

## **ARTICLE V**

### **PRE-APPLICATION CONSULTATION**

#### **SECTION 500                      CONSULTATION WITH PLANNING COMMISSION**

Before proceeding with an application, or with steps to acquire land, subdivide or effect a land development, all applicants should be familiar with the provisions of this Ordinance and the Township Zoning Ordinance, and are encouraged to consult with the Hamiltonban Township Planning Commission concerning the following factors:

1. The suitability of the site for development, including consistency with all Township Ordinances.
2. The demand for a development of the type proposed in the particular location proposed.
3. The accessibility of the site.
4. The availability of public facilities (schools, parks, water, sanitary and storm sewerage, etc.) and public services (police, fire, refuse disposal, etc.)
5. The effect of the subdivision or development or any contemplated improvements on the proposals of any Comprehensive Plan.
6. The potential impact of the subdivision or development on identified environmental features, natural areas, wetlands, prime agricultural land, or cultural resources.
7. Sewage facilities requirements of the Pennsylvania Department of Environmental Protection.
8. Erosion and sedimentation control plans and permits, as required by the Pennsylvania Department of Environmental Protection and administered by the Adams County Conservation District.

**SECTION 501**

**SKETCH PLAN SUBMISSION**

It is suggested that prior to the aforementioned consultation with the Hamiltonban Township Planning Commission, the applicant prepare a sketch plan of his proposed subdivision or land development.

The submission of a Sketch Plan shall not, under any circumstances, be construed as a Preliminary Plat application; thus, the legal time limits for action on the application by the Township shall not be applicable unless and until an actual Preliminary Plat application which conforms to the requirements of this Ordinance is submitted.

**SECTION 502**

**OVERALL MASTER PLAN SUBMISSION**

When the total of all lots subdivided from a parcel or tract of land exceeds five (5) lots in five years since August 1, 2002 , it shall be incumbent upon the subdivider to submit to the Township an Overall Master Plan of the subject property before any further subdivision or land development shall be approved by the Township. The Overall Master Plan will be used by the Township for evaluation of subsequent subdivision submittals by the applicant. When on recommendation of the Planning Commission and action by the Board of Supervisors it is deemed that further subdivision or development departs substantially from the concepts presented in the Overall Master Plan, a revised Overall Master Plan shall be required prior to the approval of any future subdivision or development plan for the subject property. Such Overall Master Plan shall illustrate the following features in general terms without the necessity of detailed engineering design.

1. The property boundaries of the host parcel and of all lots previously subdivided therefrom.
2. Lot layout with considerations for sewer, water, access and circulation, and stormwater management.
3. Location of significant topographic features such as watercourses, swales, rock outcroppings, floodplain, wetlands, sinkholes, tree masses, existing buildings and other major improvements.
4. Indication of the proposed use or uses of the property.
5. The Overall Master Plan shall be drafted at a scale not smaller than one inch equals two hundred (200) feet.