

§ 180-12 Recording of Plan.

[Amended 8-16-2007 by Ord. No. O-07-03; 3-16-2017 by Ord. No. O-17-02; 8-16-2018 by Ord. No. O-18-05]

After completion of the procedures required by these regulations and after final approval by the Council, all endorsements shall be so indicated on the approved plan and on as many other copies of the plan as may be desired by the governing body. Upon approval and signing of the plan by Council, a record plan shall be recorded in the office of the Recorder of Deed of Centre County by the applicant within 90 days of such approval and signing. Such recording shall be otherwise in conformity with the Municipalities Planning Code. Within 10 days after the Recorder of Deeds has properly recorded the subdivision or land development plan, a paper copy and an electronic copy, in a suitable format to the Township, shall be forwarded to the Township Secretary by the applicant, including the endorsement of the Recorder of Deeds as well as a full set of plans.

A complete electronic package of all related documents shall also be submitted by the applicant at this time and shall include transportation reports, stormwater reports, all related maps or plan sheets, as well as any other documentation requested by the Township.

An applicant may request an extension to the aforementioned 90 days pursuant to payment of fees for such, as noted in § A203-14

§ A203-14 Plan Review Fees.

[Amended 12-27-1990 by Ord. No. O-90-09; 12-27-1990 by Res. No. R-90-34; 4-14-1994 by Res. No. R-94-06; 6-20-1996 by Ord. No. O-96-07; 1-5-2015 by Res. No. R-15-03]

- A. The following review fees are hereby established for subdivision of land, planned research and business parks, signage master plans, Medical Campus District master plans, and any other type of master plan that may be required by the Township.
 - (1) The minimum fee is \$50 (base fee), plus \$50 per lot.
- B. Land development plan review fees.
 - (1) Preliminary and preliminary/final land development plan review fees shall be as follows:
[Amended 3-16-2017 by Res. No. R-17-03]
 - (a) Up to five acres of development: \$250
 - (b) Five or more acres of development: \$50 per acre
 - (c) Any fraction of an acre shall be rounded up to the next highest whole acre when calculating the fees noted above
 - (2) The fee for a final land development plan shall be \$200
 - (3) The fee for minor plans/ lot consolidation plans for land developments and subdivisions shall be \$200
- C. Conditional use hearing. A fee of \$300 plus land development fees shall be due at the time of application for a conditional use hearing
- D. Engineering services. The applicant will be charged for the review of land development and subdivision plan, stormwater management reports, and traffic impact study reports at the current prevailing rates for engineering staff and/or appointed consulting engineering time. Meetings with the Township engineering staff that are requested by the applicant will also be charged at the current rates.
- E. Fees for the recording of plans. No fee shall be required for recording a plan within the time prescribed by § 180-12, recording of plan. However, if an extension to initial ninety-day time limit is requested, the applicant shall submit a fee along with their request in the following amount:

[Added 3-16-2017 by Res. No. R-17-03]

(1) Fees.

- (a) Subdivision plans. Fees for requesting an extension of time for the recording of an approved final or preliminary/final subdivision plan or minor modification of a subdivision plan shall be as follows:
 - [1] The minimum fee is \$50, plus \$50 per each lot being created. In cases where the number of lots is being reduced (lot consolidation), the fee shall be based on the original number of lots.
- (b) Land development plans. Fees for requesting an extension of time for recording of an approved final or preliminary/final land development plan minor modification thereof shall be as follows:
 - [1] Up to five acres of development: \$250
 - [2] Five or more acres of development: \$50 per acre
 - [3] Any fraction of an acre shall be rounded up to the highest whole acre when calculating the fees noted above.

(c) Subdivision with land development. Fees for requesting an extension of time for recording of an approved final or preliminary/final subdivision plan that also contains land development or minor modification thereof shall be as follows:

[1] The fee for the extension shall be either based on the subdivision or land development fees as noted above, whichever is greater.

- (2) Extension time period. A request to extend the recording deadline for a plan can be for no more than 90 days. If additional time is needed to have a plan recorded, an applicant may request one or more time extensions provided the following:
 - (a) The time period for each additional extension request does not exceed 90 days; and
 - (b) A fee shall be submitted to the Township along with each request equal to 1.5 times the fee paid for the previous extension request
- (3) Waiver from fees. College Township Council may grant a waiver from the fee for extending the recording deadline if it determines that the reason for the extension is through no fault of the applicant. The applicant shall request such a waiver in writing to College Township Council including the reason for requesting a waiver to the fees.
- (4) Time extension requests will be limited to a maximum cumulative period of five years, pursuant to Section 503(9) of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

**COLLEGE TOWNSHIP
SAMPLE STANDARD SIGNATURE BLOCKS and NOTES
FOR LAND DEVELOPMENT PLANS**

Owner's Certification Tax Parcel
Lots ____ (if applicable)

Commonwealth of Pennsylvania
County of Centre

On this _____ day of _____, 20____, _____ personally appeared before me and certified that they are the owners of the property(ies) shown on this plan and acknowledge the same to be their act and plan and designs, the same to be recorded on such, according to the law.

(Owner, Name typed out in full)

Witness my hand and seal this _____ day of _____, 20____,

Notary Public

Commission Expires

*(**may require more than one owner's certification if more than one tax parcel)*

Stormwater Facilities Acknowledgement

I, the landowner, acknowledge the Stormwater Management System is to be maintained in accordance with the approved Ownership and Maintenance program and to be a permanent fixture which can be altered or removed after approval of a revised plan by the College Township Council.

(owner name typed) Owner

Date

Design Engineer

I, _____ (engineer's full name), do hereby certify that the _____ (type of plan) meets all design criteria of the College Township Zoning and Land Development /Subdivision regulations.

Professional Land Surveyor Certification

I, _____, a Professional Land Surveyor in the Commonwealth of Pennsylvania do hereby certify that this plan correctly represents the tracts of lands as shown.

(name typed) Surveyor Date

Fire Director Certification

The Fire Director has reviewed this plan for compliance with applicable fire protection standards and does hereby certify the compliance with those standards has been demonstrated.

Fire Director Date

Municipal Stormwater Certification

I, _____, _____, 20____, have reviewed the Stormwater Management Plan in accordance with the design standards and criteria of the College Township Stormwater Management Ordinance.

Design Engineer Stormwater Certification

I, _____, hereby certify that the stormwater management pan meets all design standards and criteria of the College Township Stormwater Ordinance.

Planning Commission

College Township Planning Commission Approved:

Chair Date

Secretary Date

Township Council

College Township Council Approved:

Chair

Date

Secretary

Date

RECORDER OF DEEDS



Notes:

Subdivision plans. Approval of this preliminary plan and the final stormwater management plan grants the developer the right to construct the public improvements for this development. Only after final plan approval can the developer construct, offer for sale, transfer, agree to enter into an agreement to sell any lot or unit

Land Development plans. Preliminary approval shall not authorize construction or the issuance of any building or zoning permits.

Parkland and Open Space: No more than _____ dwelling units may be constructed on the land which is the subject of the plan unless additional land is dedicated and/or the Township Council accepts an additional fee in lieu of dedication of land.

Open Space: The land shown on this plan as "open space," consisting _____ of acres, shall be deeded to College Township by a deed of general warranty, free and clear of all liens and encumbrances, and at a date no later than the date of dedication of the streets shown on this land development/subdivision plan. Said land shall be available for College Township use consistent with its ordinances and regulations with no restriction, except that the purpose of the conveyance shall be for the public park and recreation uses. It shall be used for such purposes, and College Township may also, in its sole discretion, sell this land, provided that the proceeds of such sale are specifically restricted for use for public park and recreation purposes in connection with a continuing program for such purposes in College Township or in connection with existing park facilities and obtain additional park facilities in College Township.