

ARTICLE V

APPROVAL PROCEDURE FOR LAND DEVELOPMENTS

SECTION 501 APPLICABILITY

A. This Article shall apply to the following:

1. The construction of two (2) or more residential or non-residential buildings on a single lot.
2. The improvement of one (1) lot for one (1) non-residential building, regardless of the number of tenants.
3. Any addition to or structural enlargement of a non-residential structure which results in either:
 - a. An increase in the gross floor area of the building of 5,000 square feet or more;
 - b. An increase in the paved area of the lot of 5,000 square feet or more; or
 - c. An increase in the gross floor area of the building and the paved area of the lot which, in combination, total 5,000 square feet or more.
4. The division or allocation of land or space among two (2) or more occupants by leasehold or condominium.

B. This Article shall not apply to the following:

1. Improvement of one (1) lot for a single family or a two-family dwelling.
2. The conversion of an existing single family or two-family dwelling into not more than three (3) dwelling units, unless such units are intended to be a condominium.
3. The addition of an accessory building including farm buildings, on a lot or lots which are subordinate to an existing principal building and used for the same purpose as the principal building.
4. The addition or conversion of buildings or rides within an amusement park.

5. Any addition to or structural enlargement of a non-residential structure which results in either:
 - a. An increase in the gross floor area of the building or less than 5,000 square feet;
 - b. An increase in the paved area of the lot of less than 5,000 square feet; or
 - c. An increase in the gross floor area of the building and the paved area of the lot which, in combination, total less than 5,000 square feet.

SECTION 502 PRE-APPLICATION CONFERENCE

Prior to filing an application for Preliminary Approval, the applicant shall meet with the Township Zoning Officer to obtain application forms and to discuss application procedures and applicable ordinance requirements.

In addition, the developer may request a pre-application conference with the Planning Commission to discuss the conceptual design for the development of the property and the feasibility and timing of the application. The applicant shall contact the Township Zoning Officer at least five (5) working days prior to the regular meeting of the Planning Commission to request a pre-application conference with the Planning Commission.

The pre-application conference with the Planning Commission is voluntary and no formal application or fee is required. This opportunity is afforded to the developer to obtain information and guidance before entering into binding commitments or incurring substantial expenses for plan preparation.

A pre-application conference shall not constitute formal filing of any application for approval of a land development, shall not bind the Planning Commission to approve any concept presented in the pre-application conference and shall not protect the application from any subsequent changes in ordinance provisions which may affect the proposed development between the date of the pre-application conference and the official date of filing of an application for Preliminary Approval of a Land Development under the terms of this Ordinance.

SECTION 503 PRELIMINARY APPLICATION SUBMISSION

The applicant shall file eight (8) copies of an application for Preliminary Approval required by Section 504 of this Ordinance to the Township at least fourteen (14) calendar days prior to the regular meeting of the Planning Commission. If the fourteenth day falls on a Saturday, Sunday or holiday, the application shall be filed by the close of business on the immediately preceding working day.

The Preliminary Application shall not be considered to be complete and properly filed unless and until all items required by Section 504 of this Ordinance, including the Application Fee, have been received.

Immediately upon receipt, the application shall be stamped with the date of receipt by the Township and one (1) copy of the application shall be distributed to the Township Engineer and one (1) copy to the Township Zoning Officer for review.

The Township Zoning Officer shall transmit one (1) copy of the application to each member of the Planning Commission. Additional copies may be requested from the applicant for referral to any other appropriate review agency at the discretion of the Township Zoning Officer.

The applicant shall submit one (1) copy of the complete and properly filed Preliminary Application to the Washington County Planning Commission for review and comment and shall be responsible for payment of the prevailing County review fee by the developer. The applicant shall provide evidence of transmittal of the application to the County when the application is submitted to the Township.

In all cases, the official date of filing of the Preliminary Application shall be the date of the Planning Commission meeting at which the Commission accepts the application as complete in content and properly filed, based on the Township Engineer's written review, as provided in Section 505.1.

SECTION 504 PRELIMINARY APPLICATION CONTENT

504.1 All Applications

The application for Preliminary Approval of a Land Development shall be submitted in accordance with Section 503 of this Ordinance and shall include the following information:

- A.** Eight (8) copies of the completed application form supplied by the Township.
- B.** Application filing fee, as required by Section 1101.1 of this Ordinance.
- C.** Eight (8) copies of a Preliminary Plat, all drawings on sheets not exceeding thirty-four inches by forty-four inches (34"x44") accurately drawn to a scale of not less than one inch equals fifty feet (1"=50') certified by a Pennsylvania Registered Land Surveyor as to existing features, design features and boundaries. The Preliminary Plat shall include or be accompanied by the following information:

1. Date. All revisions shall be noted and dated.
2. A key map showing the location of the tract with reference to the surrounding properties, existing streets and streams within one thousand (1,000) feet of the land development.
3. Title of development, including the words "Preliminary Land Development Plan;" North arrow; scale; Map and Parcel number; the name and address of the record owner; the name and address of the applicant; the name and address, license number and seal of the person preparing the survey. If the owner of the premises is a corporation, the name and address of the president and secretary shall be submitted on the application.
4. All distances shall be in feet and decimals of a foot and all bearings shall be given to the nearest ten (10) seconds.
5. The names, as shown on current tax records, of all owners of property within two hundred (200) feet of the land development, together with the County Assessor's Tax Parcel numbers of those properties.
6. The Zoning District in which the parcel is located, together with the Zoning Classification of properties within two hundred (200) feet of the extreme limits of the property in question.
7. Survey data showing boundaries of the property, building or setback lines and lines of existing and proposed streets, lots, reservations, easements and areas dedicated to public use, including grants, restrictions and rights-of-way, to be prepared by a licensed land surveyor. The name, address, signature and seal of the surveyor shall be indicated.
8. A copy of any existing or proposed covenants, deed restrictions, modifications to this Ordinance or zoning variances granted which are applicable to the property.
9. The distance, measured along the right-of-way lines of existing streets abutting the property, to the nearest intersections with other public streets within two hundred (200) feet of the site boundaries.

10. The location and dimensions of proposed buildings and structures, all accessory structures and fences, if any, including front, side and rear yard setbacks, height of buildings, first floor elevations of all structures and floor plans of buildings.
11. If applicable, Flood Hazard Zone boundaries.
12. Existing and proposed contours, referred to United States Coast and Geodetic Survey datum, with a contour interval or two (2) feet for slopes of less than ten percent (10%) and an interval of five (5) feet for slopes of ten percent (10%) or more. Existing contours are to be indicated by dashed lines and proposed contours are to be indicated by solid lines.
13. Location of existing rock outcrops, high points, watercourses, depressions, ponds, marshes, wooded areas and other significant existing features, including previous flood elevations of watercourses, ponds and marsh areas as determined by survey.
14. If any new streets are proposed, profiles, indicating grading; cross sections showing the width and design of roadways and sidewalks.
15. Acreage, to the nearest thousandth of an acre of the site to be developed for non-residential purposes and the acreage, in square feet, of all lots to be developed for residential purposes.
16. Plans of proposed stormwater systems showing feasible connections to existing or any proposed utility systems. Pipe sizes, grades and direction of flow, locations and inlets, manholes or other appurtenances and appropriate invert and other elevations shall be indicated.

All stormwater facility plans shall be accompanied by a separate sketch showing all existing drainage within five hundred (500) feet of any boundary, and all areas and any other surface area contributing to the calculations, and showing methods used in the drainage calculations.

17. Stormwater management plans, if required by Section 808 of this Ordinance.
18. The location and size of all existing and proposed sanitary sewers.
19. The location and size of all existing and proposed waterlines, valves and hydrants.
20. Documentation that the appropriate utility companies have been contacted and that service will be available.
21. The location, type and size of proposed culverts, storm sewers, sanitary sewers, fire protection, electric and telephone lines and poles, gas and underground heating systems, pipe lines and all other utilities both above and below ground including the connection of such proposed facilities with the existing facilities according to the standards and specifications of this Ordinance.
22. A Soil Erosion and Sedimentation Control Plan prepared by a person trained and experienced in control methods and techniques which conforms to the requirements of the Pennsylvania Clean Streams Law and Chapter 102 of the Rules and Regulations of the Pennsylvania Department of Environmental Protection governing Erosion Control.
23. The number and density of dwelling units (if residential).
24. The location and dimensions of proposed freestanding signs.
25. All means of vehicular access for ingress and egress to and from the site onto public streets, showing the size and location of internal streets or driveways and curb cuts including the organization of traffic channels, acceleration and deceleration lanes, additional width and any other improvements necessary to prevent a difficult traffic situation. All pedestrian walkways and provisions for handicapped facilities in compliance with the requirements of the Americans with Disabilities Act (ADA) shall also be shown. In addition, the land development plan shall show the existing road system, located outside the development within two hundred (200) feet of the development.

26. Computation of the number of parking spaces to be provided, the location and design of off-street parking areas and loading areas showing size and location of bays, aisles and barriers and the proposed direction of movement.
27. Proposed screening and landscaping including a planting plan.
28. The methods, placement and screening of solid waste disposal and storage facilities.
29. If applicable, a detailed proposal, including covenants, agreements, or other specific documents showing the ownership and method of assuring perpetual maintenance to be applied to those areas which are to be used for recreational or other common purposes.
30. If the plan is to be completed in phases, the proposed sequence of development with projected time schedule for completion of each of the several phases.
31. If applicable, a notation on the plat that access to a State highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under Section 420 of the State Highway Law (P.L. 1242, No. 428 of June 1, 1945).
32. If applicable, a notation on the plat that access to a Township street requires a driveway permit from the Township.
33. Spaces for the signature of the Chairman and Secretary of the Planning Commission, the Chairman of the Board of Supervisors, the Township Secretary and the Township Engineer.

D. For all applications which propose one hundred (100) or more dwelling units or fifty thousand (50,000) or more square feet of gross floor area of a non-residential building or buildings, a traffic report prepared by a qualified traffic engineer shall be submitted detailing the nature and extent of trip generation expected to result from the proposed development based on the ratios and methodology contained in the current edition of the Manuals of the Institute of Transportation Engineers. The report shall include current and

projected capacities and levels of service of all streets and intersections within one thousand (1,000) feet of the site proposed for development and recommendations for improvements to streets and/or traffic control devices within the site or immediately adjacent to the site.

- E. Where evidence exists of deep mining, strip mining, landslide prone soils or other geologic hazards on the site, a geologic report by a qualified registered professional engineer acceptable to the Township regarding soil and sub-surface conditions and the probable measures needed to be considered in the design of the development, the location of structures and the design of foundations, if any.

SECTION 505 PRELIMINARY APPLICATION APPROVAL FOR A LAND DEVELOPMENT

505.1 Planning Commission Recommendation

The Township Engineer shall present a written report to the Planning Commission which states whether an application complies with the requirements of this Ordinance and that report shall be included in the minutes at the Planning Commission meeting. The Planning Commission shall not make a recommendation on the application until the report of the Township Engineer has been received.

At the first regular meeting of the Planning Commission after submission of a Preliminary Application, the Planning Commission shall consider whether or not to accept the application as complete in content and properly filed, based on the Township Engineer's review. If the application is not accepted as complete in content and properly filed, the Planning Commission shall return the application to the applicant for resubmission for the next monthly meeting in accordance with the time specified in Section 503 and shall provide the applicant with a copy of the Township Engineer's written review outlining the deficiencies to be corrected in order for the application to be considered complete and properly filed.

The date of the Planning Commission meeting at which the Preliminary Application is accepted as complete and properly filed shall be the official date of filing of the application and shall represent the beginning of the sixty (60) day period for Planning Commission review and action on the application, unless the applicant agrees, in writing, to an extension of time.

Within sixty (60) days of the official date of filing of the Preliminary Application, the Planning Commission shall make a written recommendation to the Board of Supervisors recommending approval, approval with conditions or disapproval of the Preliminary Application. The recommendation of the Planning Commission shall provide reasons for the recommendation and, in the case of a recommendation for disapproval, shall cite the specific requirements of this Ordinance which have not been met.

505.2 Board of Supervisors Action

Within ninety (90) days of the official date of filing of the Preliminary Application, the Board of Supervisors shall either approve, approve with conditions or disapprove the Preliminary Application at a public meeting. The Board of Supervisors shall not act until the review has been received from the Washington County Planning Commission or until thirty (30) days has passed since the date that the application was submitted to the County for review. The recommendation of the Township Planning Commission and the Township Planning Commission minutes containing the report of the Township Engineer shall be made a part of the record at that meeting.

A letter indicating, approval with conditions or disapproval shall be mailed to the applicant within fifteen (15) days of the date of the decision. If the Preliminary Application is not approved, the Board of Supervisors shall specify the defects found in the Preliminary Application and cite the requirements of this Ordinance which have not been met.

505.3 Conditional Approval

If the Board of Supervisors determines that certain conditions are warranted to be attached to Preliminary Approval to protect the public interest and guarantee compliance with the requirements of this Ordinance, the conditions of approval shall be specified, in writing, in the notice of conditional approval required by Section 505.2 of this Ordinance. The applicant shall accept or reject the conditions attached to Preliminary Approval by giving written notice to the Township Secretary within thirty (30) days of the date of the meeting of the Board of Supervisors at which Preliminary Approval is granted. If the applicant fails to give written notice to the Township regarding acceptance or rejection of the conditions attached to Preliminary Approval within the required thirty (30) days, Preliminary Approval shall automatically be rescinded without written notice to the applicant.

505.4 Deemed Approval

Failure of the Board of Supervisors to render a decision and communicate it to the applicant within the time and in the manner prescribed by this Ordinance shall be deemed an approval of the application in the terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

505.5 Expiration of Preliminary Approval.

Preliminary Approval shall expire five (5) years from the date of the grant of Preliminary Approval by the Board of Supervisors, unless a written extension is submitted by the applicant and approved by the Board of Supervisors. Any request for extension shall be submitted to the Board of Supervisors at least thirty (30) days prior to the prevailing expiration date. Extensions may be granted for one (1) or more six (6) month periods upon a finding by the Board of Supervisors that such extension is warranted.

In the case of a phased development, calling for the installation of improvements beyond the five-year period, a schedule shall be filed by the applicant with the Preliminary Application delineating all proposed phases, as well as time deadlines by which applications for final plat approval of each phase are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of preliminary approval until final plat approval of the final phase has been granted. Any modification in the aforesaid schedule shall be subject to approval by the Board of Supervisors in its sole discretion. Phased development shall be subject to the time protection provisions of Section 508 (4) of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended).

SECTION 506 FINAL APPLICATION SUBMISSION FOR A LAND DEVELOPMENT

The applicant shall file eight (8) copies of the application for Final Approval required by Section 507 to the Township at least fourteen (14) working days prior to the regular meeting of the Planning Commission. If the fourteenth day falls on a Saturday, Sunday or holiday, the application shall be filed by the close of business on the immediately preceding working day.

The Final Application shall not be considered to be complete and properly filed unless and until all items required by Section 507 of this Ordinance, including the Application Fee, have been received.

Immediately upon receipt, the application shall be stamped with the date of receipt by the Township and one (1) copy of the application shall be distributed to the Township Engineer and one (1) copy to the Township Zoning Officer for review. The Township Zoning Officer shall transmit one (1) copy of the application to each member of the Planning Commission. Additional copies may be requested from the applicant for referral to any other appropriate review agency at the discretion of the Township Zoning Officer.

In the event that the Planning Commission has granted a waiver under §1002.2 of this Ordinance to allow submission of a single application for combined Preliminary and Final Approval, the applicant shall submit one (1) copy of the complete and properly filed combined Preliminary and Final Application to the Washington County Planning Commission for review and comment and shall be responsible for payment of the prevailing County review fee by the developer. The applicant shall provide evidence of transmittal of the application to the County when the application is submitted to the Township.

In all cases, the official date of filing of the Final Application shall be the date of the Planning Commission meeting at which the Commission accepts the application as complete in content and properly filed, based on the Township Engineer's written review, as provided in Section 508.1.

SECTION 507 FINAL APPLICATION CONTENT

All applications for Final Approval of a Land Development shall include the following:

- A.** Eight (8) copies of the completed application form supplied by the Township;
- B.** Application filing fee, as required by Section 1101.1 of this Ordinance;
- C.** One (1) copy of the approved Preliminary Plat, unless the application is for combined Preliminary and Final Approval authorized under §1001.2 of this Ordinance;
- D.** Eight (8) copies of a Final Plat drawn at a scale of not less than one inch equals one hundred feet (1"=100') on sheets no larger than twenty-four inches by thirty-six inches (24"x36") with a border of one-half (½) inch on all sides except the twenty-four inch binding edge which shall be one inch. The Final Plat shall show or be accompanied by the following information:
 - 1.** Date, name and location of the land development, the name of the owner, graphic scale and the words "Final Land Development Plan."

2. Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land reserved or dedicated to public use, all lot lines and other boundary lines; with accurate dimensions, bearing or deflection angles, and radii, arcs and central angles of curves; and the area of each lot.
3. The names, exact location and widths of all existing and recorded streets intersecting or paralleling the plot boundaries within a distance of two hundred (200) feet.
4. The purpose of any easement or land reserved for or dedicated to public use shall be designated.
5. Tax Parcel numbers assigned to the property by the Washington County Assessor's Office, including Tax Parcel numbers of abutting property.
6. Names of the owners of adjoining land within two hundred (200) feet.
7. Certification by the applicant's surveyor as to accuracy of details of plat. The error of closure shall not be more than one (1) in five thousand (5,000).
8. Dates of preparation and dates of all revisions to the plan.
9. Name of the registered architect, landscape architect or professional engineer who prepared the plan.
10. Evidence of ownership or proprietary interest.
11. Evidence of required permits from applicable Federal, State and County agencies.
12. Certification of service from all applicable utility companies.
13. A design view of the front, side and rear elevations of the proposed structures. Design view elevations are also to be shown where proposed additions or alterations affect such elevations.
14. Location, height and use of all existing and proposed structures on the property, indicating structures to be removed, if any, and the distances between proposed structures or additions to existing structures and adjacent property lines.
15. A plan showing type, size and location of all proposed signage on the site and/or the building or buildings.

16. A site lighting plan showing the location of exterior lighting fixtures proposed to light the buildings, parking areas, sidewalks and any other areas proposed for public use and documentation that proposed lighting will be shielded and reflect away from adjacent streets and residential properties.
17. Layout and design of proposed parking and loading areas and the proposed pattern of traffic circulation on the site, including pavement markings, islands, curbs, bumper guards and similar facilities.
18. Sidewalks or walkways, if any, proposed for pedestrian circulation on the site.
19. A final landscaping plan showing the type, size and location of any plant material proposed and all areas proposed to be seeded.
20. A final grading plan, including erosion and sedimentation control measures, as required by Section 803.1 of this Ordinance.
21. If applicable, a notation on the plat that access to a State highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under Section 420 of the State Highway Law (P.L. 1242, No. 428 of June 1, 1945).
22. If applicable, evidence of PA Department of Labor and Industry approval.
23. If applicable, an N.P.D.E.S. Permit obtained from the Washington County Conservation District.
24. If applicable, final stormwater management calculations and construction drawings for stormwater management facilities as required by Section 808 of this Ordinance.
25. Storm drainage plan, including location, size, slope, direction of flow, capacity and material of all storm sewers and connections to existing systems; location of all catch basins, manholes, culverts and other appurtenances; location and width of all storm drainage easements; and location of surface swales, if any.
26. Location, size and specifications for private improvements such as curbs, sidewalks, driveways, parking areas, landscaping strips or planters, wheel stops and the like.

27. Amenities Bond for private improvements, as required by Section 511 of this Ordinance.
28. If any public improvements are proposed, four (4) sets of construction drawings, as required by §407-D and evidence of the Performance Bond required by Section 411 of this Ordinance.
29. Spaces for signatures of the Chairman and Secretary of the Planning Commission, Chairman of the Board of Supervisors, Township Secretary and Township Engineer and dates of approval.

SECTION 508 FINAL APPLICATION APPROVAL FOR A LAND DEVELOPMENT

508.1 Planning Commission Recommendation

The Township Engineer shall present a written report to the Planning Commission which states whether the application complies with the requirements of this Ordinance and that report shall be included in the minutes of the Planning Commission meeting. The Planning Commission shall not make a recommendation on the application until the report of the Township Engineer has been received.

At the first regular meeting of the Planning Commission after submission of a Final Application, the Planning Commission shall consider whether or not to accept the application as complete and properly filed, based on the Township Engineer's review. If the application is not accepted as complete in content and properly filed, the Planning Commission shall return the application to the applicant for resubmission for the next monthly meeting in accordance with the time specified in Section 506 and shall provide the applicant with a copy of the Township Engineer's written review outlining the deficiencies to be corrected in order for the application to be considered complete in content and properly filed.

The date of the Planning Commission meeting at which the Final Application is accepted as complete and properly filed shall be the official date of filing for the application and shall represent the beginning of the sixty (60) day period for Planning Commission review and action on the application, unless the applicant agrees, in writing, to an extension of time.

Within sixty (60) days of the official date of filing of the application, the Planning Commission shall make a recommendation, in writing, to the Board of Supervisors recommending approval, approval with conditions or disapproval of the Final Application. The recommendation of the Planning

Commission shall provide reasons for the recommendation and, in the case of a recommendation for disapproval, shall cite the specific requirements of this Ordinance which have not been met.

508.2 Board of Supervisors Action

Within ninety (90) days of the official date of filing of the application, the Board of Supervisors shall either approve, approve with conditions or disapprove the Final Application at a public meeting. The Township Planning Commission's written recommendation and the Township Planning Commission minutes containing the report of the Township Engineer shall be made a part of the record at that meeting.

A letter indicating approval, approval with conditions or disapproval shall be mailed to the applicant within fifteen (15) days of the date of the decision. If the Final Application is not approved, the Board of Supervisors shall specify the defects found in the Final Application and cite the requirements of this Ordinance which have not been met.

508.3 Conditional Approval

If the Board of Supervisors determines that certain conditions are warranted to be attached to Final Approval to protect the public interest and guarantee compliance with the requirements of this Ordinance, the conditions of approval shall be specified, in writing, in the notice of conditional approval required by Section 508.2 of this Ordinance. The applicant shall accept or reject the conditions attached to Final Approval either by giving written notice to the Township Secretary or by executing the Development Agreement required by Section 510 of this Ordinance within thirty (30) days of the date of the meeting of the Board of Supervisors at which Final Approval is granted. If the applicant fails to give written notice to the Township regarding acceptance or rejection of the conditions attached to Final Approval or execute the Development Agreement within the required thirty (30) days, Final Approval shall automatically be rescinded without written notice to the applicant.

508.4 Deemed Approval

Failure of the Board of Supervisors to render a decision and communicate it to the applicant within the time and in the manner prescribed by this Ordinance shall be deemed an approval of the application in the terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

SECTION 509 THE MEDIATION OPTION

The Township may offer the mediation option as an aid in completing the proceedings authorized by this Article in accordance with the requirements of Section 409 of this Ordinance.

SECTION 510 DEVELOPMENT AGREEMENT

All land developments shall be further subject to the requirements for a Development Agreement as specified in Section 413 of this Ordinance.

SECTION 511 AMENITIES BOND

All land developments shall be further subject to the requirement for an Amenities Bond as specified in Section 412 of this Ordinance.

SECTION 512 LAND DEVELOPMENTS WHICH PROPOSE THE EXTENSION OR INSTALLATION OF ANY PUBLIC IMPROVEMENTS

Land Developments which propose the extension or installation of any public improvements, as defined by this Ordinance, shall be further subject to Section 407-D and Sections 411 and 413 of this Ordinance governing installation of public improvements, posting of financial security to guarantee their proper installation and execution of a Development Agreement.

SECTION 513 RECORDING

A land development plan shall not be required to be recorded in the Washington County Recorder of Deeds Office, if the land development is proposed on a lot or lots of record, unless a Declaration Plan is required to be recorded by the PA Unit Property Act for a condominium.

Any land development plan which involves the subdivision, resubdivision or consolidation of property or the dedication of easements or rights-of-way for public improvements shall present a Final Plat for recording purposes with the application for Final Approval of the land development. The Final Plat for recording shall be prepared in accordance with the requirements of Section 304 of this Ordinance for a Minor Subdivision.

SECTION 514 FILING OF COPIES

Whether or not the land development is required to be recorded, the applicant shall deliver two (2) paper prints of the final plat containing the required signatures and dates of approval to the Township Zoning Officer.

SECTION 515 EXPIRATION OF FINAL APPROVAL OF A LAND DEVELOPMENT PLAN

If construction of a land development which has been granted Final Approval, with or without conditions, is not initiated and diligently pursued within six (6) months of the date of Final Approval, Final Approval shall expire immediately. The Township Zoning Officer shall give written notice to the applicant within thirty (30) days of the date of expiration of Final Approval, including notification of the requirements to reinstate Final Approval provided in Section 516 of this Ordinance. Any construction which occurs after notice from the Township Zoning Officer shall constitute a violation of this Ordinance and shall be subject to the Enforcement Remedies of Section 1105 unless Final Approval is reinstated in accordance with Section 516 of this Ordinance.

SECTION 516 REINSTATEMENT OF FINAL APPROVAL OF A LAND DEVELOPMENT PLAN

In the event that final approval of the land development plan has expired as provided for in Section 515 of this Ordinance, the Township Secretary is authorized to reinstate the signatures of the proper officers of the Township indicating approval, provided there are no changes in the land development plan previously granted Final Approval and all the requirements of this Ordinance regarding posting of a Performance Guarantee and execution of a Development Agreement, if required, have been met and, further, provided the plan is submitted for reinstatement of approval within ninety (90) days following the expiration of Final Approval by the Board of Supervisors.

Any request for reinstatement of Final Approval which is submitted after one hundred eighty (180) days from the date of the original grant of Final Approval by the Board of Supervisors shall be required to resubmit an application for Final Approval in conformance with the requirements of Sections 506 through 514 of this Ordinance, including the application filing fee.