APPENDIX

The Tri-County Regional Planning Commission (TCRPC)
Model Subdivision & Land Development Ordinance
Contains Additional Appendices. Those appendices include additional sample forms, agreements, etc. The Model Ordinance can be viewed on the TCRPC web site at www.tcrpc-pa.org
APPENDIX 1
SAMPLE PLAN NOTES & STATEMENTS

APPROVAL STATEMENT (DCPC):

On this the _____ day of ____________________, 2_____ the Dauphin County Planning Commission approves this plan.

____________________________________  _________________________________
Chairman                                                        Secretary

MUNICIPAL REVIEW STATEMENT (BOROUGH)

On this the _____ day of ____________________, 2_____ the ________ Borough Council reviewed this plan.

____________________________________  _________________________________
Chairman                                                        Secretary

MUNICIPAL REVIEW STATEMENT (TOWNSHIP)

On this the _____ day of ____________________, 2_____ the ________ Township Supervisors reviewed this plan.

____________________________________  _________________________________
Chairman                                                        Secretary

LOT ADDITION NOTE:

“Lot # ___ has been proposed as a lot addition to the adjoining lands of __________ to form a single lot consisting of ______ acres. Lot #____ may not be sold or retained as a stand-alone lot.”
PA ONE CALL NOTE

PENNDOT HIGHWAY OCCUPANCY 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.”

NATURAL FEATURES PROTECTION NOTE

“According to the Pennsylvania Natural Diversity Index (Project ID#_________________), there are no threatened or endangered species indentified in the project area.”

WETLANDS NOTE:

If there are no wetlands on the property and no wetlands will be impacted off-site, then the following certification note may be placed on the plan:

“By certification of this plan there are no wetlands on the subject property, the proposed project will not impact off-site wetlands, and wetland permits are not required from the state or federal government.”

FLOODPLAIN NOTE:

If there are no floodplains on the property, the following certification note may be placed on the plan:

By certification of this plan there are no floodplains on the subject property.
APPENDIX 2

SAMPLE AGREEMENT TO EXTEND THE TIME FOR RENDERING AND COMMUNICATING A DECISION ON A PRELIMINARY AND/OR FINAL SUBDIVISION/LAND DEVELOPMENT PLAN

This Agreement is made the _____ day of ______, 20___, by and between the Dauphin County Planning Commission, Dauphin County, Pennsylvania, (hereinafter called "Planning Commission") and ______________________ (hereinafter called "Applicant").

WHEREAS, the Applicant submitted a ___ preliminary or ___ final subdivision and/or land development plan for a development known as __________________________ to the Planning Commission on the ___day of ________________, 20___;

WHEREAS, there are certain deficiencies, matters of incompleteness or other similar items by reason of which the Planning Commission cannot approve said plan of subdivision/land development as more fully detailed in a letter delivered to Applicant by the Planning Commission dated the ___ day of ______, 20___, receipt of which is acknowledged by Applicant or as detailed in the Planning Commission minutes of ________________, 20__. 

WHEREAS, the term within which the Planning Commission must render a decision approving or disapproving said plan of subdivision/land development pursuant to the provisions of Section 508 of the Pennsylvania Municipalities Planning Code, as amended, expires the ___ day of ______, 20___; and

WHEREAS, the Applicant or the Planning Commission wishes to have an additional period of time within which to attempt to bring said plan of subdivision/land development into compliance with all applicable ordinances and regulations or consider the plan, respectively;

NOW THEREFORE, in consideration of the above recitals and the covenants hereinafter contained, the parties hereto agree as follows:

1. Applicant hereby agrees to an extension of the time within which the Planning Commission must render a decision and communicate its decision relative to the above-mentioned plan of subdivision/land development to the Developer which extended time period shall expire the ___ day of ______, 20___.

2. In consideration of the extension of time granted by Applicant, the Planning Commission agrees that it will not disapprove the plan of subdivision/land development submitted as aforesaid at this time as it would otherwise be bound to do. Instead, the Planning Commission agrees to consider the plan of subdivision/land development with such changes and corrections as the Applicant shall make and to render a decision within the time as extended by this Agreement.

IN WITNESS WHEREOF, the parties intending to be legally bound have hereunto set their hands and seals the day and year first above written.

WITNESS: _________________________ Applicant: _________________________
Date: ___________________________ Date: ___________________________

Accepted by the Dauphin County Planning Commission
Title: __________________________
Date: __________________________