

**EXHIBITS AND DATA REQUIRED FOR
FINAL APPLICATION
FOR A MAJOR SUBDIVISION AND/OR LAND DEVELOPMENT PLAN**

The following information shall be required for consideration of a Final Plan for Land Subdivision of more than three (3) lots or for a Land Development. Nine (9) full scale copies of Exhibit No. 1 through Exhibit No. 14, nine (9) half-size copies of the Final Site Plan/Recording Plat, Exhibit No. 1, and a .pdf file of all documents submitted 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 (1) inch equals one hundred (100) feet. Exhibits drawn at one (1) inch equals fifty (50) feet 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 high quality paper. 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 waterproof permanent black 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 the 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 the lower right 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 land subdivision or land development located within the Township.
 - b. Location by Municipality, County, and State.

- c. Name and address of the Owner(s).
 - d. Name and address of the Developer(s).
 - e. North point, graphic scale, and date the illustration or plan was prepared, block for noting changes and date of changes.
 - f. 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 thereupon. In the case of Land Developments without a Land 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.
 - g. 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 hundredth of a foot.
 7. All plans and illustrations shall include on each sheet all adjacent or contiguous (within two hundred (200) feet of tract boundaries) streets, roads, and railroad rights-of-ways, and all adjacent or contiguous utility easements or rights-of-way.
 8. All plans and illustrations shall include on each sheet all adjacent or contiguous (within two hundred (200) feet of tract boundaries) lot or parcel 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 municipal boundaries, if they traverse or are adjacent or contiguous to (within two hundred (200) feet of tract boundaries) of the boundaries of the land subdivision or land development.
 10. Outside of the tract, all plat/plans and illustrations submitted shall be drawn according to the following:
 - a. Streets and ways by medium solid lines.
 - b. Property lines of adjacent land subdivision by medium dashed and

- two (2) dotted lines.
- c. Lot lines by medium solid lines.
 - d. Restriction lines, easements, etc., by light dashed lines.
11. Within the tract, all plat/plans and illustrations submitted shall be drawn according to the following:
- a. Streets and ways by heavy solid lines.
 - b. Tract Boundary or perimeter property lines by heavy dashed and two (2) dotted lines.
 - c. Lot or property unit lines by 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 - Final Site Plan/Recording Plat: 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 at one (1) foot intervals where the slope does not exceed five (5) percent; shown by contour line at two (2) foot intervals where the slope is from five (5) percent to ten (10) percent, and shown by contour line at five (5) foot intervals where the slope is in excess of ten (10) percent.
 - 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. Front yard, rear yard, and side yard setback lines shall be illustrated for each existing and proposed zoning district.
 - h. An area and bulk regulation table for each existing and proposed zoning district shall be illustrated.
 - i. The proposed location and final 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.
 - j. The proposed street names shall be illustrated.
 - k. Parcels of land proposed to be reserved for schools, parks, playgrounds or other public, semi-public or community purposes, if any.
 - l. Proposed private improvements, if any.
 - m. All other improvements required by the Land Subdivision and Land Development Ordinance No. 1-2003 and the Zoning Ordinance No. 5-2012, as amended, or proposed by the Applicant in sufficient detail as to effectuate a proper review and approved by the appropriate authority.
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.

- C. Exhibit No. 2 - Final Approved Grading Plan and Grading Permit: This Exhibit shall consist of an illustration of the proposed earth disturbance, 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. 3-2018, as amended.
- D. Exhibit No. 3 - Final Approved Soil Erosion and Sedimentation Control Plan and Permit: 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 Conservation District, and as per the latest edition of the Soil Erosion and Sedimentation Control Manual of the Beaver County Conservation District and Center Township Grading Ordinance No. 3-2018.
- E. Exhibit No. 4 - Final Approved Stormwater Drainage and Underdrainage Plan and Permit: This Exhibit shall consist of an illustration of the proposed storm water drainage and underdrainage plans submitted in accordance with the requirements of 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 Center Township Grading Ordinance No. 3-2018; the Center Township Flood Plain Management Ordinance No. 1-2015; the Center Township MS4 Operation and Maintenance Ordinance No. 8-2014, and the Center Township Land Subdivision and Land Development Ordinance No. 1-2003.
1. For purpose of review to meet the specific requirements of the Center Township Land Subdivision and Land Development Ordinance No. 1-2003, 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 drainage collection, conveyance or storage facilities including associated appurtenances with the exact locations, elevations, grades, dimensions, 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.
- F. Exhibit No. 5 - Final Approved Circulation/Parking Plan and Lighting 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, Center Township Land Subdivision and Land Development Ordinance No. 1-2003, and the Center Township Zoning Ordinance No. 5-2012.

1. For the purpose of review to meet the specific requirements of the Center Township Land Subdivision and Land Development Ordinance No. 1-2003 and Center Township Zoning Ordinance No. 5-2012, 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-way.
 - 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.

- G. Exhibit No. 6 - Final Approved Water Supply and Distribution Plan: No Final Plan approval shall be granted until the Applicant has provided documentation certifying that the Applicant received the required permits and approvals from the Center Township Water Authority, Fire Marshal, and if applicable, the Pennsylvania Department of Environmental Protection.

- H. Exhibit No. 7 - Final Approved Sanitary Sewage Collection and Treatment Plan, Permit, and Approved Sewage Facilities Planning Module: No Final Plan approval shall be granted until the Applicant has provided documentation certifying that the Applicant has received the required permits and approvals from the Center Township Sanitary Authority, Center Township Sewage Enforcement Officer, and Pennsylvania Department of Environmental Protection.
- I. Exhibit No. 8 - Final Approved Underground Utility Plan and Permits:
1. No Final Plan approval shall be granted until the Applicant has provided documentation certifying that the Applicant has received the required permits and approvals from each respective utility company.
 2. A composite cross section indicating the location of all underground utilities as well as separate plans/permits approved by each Utility company shall be submitted to the Township.
- J. Exhibit No. 9 - Final Approved Recreational Site and Facilities Plan: An illustration including appropriate design detail indicating the location, facilities, and improvement design as required by the Center Township Zoning Ordinance No. 5-2012 or as proposed by the Applicant shall be submitted in accordance with the requirements of the Center Township Land Subdivision and Land Development Ordinance No. 1-2003 and Center Township Zoning Ordinance No. 5-2012. Exhibit No. 12 shall include a proposed ownership/management plan for the recreation site(s).
- K. Exhibit No. 10 - Final Approved Off-Site Improvements and Facilities Plan: 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 from exceeding their capacity because of service to the land subdivision / land 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 Center Township Ordinances.
- L. Exhibit No. 11 - Final Draft of Deed Restrictions and/or Protective Covenants: This Exhibit shall consist of a report of the final 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, email, and telephone number of the attorney who prepared this Exhibit for the Applicant.

- M. Exhibit No. 12 - Final Draft of the Declaration Plan for a Condominium: A final 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, emails, and telephone numbers of the attorney and design professionals who prepared this Exhibit for the Applicant.
- N. Exhibit No. 13 - Final Draft of the Owner's Association Organization including Membership, By-Laws, and Management Plan: A final 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, utilities, and structures. Said draft shall include all provisions and requirements of the Pennsylvania Municipalities Planning Code; Center Township Zoning Ordinance No. 5-2012 and the Center Township Land Subdivision and Land Development Ordinance No. 1-2003. To be included with this Exhibit is the name, address, email, and telephone number of the attorney who prepared this Exhibit for the Applicant.
- O. Exhibit No. 14 - Other Plans and Exhibits Required by Center Township: 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.