Charlestown Township, Chester County, Pennsylvania
TND Ordinance
Summary of Approvals Process
Date: December 6, 2007; Adopted: June 21, 2010

Exhibit 'F'

DEVELOPER	CHARLESTOWN TOWNSHIP
SUBMIT SKETCH PLAN APPLICATION & PRE-APPLICATION CONFERENCE 1.) Conceptual Plan 2.) Manual of Written & Graphic Design Guidelines - Demonstrate compliance with "Key Design Elements" - Demonstrate compliance with general "Graphic Design Guidelines" - Developer's specific "Graphic Design Guidelines"	**REVIEW & COMMENT ON SKETCH PLAN** 1.) Township Engineer 2.) Township Planning Commission 3.) Township Planning Consultant 4.) Township Architectural Consultant 5.) Township "Design Review Committee"
SUBMIT PRELIMINARY PLAN APPLICATION 1.) Master Plan - Building Plan - Street, Alley, and Streetscape Plan - Pedestrian Access Plan - Open Space & Recreational Facilities Plan - Landscape Plan - Parking Plan - Utilities Plan - Phasing Plan 2.) Project Narrative - Statement of TND community integration - Description of property & proposed project 3.) Manual of Written & Graphic Design Guidelines - Demonstrate compliance with "Key Design Elements" - Demonstrate compliance with general "Graphic Design Guidelines" - Developer's specific "Graphic Design Guidelines" 4.) Complete engineered plans in accordance with SLDO - Civil design & engineering - Street horizontal / vertical design & engineering - Stormwater management design & engineering - Sanitary sewer design & engineering & approval - Traffic engineering 5.) Impact Assessment and Mitigation Report - Traffic - Public water - Public sewer - Other potential utility or infrastructure - Fiscal - Emergency services (police, fire, ambulance) - Schools	**REVIEW, COMMENT & APPROVAL OF PRELIMINARY PLANS** 1.) Township Engineer 2.) Township Planning Commission 3.) County Planning Commission 4.) Township Planning Consultant 5.) Township Board of Supervisors review & approval 6.) Township Architectural Consultant 7.) Township "Design Review Committee" 8.) Township Fire Marshal
SUBMIT FINAL PLAN APPLICATION 1.) All engineering in accordance with Final Plan requirements 2.) Submit Declaration of Covenants, Easements & Restrictions 3.) Update Master Plan for any changes 4.) Outside agency approval(s) / permit(s) - PennDOT Highway Occupancy Permit(s) - County Conservation District E&S permit - PA-DEP NPDES-2 permit - PA-DEP Sanitary Sewer Module / Part 2 Permit - PA-DEP General Permit(s) - US-ACOE Joint Permit(s)	**REVIEW, COMMENT & APPROVAL OF FINAL PLAN** 1.) Township Engineer 2.) Township Planning Commission 3.) County Planning Commission 4.) Township Planning Consultant 5.) Township Board of Supervisors review & approval 6.) Township Architectural Consultant 7.) Township "Design Review Committee" 8.) Township Fire Marshal
FINAL PLAN (BY PHASE) RECORDING 1.) Establish surety amounts & post surety instrument(s) 2.) Satisfy all pre-recording conditions of Final Plan approval 3.) Execute developer/township agreement(s)	
SUBMIT BUILDING PERMIT APPLICATION 1.) Building Plans 2.) Building Elevations 3.) Material Samples	**REVIEW, COMMENT & APPROVAL OF BUILDING PERMIT APPLICATION** 1.) Township Architectural Consultant 2.) Township "Design Review Committee" 3.) Township Engineer/Building Official
COMMENCE WITH CONSTRUCTION OF RECORDED PHASE	