EVERGREEN HEIGHTS
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
COLLEGE TOWNSHIP * CENTRE COUNTY * PENNSYLVANIA
JANUARY 17, 2022
LAST REVISED: MAY 16, 2022

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ART 287 UTILITY INFORMATION (SERIAL NUMBER: 20213351295)
SANITARY SEWER
UNIVERSITY WEAVER JOINT AUTHORITY
1750 SPRING VALLEY ROAD
STATE COLLEGE, PA 16801
PHONE: (814) 238-4000

PUBLIC WATER
COLLEGE TOWNSHIP WATER AUTHORITY (CTWA)
370 EASY COLLEGE AVENUE
STATE COLLEGE, PA 16801
PHONE: (814) 333-1017

NATURAL GAS
COLUMBIA GAS OF PENNSYLVANIA
3000 COLUMBIA INDUSTRIAL PARK
GLOVERVILLE, PA 16801
PHONE: (814) 333-0366

ELECTRICAL
WEST PENN POWER COMPANY
100 EASY COLLEGE AVENUE
STATE COLLEGE, PA 16801
PHONE: (814) 333-0000

TELEPHONE
VERISIGN WINSITE
100 EASY COLLEGE AVENUE
STATE COLLEGE, PA 16801
PHONE: (814) 333-1017

CABLE TELEVISION
COMCAST
100 EASY COLLEGE AVENUE
STATE COLLEGE, PA 16801
PHONE: (814) 333-0200
**Workforce Housing Notes:**

- For single-family detached and town homes, the planned number of units may be reduced, as often takes place during the construction phase of a development.
- For multi-family developments, the number of units can be reduced by the developer, subject to certain criteria.

**Total Number of Units:**

<table>
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<tr>
<th>Community</th>
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<tr>
<td>Community A</td>
<td>200</td>
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**Floor Area:**

- The total floor area of the development shall be calculated based on the gross area, including the basements and garages.
- The floor area shall be calculated using standard architectural practices.

**Percentage of Housing: Multi-family:**

- The percentage of multi-family housing shall be at least 60% of the total number of units.
- The maximum percentage of multi-family housing is limited to 70% of the total number of units.

**Costs and Fees:**

- The costs and fees shall be calculated based on the construction costs, including land, materials, labor, and overhead.
- The costs shall be calculated using standard engineering practices.

**Historic Preservation:**

- The developer shall comply with all applicable historic preservation laws and regulations.
- The developer shall provide a detailed historic preservation plan for review and approval by the appropriate local authorities.

**Public Amenities:**

- The developer shall provide public amenities such as parks, playgrounds, and community centers.
- The public amenities shall be designed and constructed in accordance with local standards and regulations.

**Environmental Impact:**

- The environmental impact of the development shall be assessed and mitigated.
- The environmental impact assessment shall be prepared by a licensed environmental consultant.

**Construction Schedule:**

- The construction schedule shall be developed and submitted for approval by the appropriate local authorities.
- The construction schedule shall be updated and revised as necessary.

**Financing:**

- The financing of the development shall be arranged by the developer.
- The developer shall provide evidence of financing for review and approval by the appropriate local authorities.

**Permits and Approvals:**

- The permits and approvals shall be obtained from the appropriate local authorities.
- The permits and approvals shall be obtained in a timely manner.

**Quality Standards:**

- The quality standards of the development shall be established and maintained.
- The quality standards shall be reviewed and approved by the appropriate local authorities.

**Maintenance and Repairs:**

- The maintenance and repair of the development shall be performed by the developer.
- The maintenance and repair plan shall be developed and submitted for approval by the appropriate local authorities.

**Operational Plan:**

- The operational plan shall be developed and submitted for review and approval by the appropriate local authorities.
- The operational plan shall include provisions for the management and operation of the development.

**Insurance:**

- The insurance requirements shall be established and maintained.
- The insurance requirements shall be reviewed and approved by the appropriate local authorities.

**Legal Requirements:**

- The legal requirements shall be established and maintained.
- The legal requirements shall be reviewed and approved by the appropriate local authorities.

**Utility Connections:**

- The utility connections shall be established and maintained.
- The utility connections shall be reviewed and approved by the appropriate local authorities.

**Access and Easements:**

- The access and easements shall be established and maintained.
- The access and easements shall be reviewed and approved by the appropriate local authorities.

**Miscellaneous:**

- The miscellaneous requirements shall be established and maintained.
- The miscellaneous requirements shall be reviewed and approved by the appropriate local authorities.
RECYCLING AND DISPOSAL OF MATERIALS:

The contractor is required to provide recycling bins for the recycling of all recyclable materials, to maintain the recycling program, and to ensure that recycling bins are accessible at all times. All recyclable materials must be recycled in accordance with the local recycling program. The contractor is responsible for ensuring that all recyclable materials are properly sorted and disposed of in accordance with the local recycling program. The contractor is also responsible for ensuring that all recyclable materials are properly stored and disposed of in accordance with the local recycling program.

STORMWATER MANAGEMENT NOTES:

The contractor is responsible for ensuring that all stormwater management practices are in accordance with the local stormwater management program. The contractor is required to provide a stormwater management plan for the project, which must be approved by the local stormwater management authority. The stormwater management plan must include all stormwater management practices, including but not limited to: stormwater drainage facilities, stormwater detention facilities, and stormwater infiltration facilities. The contractor is responsible for ensuring that all stormwater management practices are properly installed and maintained in accordance with the local stormwater management program.

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