

Township of Middlesex, PA
Thursday, July 2, 2015

Chapter 150. SUBDIVISION AND LAND DEVELOPMENT

Article IV. Application Content Requirements

§ 150-25. Preliminary application contents.

A preliminary application for preliminary approval shall consist of the following items. Maps and data may be on separate sheets or combined on one sheet depending on the size and complexity of the proposed development.

- A. Twelve copies: application form, provided by the Township, and completed by the developer.
- B. Preliminary application fee.
- C. Twelve copies: if the developer is other than the landowner, the landowner's authorization for the developer to apply and nature of developer's interest in the site.
- D. Twelve copies: preliminary plan which shall meet the following specifications and include the following:
 - (1) Sheet size: 24 inches by 36 inches, with index for multiple sheets.
 - (2) Preparation by a professional engineer, surveyor, landscape architect or architect registered in the Commonwealth of Pennsylvania evidenced by the name, address, seal and signature of the professional on the plans and drawings.
 - (3) Name and address of the developer and landowner.
 - (4) The file or project number assigned by the firm that prepared the plan, the plan date, and the dates of all plan revisions.
 - (5) Location map at a scale of one inch equals 2,000 feet showing the relationship of the site to be subdivided or developed to adjoining property, to major streets, municipal boundaries and streams within 1,000 feet of any part of the property proposed to be developed, and including a title and graphic scale.
 - (6) Proposed name of the subdivision or land development.
 - (7) Scale of one inch equals not more than 100 feet or greater.
 - (8) North arrow, written scale and graphic scale.
 - (9) A boundary and topographic survey of all lots which include the site of the proposed subdivision or land development with bearings and distances, identification of all corner markers, lot area, municipal boundaries, easements, public and private rights-of-way, within 200 feet of the proposed subdivision or land development, prepared by a surveyor. The linear closure accuracy shall be 1:10,000.
 - (10) Existing and proposed contours at vertical intervals of two feet if the general slope is less than

10% and at intervals of five feet if the general slope is greater than 10%. The accuracy of the contour lines shall be within 50% of the required contour interval.

- (11) Utilizing existing records and data, show existing adjacent land uses and lot lines within 200 feet of the proposed development including existing platting of adjacent land, names of owners of any adjoining properties not in recorded plats, existing zoning, the location of all public and private streets, drives, or lanes, railroads, utilities, towers, easements, embankments, walls, streams and watercourses, buildings and other structures, fences and walls, fire hydrants, storm drainage structures, and other significant natural or man-made features.
- (12) Existing and proposed streets and rights-of-way, including dedicated widths, roadway widths, approximate gradient, types and widths of pavements, curbs, sidewalks and other pertinent data including jurisdiction of ownership and maintenance responsibility; proposed street names.
- (13) Existing and proposed easements, including widths, ownership, and purposes.
- (14) Existing and proposed public and private improvements; utilities including water, sanitary and storm sewers, gas, electric, telephone, and cable television; fire hydrants; oil and gas wells; and street lights. Identify type and ownership. Show approximate location. Proposed utilities may be shown by means of a typical street cross-section with a note that the proposed utilities will be extended within the street to serve all lots.
- (15) All areas within identified floodplain areas including flood-fringe, floodway and general floodplain areas.
- (16) Existing watercourses, wetlands and other significant natural features.
- (17) Potentially hazardous features, including quarry sites, surface and subsurface mines, undermined areas, underground fires, solid waste disposal sites, contaminated areas, and landslide-prone areas. Show approximate location and cite source information.
- (18) Significant cultural features, including cemeteries; burial sites; archeological sites; and historic buildings, structures, plaques, markers, or monuments. Show approximate location and cite source information.
- (19) For subdivisions, the proposed layout of lots (showing scaled dimensions), lot numbers, lot area, front yard, and perimeter yard.
- (20) For land developments, proposed building locations, dimensions, loading and unloading areas, service docks, approximate finished floor elevations, and gross floor area, proposed parking lots and parking lot layout, curbs, wheel stops, driveways, internal circulation, sidewalks, walkways, pedestrian and bicycle paths, buffer areas, landscaped areas, proposed structures, and required yards and indications of compliance with requirements of this chapter.
- (21) Schedule of applicable Township zoning district requirements, including area and bulk regulations, density, lot coverage, impervious surface, building and yard requirements.
- (22) Tabulation of site data including but not limited to the following:
 - (a) Total site area.
 - (b) Proposed use of land and area for residential and nonresidential uses.
 - (c) Proposed residential density and number of dwelling units and building types.
 - (d) Area of land proposed to be dedicated for street rights-of-way, recreation open space, common area, common open space.

- (e) Phasing schedule.
- (f) Total existing and proposed parking spaces and accessible parking spaces and basis for parking requirement calculations.
- (g) Lot coverage and impervious surface coverage.
- (h) Typical lot size.

(23) List any variances, modifications or waivers to this chapter, Chapter **175**, Zoning, or any other requirements, zoning approvals or other approvals which were previously granted for the site.

(24) List any modifications or waivers of this chapter, variances or modifications of the Township zoning requirements or modifications other regulations being requested and a justification for the request.

E. Seven copies: environmental analysis map(s) showing, identifying, and citing sources for the following:

- (1) Location of unique land forms or natural features (such as hills, berms, knolls, mounds, swales, bowls, depressions, rock outcroppings or scenic views), plant and wildlife habitat areas for rare or endangered species and land formerly used for landfill operations or hazardous industrial use.
- (2) Topographic contours with a vertical interval as required in Subsection **D(10)** showing slope areas by the following categories with a tabulation of the area in each slope category and the area and percent of each category proposed to be disturbed, developed, graded or stripped of vegetation by the proposed development:

| Category |
|-----------------|
| 0 - 14.9% |
| 15 - 24.9% |
| 25 - 39.9% |
| 40% and over |
- (3) Type of bedrock, and its associated environmental characteristics affecting the site.
- (4) Subsurface conditions, including information about past and possible future coal mining activity, subsidence risk assessment and other environmental concerns.
- (5) Locations of existing gas and oil wells.
- (6) Type of soils and their associated environmental characteristics (such as depth to seasonal high water table, depth to bedrock, erodibility, permeability, landslide-prone and hydric soils).
- (7) Watercourses or bodies of water, floodplains (including separate delineations for the regulatory floodway and flood-fringe areas), wetlands or other hydrologic conditions affecting the site (proof of the nonexistence of such conditions shall be provided by the applicant).
- (8) Any land formerly used for landfill operations or hazardous industrial use.
- (9) Any other environmentally sensitive features.

F. Three copies: preliminary engineering plans with scaled dimensions for the proposed subdivision or land development showing:

- (1) Horizontal center line, cross sections, and vertical profiles of proposed streets within the plan and at a distance of 200 feet beyond the plan with geometric data. The geometric data shall be based on graphical scales and is not required to be coordinated with base survey lines.
- (2) A stormwater management plan prepared in accordance with Chapter **144**, Stormwater

Management.

G. Twelve copies: other required information:

- (1) A written report on the feasibility of connection to an existing sewerage system, including distances to the nearest public sewer, service load of the subdivision or land development.
- (2) If connection to a public sewerage system is not feasible, a report on the feasibility of a separate sewerage system and treatment works, including the design, population, type and location of treatment and receiving stream.
- (3) If connection to a public or a private sewerage system is not feasible, a report on the feasibility of on-lot sewage disposal, prepared in accordance with the required procedures of the Pennsylvania Department of Environmental Protection.
- (4) For subdivisions of 10 lots or more and for land developments of 5,000 square feet of gross building area or more: environmental impact assessment.
- (5) Phasing schedule for submission of applications for final approval of plans to be developed in phases.
- (6) Any additional information as required by either the Planning Commission or the Supervisors necessary to evaluate the character and impact of the proposed subdivision or land development.