



CENTER TOWNSHIP
 419 Sunset Drive
 Butler, PA 16001
 Phone (724) 282-7805
 Fax (724) 282-6550

Application Number:

FEE COLLECTED:

Application for:

- Preliminary
- Final
- Land Development

Location:	Map and Parcel Number:
Name of Subdivision:	
Name of Applicant:	
Address:	
Telephone Number:	

Name of Property Owner(s):	
Address:	
Telephone Number:	
Applicant's Interest:	

Engineer or Surveyor:	
Address:	
Telephone Number:	

Total Acreage:	Number of Lots:
Number of Acres to be developed:	Lot Size:

Proposed Use:	<input type="checkbox"/> Single Family	<input type="checkbox"/> Two Family	<input type="checkbox"/> Town House
	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
	<input type="checkbox"/> Other		

Estimated start of construction:

Zoning District:	Use permitted by:	<input type="checkbox"/> Right	<input type="checkbox"/> Special Exemption	<input type="checkbox"/> Conditional Use
Special situations or circumstances:				

Water Supply	<input type="checkbox"/> Public	<input type="checkbox"/> Other (Specify)
Sewage Disposal	<input type="checkbox"/> Public	<input type="checkbox"/> Other (Specify)
Streets: Linear feet of new streets:	Proposed for dedication:	<input type="checkbox"/> Yes <input type="checkbox"/> No

Phase:	Total number of phases	_____
	Phase number of this application	_____
	Total acres	_____
	Acres this phase	_____
	Total lots	_____
	Lots this phase	_____
	Total linear feet of storm sewer	_____
	Total storm sewer this phase	_____

Applications:		Date
	Percolation Test	_____
	DER Planning Module	_____
	Butler Area Sewer Authority	_____
	Butler County Planning Commission	_____
	Butler County Conservation District	_____

Right of Way:	Agreements with adjacent properties	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	Describe:	_____			

Easements:	Agreements with adjacent properties	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
	Describe:	_____			

Comments:	_____



This worksheet will be used to evaluate all applications for subdivision review. The following information is required by ordinance. Please check box, if information is provided with this application.

Information			
General			
<input type="checkbox"/>	Location Map	<input type="checkbox"/>	North Arrow
<input type="checkbox"/>	Zoning District	<input type="checkbox"/>	Tract Boundary Lines
Total acreage to be subdivided	_____		
Acreage of individual parcels	_____		

Proposed Subdivision

- Map at 100 scale or greater
- Contour intervals
- Natural and artificial features
- Owners of adjacent properties
- Existing and proposed rights-of-way
- Driveway locations and widths
- Easements (utility and drainage)
- Location and size of utilities
- Floodways
- Sub-surface conditions
- Draft of protective covenants

Engineering

- Profiles cross sections of street improvements
- Stormwater management plan
- Grading plan
- Layout and number of lots
- Building setback lines
- Location and size of utilities (gas, telephone, electric and cable TV)
- Distances and bearings
- Location of monuments
- Complete curve data
- Identify dedicated lands

I certify that the information contained herein is true and correct.

Name (Print)

Signature

Date

FOR DEPARTMENT USE ONLY

Application No. _____

Advisory meeting date	_____
Application filed with Township	_____
Application fee and escrow paid	_____
Expiration date (90 days from first review)	_____
Extension granted	_____
New expiration date	_____
Extension granted	_____
New expiration date	_____
Butler Area Sewer Authority comments received	_____
Butler County Planning Commission comments received	_____
Butler County Conservation District comments received	_____
PennDot Highway Occupancy permit approval	_____
PA Department of Environmental Protection approval	_____

Center Township Planning Commission			
Review Date	_____	Review Date	_____
Review Date	_____	Review Date	_____
Date Action taken	_____		
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Approved with conditions <input type="checkbox"/> Denied			

Center Township Supervisors			
Review Date	_____	Review Date	_____
Review Date	_____	Review Date	_____
Date Action taken	_____		
<input type="checkbox"/> Approved as submitted <input type="checkbox"/> Approved with conditions <input type="checkbox"/> Denied			

Bond Submitted	
Approved by Township Engineer	_____
Approved by Township Solicitor	_____
Expiration Date	_____

TOWNSHIP OF CENTER, BUTLER COUNTY, PENNSYLVANIA
 MINOR SUBDIVISION (ONE (1) TO FOUR (4) LOTS PLUS REMNANT)
 MAJOR SUBDIVISION (FIVE (5) LOTS OR MORE)
 SUBDIVISION AND LAND DEVELOPMENT PLAN CHECKLIST

This form must be completed by applicant's engineer and/or surveyor and submitted as part of the subdivision and/or land development application for preliminary and/or final plan.

APPLICATION IS NOT COMPLETE UNLESS SIGNED AND FEE SUBMITTED.

 Applicant Name (Print) Signature

 Phone Number Date

I.	Information		Not Shown	Shown	N/A
A.	Drafting Standards – Does the plan show:				
	1. Scale: Greater than 100' to 1"				
	2. Dimensions – feet and decimals				
	3. Bearings – degrees, minutes, seconds				
	4. Tract & property courses & distances of boundary line survey				
	5. Sheets size 24" x 36"				
	6. Sheets numbered, if more than one				
B.	Location and identification:				
	1. Narrative of activity (#dwelling units & structures)				
	2. Certification applicant is landowner				
	3. Title consisting of:				
	a. Name, address, phone # of subdivider				
	b. Name, address, phone # & seal of registered engineer				
	c. Location map (6" x 6")				
	d. Key map (showing 25% of plan along with phasing schedule, if phased)				
	e. Drawing date, scale & north point				
	f. Map & parcel number				
	4. Appropriate signature & recording blocks:				
	a. Center Township Planning Commission				
	b. Center Township Board of Supervisors				
	c. Butler County Planning Commission				
	d. Butler County Recorder of Deeds				
C.	Existing features:				
	1. Adjacent property owners' name				
	2. Location & size of water courses & flood plain areas				
	3. Existing buildings				
	4. Underground mines/risk of subsidence				
	5. Wetlands				
D.	Location of control points and monuments				
E.	Zoning requirements note on plan:				
	1. District				
	2. Setback requirements				
	3. Frontage requirements at road & front setback line				
	4. Minimum lot size				

Page 2.		Subdivision & Land Development Checklist		
		Not Shown	Shown	N/A
F.	Existing and/or proposed street layout:			
	1. Street names (approved by Butler County EMS)			
	2. Right-of-way widths			
	3. Cartway widths			
	4. Radii of pavement @ intersection			
	5. Clear sight triangle @ intersections			
	6. Profile showing center line grades & existing ground line			
	7. Type of construction, depth, base material, curb construction			
	8. Center line courses & distances			
	9. Curb lines			
	10. Street and shoulder improvement with cross section detail			
	11. More than 20 lots – sidewalk layout			
G.	Existing and/or proposed lot layout			
	1. Acreage of lots			
	2. Lot identification numbers			
	3. Gas main lines & laterals			
	4. Electric & cable TV lines			
	5. Oil wells			
	6. Parking areas (commercial/institutional)			
	7. Rights-of-way, easements with dimensions, angles and arcs			
	8. Block, lot and/or parcel number			
	9. Temporary erosion & sediment pollution control quantities			
	10. Location & size of stormwater detention facilities with plan including on lot facilities			
	11. Existing & proposed contour lines (5')			
	12. Other natural or man-made developments that will affect the development			
	13. Anticipated PM peak hour trip & impact fee statement completed			
H.	On-Site Sewage			
	1. Location of existing septic system			
	2. Location of deep hole tests			
	3. Location of percolation test holes			
I.	Public Sewage &/or water extensions &/or storm sewer extensions			
	1. Location of pipe and manholes			
	2. Size and type of pipe			
	3. Profile(s) of extensions			
	4. Grades			
	5. Laterals			
	6. Grates and inlets			
	7. Valves			
	8. Fire hydrants			
J.	Erosion & sedimentation plan (>5 acres disturbed)			
II.	DOCUMENTATION SUBMISSION REQUIREMENTS	Provided		N/A
A.	Seven (7) copies of the plan			
B.	Two (2) mylars required for final approval			
C.	Checklist signed and dated			
D.	Application forms:			
	1. Center Township			
	2. Butler County Planning Commission			
	3. Butler County Conservation (over 5 acres of land disturbance)			
E.	Executed agreement with sewer and/or water authority			
F.	Statements of dedication of streets, rights-of-way or other public improvements			
G.	DEP Exemption Card			

Page 3. Subdivision & Land Development Checklist					
			Provided		N/A
	H.	Application fee			
	I.	Consultant fee escrow			
	J.	Performance guarantee (110%) of improvements			
	K.	Escrow fee (15%) of improvements			
	L.	Homeowners' Association Covenants			
	M.	Department of Environmental Protection Sewage Planning Module			

 Engineer's Name (Print)

 Signature

 Phone Number

 Date

Butler County Subdivision and Land Development

Application

Butler County Planning Commission

124 W. Diamond Street, PO Box 1208, Butler, PA 16003-1208
Phone 724.284.5300 Fax 724.284.5315 TDD 724.284.5473

Site Address: _____

Municipality: _____

Applicant: _____

Address: _____

Telephone Number: _____

Owner: _____

Address: _____

Telephone Number: _____

Engineer / Surveyor: _____

Address: _____

Telephone Number: _____

Type of Application

Type 1, to include:

Lot Line Revisions, and 3 Lots or Less

(Residual=1 Lot)...\$50.00

If New Right-of-Ways/Easements are

Proposed.....\$100.00

Type 2, to include:

All other Land Developments including, but not limited to Commercial, Industrial, and Institutional Site Plans, Planned Residential Developments, New Roads, Cell Towers and 4 Lots/Dwelling Units or more.....\$200.00

Developments that are over 4 Lots/Dwelling Units are subject to \$10.00/Unit/Lot additional.

****Please attach the appropriate fee for this application, made payable to the Butler County Treasurer, to be reviewed.***

**** IMPORTANT NOTICE ****

On June 8, 2005, the Center Township Board of Supervisors enacted Ordinance Number 2005-06-01 establishing collection, of an escrow fee,, at the time of application, for professional consultant review fees. The required fees are \$500 for a minor subdivision (four (4) lots or less) or \$2,000 for a major subdivision or land development.

On June 26, 2006, the Center Township Board of Supervisors enacted Ordinance Number 2006-06-03 establishing impact fees on new developments for transportation capital improvements such as roads, bridges and traffic control purposes. The impact fee is effective July 1, 2006. The rate is based on the anticipated PM peak hour trip and applies to approvals of subdivisions and land developments. If the plan generates two (2) or less PM peak hours, no impact fee will be required. As part of the approval process, the following impact fee statement must be on all plans and completed at the time of review. The impact fee will be paid at the time of issuance of the building permit.

The Township is divided into three (3) transportation service areas:

	WESTERN	NORTHERN	EASTERN
Fee Per PM Peak Hour Trip	\$1,374	\$1,378	\$1,380

“The Center Township Board of Supervisors adopted the Capital Improvements Plan on May 10, 2006 establishing impact fees for the Western, Northern and Eastern transportation districts. The rate is _____ in the _____ transportation district per anticipated P.M. peak hour trip. Based on a trip generation calculation prepared by _____ dated _____, 20____, this subdivision/land development will generate _____ anticipated P.M. peak hour trips. The impact fee of \$ _____ shall be payable at the time of building permit issuance.

If this subdivision/land development results in 2 or less P.M. peak hour trips, including any pre-existing P.M peak hour trips, no impact fee will be assessed.”