the same as depicted on the approved preliminary plan. A key map shall be provided on the Final Plan showing the location of the submitted part to the overall plan.
3. The Planning Commission shall review the submitted documents at its next regularly scheduled meeting after their receipt, in the presence of the developer or his representative. The submission shall be reviewed as to its conformance with the approved preliminary plan and with the requirements of this Ordinance and with other applicable Township regulations. If the Commission is satisfied that all requirements have been met, it shall submit one (1) copy of the documents to the Board of Supervisors. The developer shall submit one (1) copy to the County Planning Commission for review and comment.
4. If the developer or his representative fails to appear at the meeting when the final plan is first reviewed and the Commission has questions that cannot be answered, the Commission may table the plan until the next regular meeting. The developer agrees by his absence that the review time period shall not start until the meeting at which he is present.
5. If the Commission is not satisfied that all requirements have been met or that the final plan application deviates substantially from the preliminary approved application, it will indicate the specific discrepancies to the developer in writing. The developer shall then make appropriate corrections to the documents before again submitting them for final approval. The Commission may recommend that the Board retain professional review assistance.
6. The Planning Commission shall send its recommendations in writing to the Board of Supervisors indicating approval, disapproval or approval with conditions.
7. The Board of Supervisors shall review the recommendations of the Township Planning Commission and the comments of the County Planning Commission. The Board may call and hold a public hearing on the final plan application, properly noticed. The Board shall make its final decision, either approval or rejection of the final plan application, not later than ninety (90) days after the meeting of the Planning Commission at which the final plan application was first presented and not subsequently rejected by the Commission. The official decision shall be transmitted in writing to the developer at his address of record not later than fifteen (15) days after the decision is reached, indicating specifically, if the approval is denied, the reasons for denial, citing the appropriate ordinance section and the steps needed to gain approval.
8. Failure of the Board of Supervisors to render a decision and/or to communicate it to the developer within the time and in the manner required above shall be deemed an approval of the application as presented to the Board unless the developer has agreed in writing to an extension of time or change in the prescribed manner of presentation of the decision, in which case failure to meet the extended time or change in manner of presentation or communication shall have the same effect.