



Patton Township
100 Patton Plaza
State College, PA 16803
Office – (814) 234-0271 Fax – (814) 238-7790
Email: zoning@twp.patton.pa.us Website: <http://twp.patton.pa.us>

APPLICATION FOR PLAN REVIEW

Submission Date: _____

Tax Parcel No.: _____

Location of Project: _____

Size of Project (acres & number of lots): _____

Plan Title: _____

Type of Plan: _____

Owner's Name & Address: _____

Applicant's Name & Address: _____
(include Contact Person)

Billing Address for Engineering Services: _____
(include Contact Person)

Engineering Firm: _____

Project Engineer: _____

Phone / Fax: _____

Email: _____

Checklist of Documents Required:

Initial Submission:

- | | |
|--|--|
| <input type="checkbox"/> 7 Full Set Prints | <input type="checkbox"/> 3 Copies of Stormwater Management/E & S Reports |
| <input type="checkbox"/> 5 Partial Set Prints | <input type="checkbox"/> Traffic Impact Study (TIS), if required |
| <input type="checkbox"/> 1 Copy of Project Narrative | |

Fee: \$ _____ Date Paid: _____ Check No. _____

I certify that the above information is true and correct. I agree to reimburse Patton Township for the cost of engineering services, material testing, and other site inspections as required by Patton Township throughout the course of the land development project.

Signature: _____ Date: _____

PLAN REVIEW FEES

Subdivision and Land Development Plan Review

Revised January 1, 2017

1. Subdivision Plan Application Fees

2 to 3 lots/Consolidation	\$250.00
4 to 10 Lots	\$625.00
11 to 20 Lots	\$1,000.00
21 Lots or More	\$1,250.00

2. Land Development Plan Application Fees

Less than 1 acre	\$375.00
1 to 5 acres	\$625.00
5 to 10 acres	\$1,250.00
10 acres or more	\$1,875.00

3. Revision to Previously Approved Plan

\$187.50

4. Review Time

Engineering and Zoning Officer review time for Subdivision and Site Plans shall be charged as follows:

a. Review by Township Staff

Percentage of reviewer's hourly rate times total review hours	200%
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b. Reviews provided by consultants

Percentage of consultant's invoice	110%
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§ 153-18. Preliminary plan. [Amended 6-28-1977 by Ord. No. 149]

- A. The preliminary plan of a proposed subdivision shall be clearly and legibly drawn to a scale of one inch equals 50 feet, except that larger scales may be used for subdivisions in excess of 20 acres.
- B. Plans to be filed by Patton Township which are the record copies supplied to the Township after all approval signatures have been affixed shall be photographically reduced to standard drawing sheet sizes of multiples of 8 1/2 x 11 inches (e.g., 8 1/2 x 11 inches, 11 x 17 inches, 17 x 22 inches and 22 x 34 inches). All reproductions shall be clearly readable and shall not be larger than 22 x 34 inches or smaller than 8 1/2 x 11 inches. In the event that the signed original is in conformance with the aforementioned sizes, photographic reduction will not be necessary and blue or black line copies will be accepted by the Township Supervisors.
- C. The preliminary plan shall show:
 - (1) The name of the proposed subdivision.
 - (2) The North point, graphic scale, written scale and date, including the month, day and year that the original drawing was completed and the month, day and year that the original drawing was revised, for each revision if any.
 - (3) The name of record owner (and subdivider).
 - (4) The name and address of registered engineer, surveyor or land planner responsible for the subdivision plan.
 - (5) The names of all abutting property owners, if any, with the book and page numbers where recorded.
 - (6) A key map, for the purpose of locating the property being subdivided, showing the relationship to adjoining property and to all streets, roads, municipal boundaries and recorded subdivision plans existing within 1,000 feet of any part of the property.
 - (7) The total tract boundaries of the property being subdivided, showing bearings and distances and a statement of total acreage of the property, and additionally: **[Amended 1-6-2014 by Ord. No. 2014-552]**
 - (a) Geodetic reference points. The plan shall have a minimum of four geodetic GPS locations for reference purposes, with X and Y coordinates provided in decimal degrees, accurate to the thousandth decimal, or degrees, minutes, seconds, and in accordance with the following:
 - [1] Coordinates shall be provided for a minimum of four property corners.
 - (8) Zoning data, including any changes in the existing zoning to be requested by the subdivider (if a zoning district change is being considered or is pending, which might affect the proposed subdivision, the Township shall now notify

the subdivider).

- (9) Contour lines at vertical intervals of two feet for land with average natural slope of 4% or less and at intervals of five feet for land with average natural slopes exceeding 4%.
- (10) Location and elevation of the datum of contour elevations shall refer to United States Geological Survey datum.
- (11) All existing sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, watercourses and other significant man-made or natural features within the proposed subdivision and within 50 feet from the boundaries of the proposed subdivision.
- (12) All existing buildings or other structures and the approximate location of all existing tree masses within the proposed subdivision.
- (13) All existing streets, including streets of record (recorded but not constructed) on or abutting the tract, including names, rights-of-way widths, cartway (pavement) widths and approximate grades.
- (14) The full plan of proposed development, including:
 - (a) Location and width of all streets and rights-of-way with a statement of any conditions governing their use.
 - (b) Suggested street names and utility easement locations. (Names must be cleared by Centre Regional Planning Commission.)
 - (c) Proposed building setback lines along each street.
 - (d) Lot lines with approximate dimensions.
 - (e) A statement of the intended use of all nonresidential lots and parcels.
 - (f) Lot numbers and a statement of the total number of lots and parcels, and proposed house numbers to be furnished by the Township.
 - (g) Sanitary and/or storm sewers (and other drainage facilities) with the size and material of each indicated and any proposed connections with existing facilities.
 - (h) Parks, playgrounds and other areas dedicated or reserved for public use with any conditions governing such use as required in § 153-34A(3).
- (15) Location of soil percolation test holes as may be required by § 153-20.
- (16) Plans shall contain the following information required for fire protection review. Questions relating to fire protection issues and meetings with the Fire Chief shall be coordinated through the Centre Region Fire Administrator. **[Added 12-12-2003 by Ord. No. 2003-419]**

- (a) The developer 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.
 - (b) All plans shall provide the size of all existing and proposed waterlines within and adjacent to the proposed subdivision or land development.
 - (c) 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.)
 - (d) Setbacks and/or building separations shall be noted on all plans.
 - (e) Details for all existing and proposed fire apparatus access routes.
 - (f) Details for all existing and proposed Fire Department connections.
 - (g) 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.
- (17) Any preexisting trees that are intended to be preserved through the development process, as well as tree protection zones delineated as required by § 153-34.4 of the Patton Township Code. **[Added 7-16-2008 by Ord. No. 2008-498]**
- D. The preliminary plan shall be accompanied by the following supplementary data as applicable:
- (1) Typical street cross-section drawings for all proposed streets. Cross-section drawings may be shown on either the preliminary plan or on the profile sheets.
 - (2) Tentative profiles along top of cartway (pavement) edges or along the top of curb for both sides of each proposed street shown on the preliminary plan. Such profiles shall show natural and finished grades at the following scale, or a ratio thereof: one inch equals 10 feet horizontal and one inch equals one foot vertical.
 - (3) Preliminary designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements of the Water and Power Resources Board and/or the Pennsylvania Department of Transportation. **[Amended 8-12-1975 by Ord. No. 138]**
 - (4) Three completed copies of the Subdivision Sewage Disposal Report, whenever soil percolation tests are required by § 153-20.
- E. All conditions of approval imposed by the Board of Supervisors must be addressed within 180 days of the meeting at which the Board granted conditional approval. Failure to do so results in nullification of the conditional approval. **[Added**

4-23-1997 by Ord. No. 97-339]**§ 153-19. Final plans.**

- A. All final plans shall be prepared using the requirements of § 153-18D in addition to the requirements listed below.
- B. The final plan shall show:
- (1) The total tract boundary lines of the area being subdivided with accurate distances to hundredths of a foot and bearings to one minute. These boundaries shall be determined by an accurate survey in the field, which shall be balanced and closed with an error of closure not to exceed one foot in 2,000 feet; provided, however, that the boundary(s) adjoining additional unplatted land of the subdivider (for example, between separately submitted final plan sections) are not required to be based upon field surveys and may be calculated. The location and elevation of all boundary line (perimeter) monuments shall be indicated along with a statement of the total area of the property being subdivided. In addition, the engineer or surveyor shall certify to the accuracy of the survey, the drawn plan and the placement of the monuments.
 - (2) All final dimensions and bearings of street and lot lines including radii of curves and arcs and delta angles of all curves.
 - (3) All final lot numbers and house numbers to be furnished by the Township.
 - (4) All final easements and rights-of-way.
 - (5) Location, size and invert elevation of all sanitary and/or storm sewers and location of all manholes, inlets and culverts (this data to be submitted as a separate plan), where required.
 - (6) If the subdivision proposes a new street intersection with a state legislative route, the intersection permit number(s) shall have been approved by the Pennsylvania Department of Transportation and permit number shown. **[Amended 8-12-1975 by Ord. No. 138]**
 - (7) A certification of ownership, acknowledgment of plan and offer of dedication shall be lettered on the plan, and shall be duly acknowledged and signed by the owner(s) of the property before an officer authorized to take acknowledgment of deeds. Signatures on tracing only.
 - (8) A blank space measuring three inches square shall be left along the lower edge of the sheet, in order that the Recorder of Deeds may acknowledge receipt and recording of the plan when it is presented. **[Amended 4-23-1997 by Ord. No. 97-339]**
 - (9) An executed Fire Chief signature block (is to be provided). **[Added 4-23-1997 by Ord. No. 97-339]**
 - (10) Any preexisting trees that are intended to be preserved though the

development process, as well as tree protection zones delineated as required by § 153-34.4 of the Patton Township Code. **[Added 7-16-2008 by Ord. No. 2008-498]**

- C. The final plan shall be accompanied by the following supplementary data, in addition to that required in § 153-18D:
- (1) All offers of dedication and covenants governing the reservation and maintenance of undedicated open space shall bear the certificate of approval of the Township Solicitor as to their legal sufficiency.
 - (2) Such private deed restrictions or reservations, 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.
 - (3) Whenever a subdivider proposes to establish a street which is not offered for dedication to public use, the Township Planning Commission may require the subdivider to submit, and also to record with the plan, a copy of an agreement made with the Township Supervisors on behalf of his heirs and assigns, signed by the Township Solicitor and which shall establish the conditions under which the Street may later be offered for dedication, and shall stipulate, among other things:
 - (a) That the street shall conform to the municipal specifications or that the owners of the abutting lots shall include with the offer of dedication sufficient money, as estimated by a competent engineer, to restore the street to conformance with the municipal specifications, in effect on the date of dedication.
 - (b) That any offer to dedicate the street shall be made only for the street as a whole.
 - (c) That the method of assessing repair costs be as stipulated.
 - (d) That agreement by the owners of 60% of the front footage thereon shall be binding on the owners of the remaining lots.
 - (e) The private street, unless or until built to municipal standards, shall be paved with material sufficient to insure a mud-free or otherwise permanently passable condition. **[Added 5-8-1984 by Ord. No. 84-188]**
- D. All conditions of approval imposed by the Board of Supervisors must be addressed within 180 days of the meeting at which the Board granted conditional approval. Failure to do so results in nullification of the conditional approval. **[Added 4-23-1997 by Ord. No. 97-339]**