

## Part 4

### Plan Requirements

#### §22-401. Preliminary Plan Contents and Review.

All plans submitted for preliminary review shall be drawn to a scale of 1" = 50' or larger (1"=50') and contain the following information:

A. *Requirements for Subdivision and Land Development Plans.*

(1) *General Data.*

- (a) Graphic scale.
- (b) Day, month, year plan prepared and revised.
- (c) Names of abutting property owners and their deed book and page numbers.
- (d) Key map at a scale of 1 inch equals 400 feet showing streets, roads, buildings and motor vehicle access within 1000 feet from the exterior boundary of the lot.
- (e) The name of the proposed development, the identification by Centre County Tax Map Parcel Number and the name and address of the legal owner of the property (and equitable owner, if any), proof of ownership and the individual or firm preparing the site plan. To the extent that the owner is not an individual or a group of individuals, but rather is an entity, the entity shall be required to disclose the name of all individuals possessing an ownership interest in the entity. The aforesaid disclosure requirement shall not apply to publicly traded corporations nor to entities owned by more than ten individuals.
- (f) North Point (specified as true or magnetic).
- (g) Total size of the property, and each lot and/or area(s) to be leased.
- (h) The proposed use of the property.
- (i) Location of the existing and proposed front, side and rear yard setback area(s) as required by the applicable zoning district.
- (j) A stormwater management plan as required by the Ferguson Township Stormwater Management Ordinance [Chapter 26, Part 1].
- (k) Soil erosion and sedimentation control plan in accordance with 25 Pa. Code §102, Erosion Control.
- (l) A statement of general utility information and information required by Act 172 of 1986, 73 P.S. §176 *et seq.*, as amended.
- (m) The location, face area and height of signs as regulated by the

Sign Regulations [Chapter 19, Part 1].

(2) *Existing Features.*

(a) Perimeter boundaries of the total property, showing bearings to the nearest minute and distances to the nearest hundredths of a foot, except that tract boundaries are not required for residual parcels of more than ten acres when used for agricultural purposes and not involving any new street or easement of access, provided the general location of the perimeter boundary of such land is shown on the key map.

(b) Zoning district, as stipulated in the Township Zoning Ordinance [Chapter 27].

(c) Natural Features.

(i) Sinkholes, watercourses, and tree masses.

(ii) Floodplain wetlands and steep slopes as defined by the Township Zoning Ordinance [Chapter 27].

(iii) A statement of existing soil types.

(iv) Topographic contour lines at vertical intervals of 2 feet for land with average undisturbed slope of 4% or less, and at intervals of 5 feet for land with average natural slopes exceeding 4%, including source of topographic data. Areas to be dedicated as public park lands shall have topographic contour lines at vertical intervals of 1 foot.

(d) Manmade features in or within 50 feet of the property, including but not limited to: (1) sewer lines; (2) all existing and proposed water lines within and adjacent to the proposed subdivision or land development; (3) electrical lines and poles; (4) culverts and bridges; (5) Railroads; (6) buildings; (7) streets, including right-of-way and cartway widths, and approximate grades. [Ord. 830]

(3) *Proposed Development.*

(a) Location and width of rights-of-way and cartways.

(b) Statement of whether streets will remain private or are intended to be dedicated to the Township.

(c) Proposed street names.

(d) Typical street cross-section showing materials for base and surfacing and method of construction.

(e) Profiles along centerline of each proposed street, showing finished grade a scale of 1 inch equal 50 feet horizontal and 1 inch equals 5 feet vertical.

(f) Radius of horizontal curves.

(g) Length of tangents between reverse curves.

- (h) Curb radii at intersections.
- (i) Vegetation to be planted between curb or shoulder and right-of-way line.
- (j) Curbs and gutters, location, cross-section and typical design.
  - (i) Topographic contour lines for proposed finished grades within rights-of-way at intervals specified in subsection (B)(4)(c), above.
- (k) Perimeter boundaries of each lot with distances to hundreds of a foot and bearing to 1 minute, determined by accurate survey in the field, balanced and closed with an error of closure not to exceed 1 foot in 2,000 and dimensions and bearings of right-of-way lines and easements including radii of curves and areas and delta angles of all curves.
- (l) For plans with access onto a State Highway the following note shall be placed on the plan: A highway occupancy permit is required pursuant to §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.
- (m) Sidewalks, including location, width, grades and ramps for handicapped.
- (n) Walkways between blocks, as required in Part 5, §22-503.3.
- (o) Location of street lights.
- (p) Proposed lot numbers.
- (q) Proposed street address and address for each unit if applicable.
- (r) Utility, drainage and other easements.
- (s) Location and species of shade trees within street rights-of-way.
- (t) Location and pipe diameter (I.D.) of sewer and water mains and laterals to each lot; location of soil log holes or onsite sewage systems plus a statement indicating the type of onsite systems permitted for each soil log hole as specified in the approved plan module.
- (u) Subdivision plans of four parcels or less and changes to existing subdivisions which impact four parcels or less are exempt from these requirements.
  - (1) The applicant shall contact the applicable community water system to obtain fire flow rates for the water system serving the proposed subdivision or land development. These flow rates shall be provided as a note on the plan submitted to the municipality.
  - (2) The location, construction detail and ownership information of any water storage system shall be provided in the plan detail sheets. (Approved design specifications for underground storage tanks

may be obtained from the Centre Region Fire Administrator.)

(3) Details for all existing and proposed fire apparatus access routes.

(4) Details for all existing and proposed fire department connections.

(5) The plan shall provide a note indicating if any structure within the proposed development will have a built-in fire suppression system, including but not limited to automatic fire sprinkler systems.

Questions relating to fire protection issues and meetings with Fire Chiefs shall be coordinated through the Centre Region Fire Administrator.

[Ord. 834]

(v) Land to be reserved or dedicated for public use including the required notes.

(w) Phasing schedule.

(4) *Signature.*

(a) Space for approval signatures by the Chairman and Secretary of the Planning Commission including date of such approval.

(b) Space for approval signatures by the Chairman and Secretary of the Board of Supervisors including date of such approval.

(c) When a stormwater management plan is required, the following certification by the applicant's professional engineer or registered landscape architect:

I, \_\_\_\_\_, hereby certify that the stormwater management plan meets all design standards and criteria of the Ferguson Township Stormwater Management Ordinance.

Further, the professional engineer or registered landscape architect shall affix his seal to the plan.

[Ord. 470]

(d) *Township Engineer; Stormwater Certification.*

I, \_\_\_\_\_, have reviewed this Stormwater Management Plan in accordance with the design standards and criteria of the Ferguson Township Stormwater Management Ordinance. [Chapter 26].

(e) *Stormwater Facilities Acknowledgment.*

I/We, the landowner(s), my/our heirs and assigns, acknowledge the Stormwater Management System to be a permanent facility which can be altered or removed only after approval of a revised plan by the Ferguson

Township Board of Supervisors.

(f) *Township Engineer; Engineering Certification.*

I, \_\_\_\_\_, have reviewed and hereby certify that the plan meets all engineering design standards and criteria of the Ferguson Township Code of Ordinances. [Ord. 834]

(5) *Property Owners Association.* In any subdivision or land development in which there is property, being a fee simple interest, easement interest, or license interest, which will not be owned exclusively by an owner of one (1) lot, and which is also not dedicated to and accepted by the Township, including, but not limited to, stormwater detention basins, stormwater easements, easements and rights-of-way for access (other than those dedicated to the Township, or those private streets for which an agreement exists pursuant to §22-504(2), lot frontage and access), planting mounds, open space or parkland, (other than those dedicated to the Township) ("common area improvements") and other amenities and improvements which benefit the subdivision, then the following requirements must be fulfilled: [Ord. 640]

(a) A property owners (or homeowners) association must be created, which association shall be obligated to maintain the common area improvements.

(b) The property owners (or homeowners) association must have as a minimum requirement:



- (i) All owners of lots are automatically members of the association.
- (ii) All owners of lots must be assessed by the association for the maintenance of the common area improvements to be determined on an equitable basis.
- (c) Each subdivider shall submit to the Township, along with the proposed subdivision plan, the following items:
  - (i) Proposed articles of incorporation and registry statement for the property owners (or homeowners) association.
  - (ii) Proposed declaration of protective covenants describing the common area improvements and membership and voting rights in the association, property rights in the common areas and covenants for maintenance assessments.
  - (iii) Proposed Bylaws of the property owner (or homeowners) association.
  - (iv) Proposed language to be included in the deeds of conveyance of lots in the subdivision, requiring each lot owner to become a member of the association and to be subject to the obligations of membership in the association.
- (d) The subdivider shall provide an affidavit setting forth the subdivider's obligation to create the corporation, to record the declaration of protective covenants prior to conveyance of the first lot out of the subdivision, to include in the deed of each purchaser a requirement that the purchaser join the association and be obligated to contribute towards the maintenance of the common area improvements through the association.

B. *Requirements for Subdivision Plans Only.*

(1) *General Data.*

- (a) If a plan shows or intends a single-family detached dwelling in the Rural Agricultural District as a primary use, then there shall be a note on the plan in the following context:

"Owner recognizes and acknowledges that one single-family detached dwelling is permitted on a lot of a minimum size of 1 acre in the Rural Agricultural District as a primary use for every 50 acres of land which is in use other than as a single-family detached dwelling. The land which is the subject of this plan constitutes \_\_\_\_ acres. There are(is) a total of \_\_\_\_ single-family detached dwelling lots shown. Therefore, upon any further subdivision of any lands contained in this plan, there may be no more than \_\_\_\_ additional single family detached dwelling lots created."

[Ord. 559]

(2) *Signature.*

(a) Signature of a licensed land surveyor certifying the accuracy of the plan.

(b) Signed, notarized statement by the owner certifying ownership of the property and acknowledging all offers of dedication of lands and/or facilities to the Township, and acknowledging that the owner will be responsible for maintenance of lands and/or facilities until they are completed and accepted for dedication by the Township.

(c) *Offer of Dedication.*

I/We, the owner(s) of the Real Estate shown and described herein, certify that I/we have laid off, plotted and subdivided, and that all proposed streets, rights-of-way and easements not heretofore dedicated are hereby approved for public use.

(d) *Certification of Ownership.*

A certification of ownership, acknowledgment of plan and offer of dedication shall be lettered on the plan and shall be duly acknowledged and approved by the owner(s) of the property before an officer authorized to take acknowledgment of deeds.

(e) *Professional Land Surveyor Certification.*

I, \_\_\_\_\_, a Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that the plan correctly represents the tract of land shown.

Further, the professional licensed land surveyor shall affix his seal to the plan.

[Ord. 402]

C. *Requirements for Land Development Plans Only.*

(1) *Proposed Development.*

(a) Date of the application for a zoning permit.

(b) All existing and proposed structures, showing location and a statement of the ground floor area, any retail and service floor areas and the height of each. A floor plan showing all floors in all buildings must also be provided.

(c) A list of the square footage of each use in a building and/or the number of each type of unit and the number of bedrooms for each unit.

(d) All existing and proposed points of motor vehicle access to the property.

(e) All existing and proposed parking, loading spaces and parking lots. A statement of the surfacing material to be used and the calculations



used to determine the number of required parking spaces.

(f) Fire lanes shall be shown in accordance with the Fire Lane Regulations [Chapter 7, Part 1].

(f) The location, intensity and light pattern produced of all outdoor light fixtures. When new or proposed lighting is to be provided on site, a lighting plan must be submitted in accordance with the Outdoor Lighting Ordinance [Chapter 4].

(g) When a land development plan requires the installation of landscaping subject to the requirements of this Chapter, a landscaping plan shall be submitted along with the site or land development plan.

(h) The location of all buffer yards required by this Part.

(i) A statement of the existing building coverages, proposed building coverages and maximum building coverages (as allowed by the applicable zoning district), and a statement of the existing impervious coverages, proposed impervious coverages and maximum impervious coverages (as allowed by the applicable zoning district).

(j) Two sections through the site showing buildings, light fixtures and standards; one section to be from side yard to side yard, and the other section to be from front yard to rear yard.

(k) The following certification by the applicant's professional licensed engineer or registered landscape architect:

I, \_\_\_\_\_, hereby certify that this land development meets all design requirements of the Subdivision and Land Development Ordinance, Zoning Ordinance and all other applicable Chapters of the Ferguson Township Code.

Further, the professional licensed engineer or registered landscape architect shall affix his seal to the plan.

(l) Signed, notarized statement by the owner certifying ownership of the property.

[Ord. 820]

(Ord. 374, 1/10/1989; as amended by Ord. 402, 9/12/1989, §§9, 10; by Ord. 470, 11/19/1990, §4; by Ord. 559, 6/7/1993, §1; by Ord. 640, 1/2/1996, §1; by Ord. 772, 4/16/2001, §1; by Ord. 820, 12/8/2003; and by Ord. 834, 6/21/2004, §§2, 3, 4)

#### **§22-402. Final Plan Contents and Review.**

Plans submitted for final review shall include all information required in §22-401 above plus the following:

A. Final perimeter boundaries of each lot with distances to hundreds of a foot and bearings to one minute, determined by accurate survey in the field, balanced and closed with an error of closure not to exceed 1 foot in 2,000.

B. Location and elevation of installed monuments and markers.

C. Final dimensions and bearings of right-of-way lines and easements including radii of curves and arcs and delta angles of all curves.

D. Final house numbers and lot numbers as approved by the Township.

E. The final plan shall be accompanied by the following supplementary data, in addition to that required in §22-302:

(1) All offers of dedication and covenants governing the reservation and maintenance of undedicated open space, which shall bear the certificate of approval of the Township Solicitor as to their legal sufficiency.

(2) Such private deed restrictions, including anti-lot reduction clauses and building setback agreements, as may be imposed upon the property as a condition to sale, together with a statement of any restrictions previously imposed which may affect the title to the land being subdivided.

(Ord. 374, 1/10/1989)

### **§22-403. Record Plan Contents.**

All Record Plans shall be clear and legibly drawn to scale on a reproducible tracing of linen or dimensionally stable film. All Record Plans shall contain the following information, such being an exact replica of corresponding information found on the plan receiving final approval. Additional information from such plan may also be included on the Record Plan as the applicant so desires, provided that under no circumstances may information shown on the Record Plan be at variance or conflict with the plan as finally approved.

- A. All data required in §§22-401. [Ord. 820]
- B. Perimeter boundaries required in §22-402.A.
- C. Total acreage of property.
- D. Zoning district, as stipulated by the Township Zoning Ordinance [Chapter 27].
- E. Floodplains and steep slopes as required in §22-401.A(2)(c).
- F. Location and width of street rights-of-way.
- G. Approved street names.
- H. Lot lines as required in §22-401.A(3)(k).
- I. Walkways as required in §22-401.A(3)(n).
- J. Yard setback lines as required by the Township Zoning Chapter.
- K. Approved house and lot numbers.
- L. Utility and drainage easements.
- M. Lands reserved or dedicated for public use.
- N. Location and elevation of monuments and markers.

O. Completed signature blocks as required in §§22-401.A(4) and 22-401.B(2)

P. All existing and proposed structures [*Ord. 820*]

Q. The following statement: "This Record Plan conforms with the plan receiving final approval by the Ferguson Township Board of Supervisors on \_\_\_\_\_. All improvements are or will be installed in accordance with such plan in a manner and time so specified therein."

(*Ord. 374*, 1/10/1989; as amended by *Ord. 820*, 12/8/2003)