

Exhibits and Data Required For PRELIMINARY APPROVAL FOR A LAND SUBDIVISION OR LAND DEVELOPMENT

The following information shall be required for consideration of a Preliminary Plan for land Subdivision of over three lots or for a land development. Thirteen full scale copies of Exhibits No. 1 through No. 17 and ten half-size copies of the Proposed Site Plan, Exhibit No. 4, shall be provided by the Applicant.

- A. All exhibits and illustrations shall be prepared as per the following requirements:
 1. All exhibits and illustrations shall be drawn at a scale of not less than one hundred (100) feet to one (1) inch. Exhibits at fifty (50) feet to one (1) inch are preferred. Dimensions shall be shown in feet and decimals shown to the nearest one-hundredth (.01) of a foot.
 2. All plans shall be drawn on an approved permanent material such as linen, mylar, or croniflex. Prints (copies) of plans shall be blue or black line reproductions.
 3. The plan/plat to be used for recording shall be drawn with a waterproof permanent black ink. All records, data entries, statements, etc., thereon shall also be made with the same type of ink or Township approved reproducible typing process. All signatures shall also be executed with waterproof permanent black ink.
 4. All plans and illustrations shall be on sheets no larger than twenty four (24) inches by thirty six (36) inches with a border of one half (1/2) inch on all sides except the twenty four (24) inch binding edge where border shall be one (1) inch. More than one (1) sheet may be used for larger tracts and must be of the same scale and indexed.
 5. All plans and illustrations shall have on each sheet a title block in lower right hand corner of the sheet to include:
 - a. Proposed name of the land subdivision or land development which shall not have the same spelling or be pronounced similar to the name of any other subdivision or land development located within the Township.
 - b. Location by municipality, county, and state.
 - c. Name and address of the Owner (s).
 - d. North point, graphic scale, and date the illustration or plan was prepared, block for noting changes and date of changes.
 - e. The seal, name, address, and telephone number of the Pennsylvania Registered Professional Land Surveyor who surveyed the land and prepared the recording plat/plan and located the improvements. In the case of land developments without a subdivision or on exhibits or plans prepared by other design professionals include the seal, name, address, and telephone number of the Pennsylvania Registered Architect, Engineer, or Landscape Architect who prepared the exhibit or plan.
 - f. Deed Source, County, Volume, Page Number of the Original tract.

6. All plans and illustrations shall include on each sheet all tract boundaries with bearings, distances, and total area to the nearest hundredths.
 7. All plans and illustrations shall include on each sheet all adjacent or contiguous streets (within two hundred (200) feet of tract boundaries), roads, and railroads' rights-of-ways, and all adjacent or contiguous utility easements or rights-of - ways.
 8. All plans and illustrations shall include on each sheet all adjacent or contiguous (within two hundred (200) feet of tract boundaries), lots or parcels' lines and the names of the Owners and names of adjacent or contiguous land subdivisions or land developments.
 9. All plans and illustrations shall include on each sheet the location of Township limit lines, if they traverse or are adjacent (within two hundred (200) feet or fonn part of the boundaries, to the subdivision or land development.
 10. Outside of the tract, all play/plans and illustrations submitted shall be drawn according to the following:
 - a. Streets and other ways of medium solid lines.
 - b. Property lines of adjacent subdivision by medium dashed and two (2) dotted lines.
 - c. Lot line by medium solid lines
 - d. Restriction lines, easements, etc., by light dashed lines.
 11. Within the tract, all/plans and illustrations submitted shall be drawn according to the following:
 - a. Streets or ways of heavy solid lines.
 - b. Tract Boundary or perimeter property lines by heavy dashed and two (2) dotted lines.
 - c. Lot or property unit lines of medium solid lines.
 - d. Restriction lines (building or setback lines) by long light dashed lines.
 - e. Easements or other reserved areas by short light dashed lines.
- B. Exhibit No. 1- Location Map: This Exhibit shall consist of a generalized location map illustrating the general area within the Township in which the proposed land subdivision or land development is located and its relationship to existing roads, existing development, and existing community facilities. This map does not have to be drawn at the scale of one hundred (100) feet to the inch.
- C. Exhibit No. 2- Existing Topography and Physical Features: This Exhibit shall consist of an illustration of existing physical conditions which shall include, but not be limited to, the following data:
1. Existing topography within the tract, contiguous to the track, and within one hundred (100) feet of the tract boundary. Topography shall be shown by contour line at on (1) foot intervals where the existing slope does not exceed five (5) percent; shown by contour line at two (2) foot intervals where the existing slope is from five (5) to ten (10) percent, and shown by contour line at five (5) foot intervals where the existing slope is in excess of ten (10) percent.
 - a. Illustrated will be the bench marks and the datum to which contour elevations refer. Data shall refer to known established elevations of the U.S.G.S., Penn Dot, or other Township-approved source.
 2. All existing water courses or water bodies, floodways, flood plains, drainage courses and existing drainage facility structure or systems. To be included is the exact location, elevations, grades, dimensions, capacity, and flow line within the tract or within two hundred (200) feet of the tract.

3. Location of all existing significant natural features, such as tree masses, embankments, areas of past or current strip or subsurface mining activities, areas of previous landslides, and areas susceptible to slides. Within tracts having past or current subsurface mining activities, the depth of overburden shall be illustrated and source of data noted.
 4. Location of any other natural features adjacent to the tract affecting or to be affected by the design of the proposed land subdivision and/or land development.
- D. Exhibit No. 3- Existing Land Survey and Land Use- This Exhibit shall consist of an illustration of existing property lines and land use which shall include, but not be limited to, the following data:
1. All existing property lines, rights-of-ways, or easements, and the purpose for which the easements or rights-of-ways have been established. Include all dimensions, bearings, and distances and total land area(s).
 2. All existing zoning districts (lines and classifications) within the tract, and for the adjacent area within two hundred (200) feet of the tract.
 3. All existing land use, approximate location and size of existing buildings and structures, within the tract and for the adjacent area within two hundred (200) feet of the tract.
 4. Location, size, and approximate elevation of all existing underground utilities within the tract or within two hundred (200) feet of the tract.
 5. Location of all manholes, inlets, culverts, structures and bridges, fire hydrants, telephone, and/or electrical above ground structures within the tract or within two hundred (200) feet of the tract.
 6. Location and width of existing rights-of-ways or easements for utility lines, petroleum product transmission lines, railroads, and other significant manmade features.
 7. Location of all existing streets or access easements within the tract or within two hundred (200) feet of the tract, including name, finished grade, right-of- way width, cartway width, and type of surface material of the cartway.
 8. Any other man-made condition adjacent to the tract affecting or to be affected by the design of the land subdivision or land development.
- E. Exhibit No. 4- Proposed Site Plan: This Exhibit shall consist of an illustration of the proposed layout and improvements planned for the land subdivision and/or land development which shall include, but not be limited ,to the following data:
1. Any proposed changes in the existing topography shown at contour line intervals required in Exhibit No. 2 of the Preliminary Plan application requirements.
 2. The proposed location, dimensions, gross area, proposed use, and proposed restrictions of each subdivision of real estate within the tract. In cases of staged development or lands reserved for future subdivision the final/maximum stage of development and/or subdivision shall be illustrated.
 - a. Proposed land subdivision shall illustrate proposed lot or parcel lines or common property lines and an Arabic number for each lot.
 - b. Proposed land development shall illustrate proposed structure locations and a Capital Letter to identify each structure.
 - c. Proposed land developments involving condominiums shall illustrate proposed unit boundaries and a Lower Case Letter to identify each unit.
 - d. Proposed location, dimensions, and gross area of proposed real estate to be restricted, reserved, and/or dedicated to public use shall be illustrated.
 - e. All yards, (front, side, rear) shall be identified and typical dimensions illustrated.

- f. Existing zoning boundaries and proposed new zoning districts and/or boundaries shall be illustrated.
 - g. The proposed location and preliminary plan dimensions and description of use for all reservations, easements, and/or rights-of-ways, including but not limited to, vehicular streets, pedestrian ways, recreations ways, drainage ways, and utility ways.
 - h. The proposed street names shall be illustrated.
 - i. All other improvements required by this Ordinance or proposed by the Applicant in sufficient detail as to effectuate a proper review and approved by the appropriate authority. After a Preliminary Plan approval has been granted by the Board of Supervisors, if the Applicant intends to add additional improvements or to eliminate proposed improvements, said improvement plan must be reviewed as per the Preliminary Plan review process prior to initiation of a Final Plan application.
3. A summary chart/table shall be illustrated specifying the gross area of the tract, gross area of each development stage, proposed stage, proposed total number of lots, structures, and/or condominium units by stage, average and minimum lot size, average and minimum dwelling unit size, gross area to be used for nonresidential purpose, (open space) recreation, a summary listing of proposed public improvements, and a summary listing of proposed commonly owned or privately owned improvements.
- F. Exhibit No. 5- Proposed Grading Plan: This Exhibit shall consist of an illustration of the proposed clearing, stripping, excavating, filling, grading, construction, or other activity involving the disturbance of the existing terrain or vegetative ground cover which shall be submitted in accordance with the requirements of the Center Township Grading Ordinance No. 245, as amended. No Preliminary Plan approval shall be granted until the Applicant has provided documentation certifying that the Applicant has submitted plans for review under the Township Grading Ordinance.
- G. Exhibit No. 6- Proposed Soil Erosion and Sedimentation Control Plan: This Exhibit shall consist of an illustration setting forth the construction procedures, erosion and sedimentation control methods and devices and which shall be submitted in accordance with the requirements of the Pennsylvania Clean Stream Law, Beaver County Soil Conservation District as per the latest edition of the Soil Erosion And Sedimentation Control Manual of the Beaver County Soil Conservation District and the Township Grading Ordinance . No. Preliminary Plan approvals shall be granted until the Applicant has provided documentation certifying that the Applicant has submitted plans for the necessary reviews and permits.
- H. Exhibit No. 7- Proposed Storm Water Drainage and Under-drainage Plan: This Exhibit shall consist of an illustration of the proposed storm water drainage and underdrainage plans submitted in accordance with the requirements of the Pennsylvania Act 167 of 1978, Storm Water Management; Pennsylvania Act 166 of 1978, Flood Plain Management; Pennsylvania Act 325 of 1978, Dam Safety and Encroachments; the National Flood Insurance Act of 1968; The Township Grading Ordinance; the Township Flood Plain Ordinance; and this Ordinance. No

Preliminary Plan approval shall be granted until the Applicant has submitted plans for the necessary review.

1. For purpose of review to meet the specific requirements of this Ordinance an illustration/plan shall be required. Exhibit No. 7 shall include appropriate design detail and required design calculations for any proposed alteration of existing drainage facilities and any proposed construction of new collection drainage or storage facilities including associated appurtenances with the exact locations, elevations, grades, dimensions, and capacities and runoff rates including the method of disposal of all storm water or ground water collected and the effect of this runoff rate/disposal on adjacent and contiguous lands.
- I. Exhibit No. 8- Proposed Circulation/Parking Plan: This Exhibit shall consist of an illustration including appropriate plans, profiles, and data of the proposed circulation and, as applicable, parking facilities for motorized vehicles, non-motorized vehicles, and pedestrian ways submitted in accordance with the requirements of the Pennsylvania Department of Transportation, Center Township Excavation and Driveway Ordinances, and this Ordinance. No Preliminary Plan approval shall be granted until the Applicant has provided documentation certifying that the Applicant has submitted plans for the necessary reviews and permits.
 1. For the purpose of review to meet the specific requirements of this Ordinance, an illustration /plan shall be required as Exhibit No. 8. Exhibit No. 8 shall include the following:
 - a. Composite circulation/parking plan illustrating the proposed traffic patterns; traffic controls, and methods to separate (as applicable) motorized vehicular, non-motorized vehicular, and pedestrian traffic. This plan shall illustrate circulation and parking patterns within the tract, contiguous to the tract and within two hundred (200) feet of the tract.
 - b. For each circulation and parking facility a typical section of grading, drainage, underground utility location, finish surface type, and curbing including specifications of materials to be used for the entire rights-of- ways.
 - c. For each circulation and parking facility a profile showing existing ground elevation and the proposed finished grade along the center line and right- of-way lines.
 - d. Proposed lighting plan for each circulation and parking facility including the mounting, location, mounting height of poles and standards, lamp type, lateral lighting pattern/distribution, and minimum maintained horizontal foot candles.
 - e. Proposed sign/pavement marking plan for each circulation and parking facility including type, location, dimension, and construction materials.
- J. Exhibit No. 9-Proposed Water Supply and Distribution Plan: No Preliminary Plan approval shall be granted until the Applicant has provided documentation certifying that the Applicant submitted appropriate reports, plans, and profiles of the proposed primary drinking water supply, water distribution, and fire hydrants to the Township Water Authority, Fire Marshal, and, if applicable, to the Pennsylvania Department of Environmental Resources for the necessary review, approval, and/or permit.
- K. Exhibit No. 10-Proposed Sanitary Sewage Collection and Treatment Plan: No Preliminary Plan approval shall be granted until the Applicant has provided documentation certifying that the Applicant has submitted appropriate reports, plans, and profiles of the proposed sanitary sewage collection and treatment in accordance with the requirements of the Pennsylvania Sewage Facilities Act (Act 537), to the Township Sewer Authority, or the Township Sewage Enforcement Officer.

- L. Exhibit No. 11-Proposed Underground Utility Plan:
1. No Preliminary Plan approval shall be granted until the Applicant has provided documentation certifying that the Applicant has submitted appropriate reports, plans, and profiles indicating the location and elevation of all utilities including, if applicable, cable television, to the appropriate Utilities for the necessary review, approval, and/or permit required by each Utility Company.
 2. A composite cross section indicating location of all underground utilities as well as separate plans/permits approved by each Utility company shall be submitted to the Township.
- M. Exhibit No. 12- Proposed Recreational Site and Facilities Plan: An illustration including appropriate design detail indicating the location, facilities, and improvement design as required by Ordinance of the Township, or as proposed by the Applicant shall be submitted in accordance with the requirements of this Ordinance. Exhibit No. 12 shall include a proposed ownership /management plan for the recreation site(s).
- N. Exhibit No. 13-Proposed Plan of Off-Site Improvements and Facilities: This Exhibit shall consist of appropriate plans, profiles, and other necessary data of improvements and facilities which are to be located outside of the proposed land subdivision and/or land development and which are required by the Board of Supervisors to be constructed for any of the following reasons: To provide service to the land subdivision/land development, to prevent existing facilities exceeding their capacity because of service which development, and/or to prevent a hazardous or unsafe condition which may result as a consequence of the proposed land subdivision/land development. Such plans shall be submitted in accordance with the requirements of the applicable agency and this Ordinance.
- O. Exhibit No. 14-Preliminary Draft of Deed Restrictions and/or Protective Covenants: This Exhibit shall consist of a report of the proposed/preliminary draft of deed restrictions and/or protective covenants that shall regulate use of land or the construction of improvements. To be included with this exhibit is the name, address, and telephone number of the attorney who prepared this exhibit for the Applicant.
- P. Exhibit No. 15-Preliminary Draft of the Declaration Plan for a Condominium: A preliminary draft of all reports, data, plats, and plans required by the Pennsylvania Uniform Condominium Act (Act 82 of 1980) in order to regulate the use of land or the construction of improvements shall be submitted. To be included with this exhibit are the names, addresses, and telephone numbers of the attorney and design professionals who prepared this exhibit for the Applicant.
- Q. Exhibit No. 16-Preliminary Draft of the Owner's Association Organization including Membership, By-Laws, and Management Plan: A preliminary draft of the organization and management plan shall be submitted describing the unit owner's association that shall covenant to operate, regulate, and maintain all common land, water, facilities, and structures. Said draft shall include all provisions and requirements of the Pennsylvania Municipalities Planning Code; Center Township Ordinance No. 235, Planned Residential Development; and this Ordinance. To be included with this exhibit is the name, address, and telephone number of the attorney who prepared this exhibit for the Applicant.
- R. Exhibit No. 17-Additional Information: The Applicant shall provide such additional information as may be required by the Township and its review agencies in order to more fully evaluate the proposed land subdivision and/or land development and its effect on adjacent land or water areas or on the Township as a whole.