

# **SUBDIVISION & LAND DEVELOPMENT ORDINANCE**

# **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

WEST PENN TOWNSHIP  
SCHUYLKILL COUNTY, PENNSYLVANIA

Planning Consultant  
Urban Research and Development Corporation  
Bethlehem, Pennsylvania

## CONTENTS

	<u>PAGE</u>
<b>ARTICLE 1      GENERAL PROVISIONS .....</b>	<b>1-1</b>
101. TITLE .....	1-1
102. SHORT TITLE .....	1-1
103. PURPOSE .....	1-1
104. APPLICATION .....	1-2
105. EXEMPTION .....	1-2
106. INTERPRETATION .....	1-3
107. MODIFICATIONS AND EXCEPTIONS .....	1-3
108. FEES .....	1-4
109. REVISED PLANS, ALTERNATIVE PLANS, AND RESUBDIVISIONS ..	1-4
110. TOWNSHIP RECORDS .....	1-5
111. AMENDMENTS .....	1-5
112. APPEALS TO COURTS .....	1-6
113. ENFORCEMENT .....	1-6
114. PENALTIES .....	1-6
115. SEVERABILITY .....	1-8
116. REPEALER .....	1-8
117. EFFECTIVE DATE .....	1-8
118. ENACTMENT .....	1-8
 <b>ARTICLE 2      DEFINITIONS .....</b>	 <b>2-1</b>
201. GENERAL INTERPRETATION .....	2-1
202. DEFINITIONS .....	2-1
 <b>ARTICLE 3      GENERAL PROCEDURES .....</b>	 <b>3-1</b>
301. PURPOSE .....	3-1
302. GENERAL PROCEDURES FOR SUBDIVISIONS AND LAND DEVELOPMENTS .....	3-1
303. GENERAL PLAN SUBMISSION PROCEDURES .....	3-3
 <b>ARTICLE 4      SKETCH PLAN .....</b>	 <b>4-1</b>
401. PRE-PLAN CONSULTATION .....	4-1
402. SKETCH PLAN SUBMISSION AND DRAWING PROCEDURES .....	4-1

## CONTENTS (Cont.)

	<u>PAGE</u>
<b>ARTICLE 5      PRELIMINARY PLAN .....</b>	<b>5-1</b>
501. PURPOSE .....	5-1
502. SUBMISSION AND REVIEW PROCEDURE .....	5-1
503. PRELIMINARY PLAN REQUIREMENTS .....	5-5
504. SUPPORTIVE DOCUMENTS AND INFORMATION .....	5-12
 <b>ARTICLE 6      FINAL PLAN .....</b>	 <b>6-1</b>
601. PURPOSE .....	6-1
602. SUBMISSION AND REVIEW PROCEDURE .....	6-1
603. FINAL PLAN REQUIREMENTS .....	6-6
604. SUPPORTIVE DOCUMENTS AND INFORMATION .....	6-6
 <b>ARTICLE 7      MINOR SUBDIVISION AND BOUNDARY LINE                  ADJUSTMENTS .....</b>	 <b>7-1</b>
701. PURPOSE .....	7-1
702. SUBMISSION AND REVIEW PROCEDURE .....	7-1
703. MINOR SUBDIVISION FINAL PLAN REQUIREMENTS .....	7-5
704. MINOR SUBDIVISION SUPPORTIVE DOCUMENTS & INFORMATION .....	7-9
705. BOUNDARY ADJUSTMENTS AND OTHER PLANS EXEMPT FROM NORMAL SUBMISSION .....	7-9
706. TRACTS TO BE USED EXCLUSIVELY FOR AGRICULTURAL PURPOSES .....	7-11
707. RECORDING PLANS SUBMITTED UNDER ARTICLE 7 .....	7-12
 <b>ARTICLE 8      GUARANTEE OF IMPROVEMENTS INSTALLATION ....</b>	 <b>8-1</b>
801. GUARANTEE OF IMPROVEMENTS INSTALLATION REQUIRED ....	8-1
802. IMPROVEMENTS TO BE PROVIDED BY THE APPLICANT .....	8-1
803. DEVELOPMENT AGREEMENT .....	8-1
804. PERFORMANCE GUARANTEE .....	8-3
805. APPROVAL OF IMPROVEMENTS .....	8-4
806. REMEDIES TO EFFECT COMPLETION OF IMPROVEMENTS .....	8-5
807. MAINTENANCE AGREEMENT .....	8-6
808. MAINTENANCE GUARANTEE .....	8-7



## **CONTENTS (Cont.)**

	<u>PAGE</u>
<b>ARTICLE 9          RECORDING OF FINAL PLAN .....</b>	<b>9-1</b>
901. RECORDING OF FINAL PLAN .....	9-1
902. RECORD PLAN .....	9-1
903. EFFECT OF RECORDING .....	9-1
 <b>ARTICLE 10        DESIGN STANDARDS AND REQUIRED IMPROVEMENTS</b>	<b>10-1</b>
1001. APPLICATION .....	10-1
1002. REQUIRED IMPROVEMENTS .....	10-2
1003. OVERALL REQUIREMENTS .....	10-2
1004. STREETS .....	10-4
1005. BLOCKS .....	10-12
1006. LOTS .....	10-12
1007. OPEN SPACE AND RECREATION AREAS .....	10-13
1008. STORM WATER DRAINAGE .....	10-14
1009. SEWAGE DISPOSAL SYSTEMS .....	10-17
1010. WATER SUPPLY SYSTEMS .....	10-17
1011. OTHER UTILITIES .....	10-18
1012. ACCESS DRIVES AND DRIVEWAYS .....	10-18
1013. OFF-STREET PARKING AND LOADING .....	10-19
1014. SIDEWALKS, PATHWAYS AND DRIVE APRONS .....	10-21
1015. STREET LIGHTING .....	10-22
1016. IDENTIFICATION SIGNS .....	10-22
1017. REGULATORY SIGNS .....	10-22
1018. LANDSCAPING .....	10-22
1019. MONUMENTS AND LOT PINS .....	10-25
 <b>ARTICLE 11        MOBILE HOME PARK DESIGN STANDARDS AND                       REQUIRED IMPROVEMENTS .....</b>	<b>11-1</b>
1101. APPLICATION .....	11-1
1102. EXEMPTIONS .....	11-1
1103. CONTENTS, SUBMISSION, AND REVIEW OF PLANS .....	11-1
1104. GENERAL STANDARDS AND REQUIREMENTS .....	11-2
1105. DESIGN STANDARDS .....	11-2

## **CONTENTS (Cont.)**

	<u>PAGE</u>
<b>APPENDIX A - APPLICATION FORM .....</b>	<b>A-1</b>
<b>APPENDIX B - PLAN CHECKLISTS .....</b>	<b>B-1</b>
B.1 MINOR SUBDIVISION - FINAL PLAN CHECKLIST .....	B-2
B.2 MAJOR SUBDIVISION - PRELIMINARY PLAN CHECKLIST .....	B-5
B.3 MAJOR SUBDIVISION - FINAL PLAN CHECKLIST .....	B-11
 <b>APPENDIX C - REGISTERED ENGINEER'S AND SURVEYOR'S STATEMENT, OWNER'S STATEMENT AND APPROVAL/REVIEW BLOCK FORMS .....</b>	 <b>C-1</b>
C.1 ENGINEER'S STATEMENT .....	C-1
C.2 REGISTERED SURVEYOR'S STATEMENT .....	C-1
C.3 OWNER'S STATEMENT .....	C-1
C.4 APPROVAL/REVIEW BLOCK .....	C-2
 <b>APPENDIX D - STORM WATER DRAINAGE RUNOFF CALCULATION ....</b>	 <b>D-1</b>
D.1 RATIONAL FORMULA .....	D-1
D.2 VALUES OF COEFFICIENT "C" .....	D-1
D.3 VALUES OF STORM INTENSITY "I" .....	D-1
D.4 SUGGESTED RUNOFF VELOCITIES .....	D-2
D.5 VELOCITY OF FLOW IN OPEN CHANNELS .....	D-2
D.6 PERMISSIBLE STREAM VELOCITIES IN OPEN CHANNELS .....	D-3
D.7 CALCULATIONS .....	D-3

## ARTICLE 1

### GENERAL PROVISIONS

101. TITLE. An Ordinance providing for the regulation and control of the subdivision of lots and the development of land; the approval of plans, plots, or replots of land laid out in building lots; standards for the design of streets, lots, easements, blocks and other improvements; certain minimum improvements and construction standards on all streets and required dedications; the administration of this Ordinance by the West Penn Township Planning Commission and the West Penn Township Board of Supervisors; and penalties for the violation of this Ordinance.
102. SHORT TITLE. This Ordinance shall be known and may be cited as The West Penn Township Subdivision and Land Development Ordinance.
103. PURPOSE. The purpose of these regulations is to create conditions favorable to the health, safety, morals, and general welfare of the citizens by:
- A. Assisting in the orderly and efficient integration of subdivisions within the Township;
  - B. Ensuring conformance of subdivision plans with the public improvements plans of the Township;
  - C. Ensuring sites suitable for building purposes and human habitation;
  - D. Facilitating the efficient movement of traffic;
  - E. Securing equitable handling of all subdivision plans by providing uniform procedures and standards;
  - F. Improving land records by establishing standards for surveys and plans;
  - G. Safeguarding the interests of the public; the homeowner, the subdivider and all municipalities; and
  - H. Preserving natural and historic features.

104. APPLICATION.

- A. No subdivision or land development of any lot, tract, or parcel of land shall be made, and no street, sanitary sewer, water main, gas, oil, or electric transmission line, or other improvements in connection therewith shall be laid out, constructed, opened, or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon, except in accordance with this Ordinance.
- B. No lot in a proposed subdivision or land development may be sold, and no final permit to erect any building upon land in a subdivision or land development may be issued unless and until
  - 1. A Final Plan has been approved and recorded and
  - 2. Either
    - a. the Township has been assured by means of a Development Agreement acceptable to the Board of Supervisors that the improvements will subsequently be installed or
    - b. the required improvements in connection therewith have been constructed.
- C. All subdivisions and/or land developments, as defined in Article 2 of this Ordinance, shall be submitted for review by the Township and the Schuylkill County Planning Commission pursuant to the provisions of this Ordinance.
- D. A subdivision of any lot which has been involved in three (3) successive minor subdivisions shall comply with the requirements for a major subdivision.
- E. Applications involving tracts of land along the Township's municipal boundary, shall submit one additional set of plans. The Township Planning Commission and Board of Supervisors may review reports from an adjacent municipality, when applicable.

105. EXEMPTIONS.

- A. Agriculture. The subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or residential dwelling shall be exempted from review.

B. Approved Subdivisions.

1. From the time an application for approval of a plat, whether preliminary or final, has been approved or approved subject to conditions acceptable to the Applicant, no subsequent change or amendment in the zoning, subdivision or other governing ordinance or plan shall be applied to adversely affect the right of the Applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from such approval.
2. If final plan approval is preceded by preliminary plan approval, the five (5) year period shall be counted from the date of the preliminary plan approval.

C. Condominiums. The mere creation of a condominium pursuant to the Pennsylvania Uniform Condominium Act does not constitute a subdivision or land development.

106. INTERPRETATION.

A. Standards.

1. The provisions of this Ordinance shall be interpreted and applied as minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare.
2. Where provisions, standards, and specifications of this Ordinance conflict with those of any State statute, other ordinance or regulations, the greater restriction shall be controlling regardless of its source, unless specified to the contrary.

B. Illustrations. The illustrations in this Ordinance are not a part of the Ordinance, but are included for purposes of explanation and clarification.

107. MODIFICATIONS AND EXCEPTIONS.

- A. Where, owing to special conditions, a literal enforcement of this Ordinance or its accompanying regulations would result in unnecessary hardship, the Board of Supervisors may make reasonable modifications and exceptions.

- B. Proof of unnecessary hardship must be presented to the Planning Commission by the developer. The Commission shall review the applicant's request and submit a written report to the Board of Supervisors.
- C. The request for an exception shall be reviewed at a public meeting of the Board of Supervisors who shall make a decision consistent with the goals of the Comprehensive Plan and the intent of this Ordinance.

108. FEES.

- A. The Board of Supervisors has established by resolution a schedule of fees and a collection procedure for all applications and other matters pertaining to this Ordinance.
- B. The applicant is also required to submit fees required for review by the County Planning Commission.
- C. Plans shall not be considered filed until all fees are paid and the applications are properly signed.
- D. If the applicant disputes the fees, the applicant can appeal in accordance with Section 503 and Section 510 of the Pennsylvania Municipalities Planning Code, as amended.

109. REVISED PLANS, ALTERNATE PLANS, AND RESUBDIVISIONS.

A. Revised Plans.

- 1. Until a submission is approved or rejected by the Board of Supervisors, the Applicant may withdraw the submission (or a part thereof) and submit a Revised Plan following the submission and review procedures which apply to that plan.
- 2. No submission fee shall be charged for the first Revised Plan, but a second Revised Plan (and any subsequent Revised Plan) shall be considered a new submission for which a new submission fee shall be required.

B. Alternate Plan. If (before a submission is approved or rejected by the Board of Supervisors) the Applicant submits a new plan submission for the subdivision or development of the same lands as the pending submission and does not withdraw the pending submission, the new plan shall be considered an Alternate Plan for which a new submission fee shall be required.

C. Resubdivisions.

1. A revision or resubdivision of a recorded plan or a Final Plan approved by the Board of Supervisors shall be considered as a new subdivision and shall come under the jurisdiction of this Ordinance.
2. A submission to correct erroneous data or omissions on recorded plans shall not be considered to be a revision or resubdivision.

#### 110. TOWNSHIP RECORDS.

A. Planning Commission.

1. The Planning Commission shall keep a record of the findings, decisions, and recommendations relative to all subdivision or land development plans filed for action by the Planning Commission.
2. Such records shall be open to the public for review.

B. Board of Supervisors.

1. The Secretary of the Board of Supervisors shall keep a record of the findings, decisions and recommendations relative to all subdivision or land development plans filed for action by the Board of Supervisors.
2. Such records shall be open to the public for review.

#### 111. AMENDMENTS.

- A. The regulations set forth in this Ordinance may, from time to time, be amended by the Board of Supervisors.
- B. A public hearing (held pursuant to public notice) on the proposed amendment shall be held by the Board of Supervisors.



- C. The Board of Supervisors shall submit each proposed amendment (other than an amendment prepared by the Planning Commission) to the Commission for recommendations at least thirty (30) days prior to the date set for the public hearing on such proposed amendment.
- D. The Board of Supervisors shall submit any proposed amendment to the County Planning Commission. The proposed action shall not be taken until the County Planning Commission recommendation is made or until forty-five (45) days have passed.

112. APPEALS TO COURTS. Decisions of the Board of Supervisors may be appealed in accordance with the Pennsylvania Municipalities Planning Code.

113. ENFORCEMENT.

- A. Inspectors. The Board of Supervisors shall appoint one or more inspectors to enforce the provisions of this Ordinance and the accompanying design standards and improvement specifications.
- B. Inspection. Inspection of actual construction under any approved subdivision or land development plan shall be the sole responsibility of the Township, which shall undertake reasonable measures to provide an adequate inspection of all projects.
- C. Remedies. Any action inconsistent with the provisions of this Ordinance shall be subject to a cease and desist order and other appropriate measures by the Board of Supervisors.

114. PENALTIES.

- A. Violations.
  - 1. Any person (being the owner or agent of any lot, tract, or parcel of land) who
    - a. lays out, constructs, opens, or dedicates any street, sanitary or storm sewer, water main, or other improvement for public use, travel, or other purposes or for the common use of occupants of buildings abutting thereon,



- b. sells, transfers, or agrees or enters into an agreement to sell any land in a subdivision or land development (whether by reference to or by other use of a plat of such subdivision or land development), or
  - c. erects any building thereon until a final plat has been prepared and recorded in full compliance with the provisions of this Ordinance shall be in violation of this Ordinance.
- 2. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
- 3. Each day of violation may be considered as a separate violation and shall subject the violator to the penalties listed in Section 114.B. and the remedies listed in Section 113.C.
- 4. Actions to enforce this Ordinance shall be brought by the Board of Supervisors.

B. Penalties.

- 1. Any person, partnership or corporation who or which has violated the provisions of this subdivision or land development ordinance shall, upon being found liable therefor in a civil enforcement proceeding, pay a judgment of not more than \$500 plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice.
- 2. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.
- 3. All fines collected for such violation shall be paid to West Penn Township.

115. SEVERABILITY. It is hereby declared to be the legislative intent that:

- A. If a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.
- B. If a court of competent jurisdiction finds the application of any provision or provisions of this Ordinance to any lot, building, structure, or tract of land to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to the person, property, or situation immediately involved in the controversy, and the application of any such provision to other persons, property, or situations shall not be effective.
- C. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section or part thereof irrespective of the fact that any one or more sections or parts thereof be declared invalid.

116. REPEALER. All other Township ordinances or parts thereof that were adopted prior to this Ordinance and are in conflict with this Ordinance are hereby repealed.

117. EFFECTIVE DATE. This Ordinance shall become effective May 20, 1993.

118. ENACTMENT. Enacted and ordained into an Ordinance this fifth day of April, 1993.

Date of Hearing April 5, 1993

Date of Adoption April 5, 1993

Board of Supervisors \_\_\_\_\_  
Chairman

\_\_\_\_\_  
\_\_\_\_\_

## ARTICLE 2

### DEFINITIONS

201. GENERAL INTERPRETATION. For the purposes of this Ordinance, words and terms used herein shall be interpreted as follows:

- A. Words in the present tense shall include the future tense.
- B. The singular shall include the plural, and the plural shall include the singular.
- C. The masculine gender shall include the feminine and the neuter and vice-versa.
- D. The word "shall" is always mandatory, and the word "may" or "should" is always permissive.
- E. Any word or term not defined in this Article shall be used with a meaning of standard usage.

202. DEFINITIONS. When used in this Ordinance, the following words, terms and phrases shall have the following meanings, unless expressly stated otherwise or unless the context clearly indicates otherwise:

Abut. Next to or adjacent to, and includes the words "directly across from streets, natural features, and rights-of-way."

Access Drive. A privately owned, constructed, and maintained vehicular access roadway from a public or private street.

Adjacent. A state of being side by side, next to, adjoining, contiguous, or abutting one to another.

Administrator. A Township Official duly appointed from time to time by the Board of Supervisors.

Alley. A public or private way affording only secondary means of access to abutting property.

Applicant. A landowner or developer who has filed an application for a subdivision or land development, including his heirs, successors and assigns.

Block. Property bounded on one side by a street, and on the other three (3) sides by a street, railroad right-of-way, public park, waterway, township line, tract of land held in separate ownership, or any combination thereof.

Block Frontage. That part of a block which fronts on a single street.

Board of Supervisors. The Board of Supervisors of West Penn Township, Schuylkill County, Pennsylvania.

Buffer Yard. A strip of land at least twenty (20') feet in width which may be a part of the minimum setback distance and which is free of any principal or accessory building, parking, outdoor storage or any other use than open space.

Building. Any structure having a roof supported by columns or walls, used for the shelter, housing, or enclosure of persons, animals, or property. "Building" is interpreted as including "or part thereof."

Cartway. The paved portion of a street or highway designed for vehicular traffic.

Commission. The Planning Commission of West Penn Township, Schuylkill County, Pennsylvania.

Comprehensive Plan. The document entitled Comprehensive Plan for West Penn Township or any part thereof, adopted by the Board of Supervisors.

Condominium. Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions, created under either the Pennsylvania Unit Property Act of July 3, 1963 or the Pennsylvania Uniform Condominium Act.

Construction. Includes the placing of construction materials in permanent position and fastening in a temporary or permanent position; and the demolition of pre-existing building, provided that further construction be diligently carried on.

County. The County of Schuylkill, Commonwealth of Pennsylvania.

County Planning Commission. The Schuylkill County Planning and Zoning Commission.

Crosswalk or Walkway. A strip of land including a right-of-way dedicated to public use in order to facilitate pedestrian access through or into a block.

Developer (Subdivider). Any landowner, agent of such landowner or tenant with permission from a landowner, who makes or causes to be made a subdivision of land or land development.

Development Agreement. An agreement (in a form and manner acceptable to Township) requiring a developer to install the improvements required by this Ordinance and any improvements or amenities which appear on the plan in accordance with the requirements of this Ordinance.

Driveway. A privately owned, constructed, and maintained vehicular access from a street or access drive to one (1) dwelling unit, commercial unit or industrial unit.

Dwelling (Residence, Residential Structure). A building containing one (1) or more dwelling units. The term "dwelling" shall not be deemed to include automobile court, rooming house, tourist home, hotel, motel, hospital, nursing home, dormitory, fraternity, sorority house, or other group residence.

1. Single Family Detached Dwelling. A detached building containing only one (1) dwelling unit. The term "Single Family Detached Dwelling" shall be deemed to include a factory built "Modular Home" placed on a permanent perimeter foundation.
  - a. Modular Home (defined by the Pennsylvania Industrialized Housing Act/ Act 70). Any structure designed primarily for residential occupancy which is wholly or in substantial part made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on the building site; housing units defined as mobile homes are excluded from this definition.
2. Mobile/Manufactured Home. A transportable, single family dwelling designed so that it can be used for permanent occupancy, contained in one unit or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used with or without a permanent foundation.

Mobile/Manufactured Homes shall be constructed in accordance with the Safety and Construction Standards of the U. S. Department of Housing and Urban Development. The term "Mobile/Manufactured Home" shall not be deemed to include "Recreation Vehicle" nor a "Modular Home" placed on a permanent perimeter foundation.
3. Two-Family Dwelling. A detached building containing two (2) dwelling units which are entirely separated by vertical walls or horizontal floors, unpierced except for access to the outside or to a common cellar. Each dwelling unit may be separately owned, provided that the area formed by the combined lots of both dwelling units shall comply with all requirements for a two-family dwelling in that district.

4. Multiple Family Dwelling. A building containing three (3) or more dwelling units. Each dwelling unit may be separately owned, provided that the area formed by the combined lots of all dwelling units in a multiple family dwelling shall comply with all of the requirements for that type of multiple family dwelling in that district.
- a. Low-Rise Multiple Family Building. A Multiple Family Dwelling (including Townhouses, Garden Apartments, and other housing types) which do not contain more than six (6) dwelling units, does not exceed three (3) stories in height, and in which each dwelling unit has an independent outside access.
    - (1) Garden Apartment. A Low-Rise Multiple Family Building in which individual dwelling units are entirely separated by vertical walls or horizontal floors, unpierced except for access to a common cellar.
    - (2) Townhouse. A Low-Rise Multiple Family Building in which each dwelling unit extends from ground to roof and contains two (2) points of independent outside access.
  - b. Low-Rise Apartment. A Multiple Family Dwelling not exceeding three (3) stories in height, in which each dwelling unit shares a common outside access with at least one (1) other dwelling unit.
  - c. High-Rise Apartment. A Multiple Family Dwelling over three (3) stories in height, in which each dwelling unit shares a common outside access with at least one (1) other dwelling unit and elevators serve each floor.

Dwelling Unit (Housing Unit). One or more rooms intended to be occupied by one (1) family as separate living quarters, containing sanitary facilities, kitchen facilities, and having outside access directly from the dwelling unit or through a common hall.

Easement. A grant by the property owner to the public, a corporation, a person, or group of persons, or another tract of land of a use of land for specified purposes.

Engineer. The registered professional engineer designated by the Board of Supervisors to perform all duties required of the Engineer by the provisions of this Ordinance.

Family. One (1) or more persons related by blood, marriage, or adoption (or a group of not more than five (5) persons not related by blood, marriage, or adoption) living together in a single dwelling and maintaining a common household. The term "family" shall be deemed to include any domestic employees or gratuitous guests, but shall not include any roomer, boarder, or lodger.

Grade. The elevation of finished ground or paving.

Kitchen Facilities. Shall consist of all the following: sink with piped water, a permanent cookstove and a refrigerator.



Land Development. Any of the following activities:

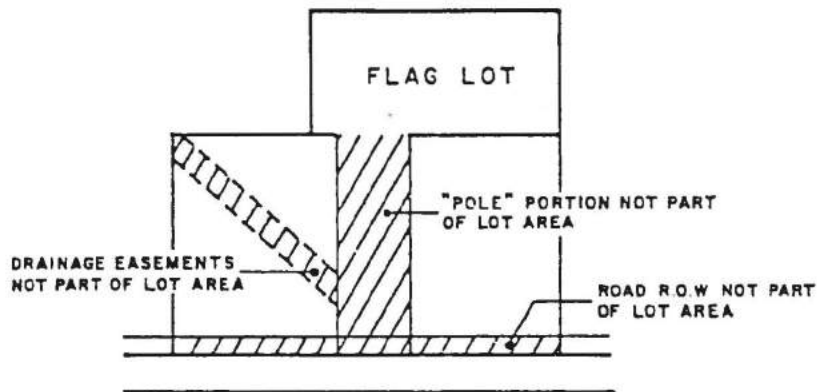
1. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
  - a. a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
  - b. the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
2. A subdivision of land.
3. The following shall not be considered a land development:
  - a. the conversion of an existing single family detached dwelling or single family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium;
  - b. the addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.

Landowner. The owner of a legal or equitable interest in land, including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee (if he is authorized under the lease to exercise the right of the landowner), or other person having a proprietary interest in land.

Lot. Any parcel or tract of land intended as a unit of ownership, transfer of ownership, use, rent, improvement or development. Contiguous nonconforming lots under common ownership shall be considered one lot.

1. Corner Lot. A lot situated at and abutting the intersection of two (2) streets having an interior angle of intersection not greater than one hundred thirty-five (135°) degrees.
2. Interior Lot. A lot other than a corner lot whose sides do not abut a street.
3. Reverse Frontage Lots. Lots which front on one public street but provide vehicular access solely from another public street at the rear of the lot.
4. Through Lot. An interior lot having frontage on two (2) streets.
5. Flag Lot or Keyhole Lot. An irregularly shaped lot characterized by an elongated extension from a road to the principal part of the lot. The flag or keyhole shape of the lot is normally intended to provide for access to an otherwise landlocked interior parcel.

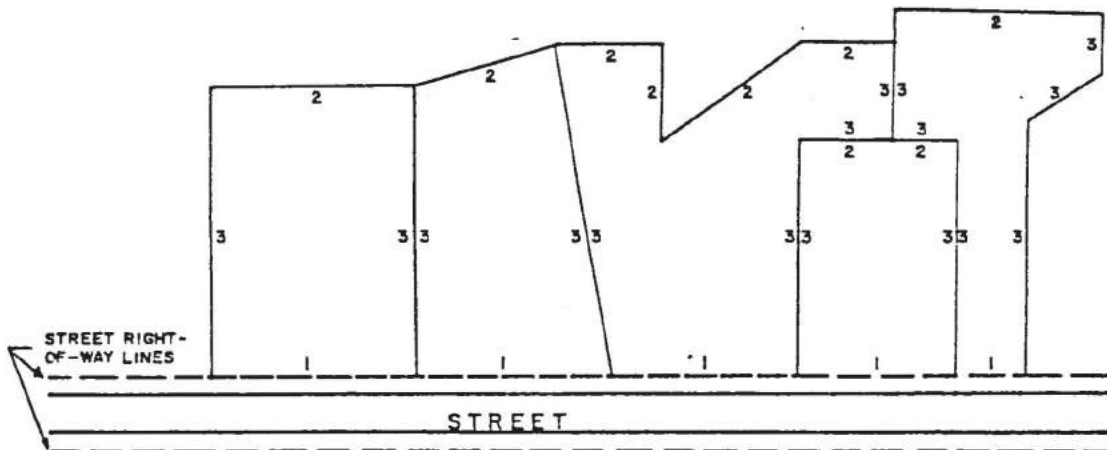
Lot Area. The area contained within the lot lines, excluding space within all existing and future road rights-of-way, and drainage easements. In flag lots the area representing the "pole" position of the flag lot shall not be considered part of the lot area (see sketch on the following page).



Lot Depth. The mean average horizontal distance between the front and the rear lot lines.

Lot Lines. The property lines bounding the lot.

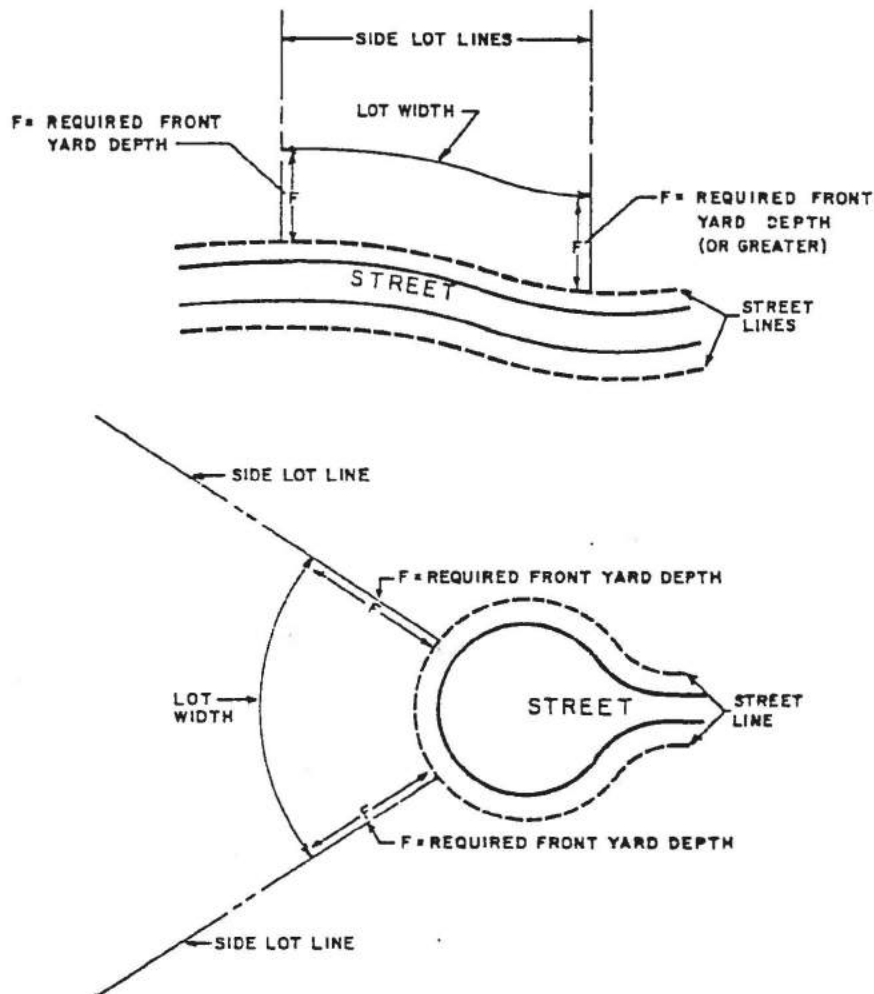
1. Front Lot Line (Street Line). A lot line separating the lot from the street right-of-way. The front lot line shall be the same as an existing or a future right-of-way (whichever establishes the greater width).
2. Rear Lot Line. A lot line opposite and most distant from the front lot line. (A three (3) sided lot has no rear lot line.)
3. Side Lot Line. Any lot line other than a front or rear lot line. A "side street lot line" is a side lot line separating a lot from a street.



SAMPLE LOT CONFIGURATIONS: NUMBERS CORRESPOND TO THE ABOVE DEFINITIONS



Lot Width. The horizontal distance between the side lot lines measured at the front yard setback line.



Maintenance Agreement. An agreement (in a form and manner acceptable to the Township) requiring the developer of improvements which have been dedicated to make any repairs or reconstructions and to maintain such improvements for a period not to exceed eighteen (18) months from the date of acceptance of dedication.

Maintenance Guarantee. Financial security (which is acceptable to the Township) to secure the promise made by a developer in the Maintenance Agreement that dedicated improvements shall be maintained by the developer (including acceptable letters of credit, performance bonds, escrow agreements, and other similar collateral or surety agreements).

Mobile Home Space. A parcel of land in a mobile home park, improved with the necessary utility connection and other appurtenances necessary for the erection thereon of a single mobile home, which is leased or rented by the park owner to the occupants of the mobile home erected on the lot.

Mobile Home Park. A parcel of land under single ownership which has been planned and improved for the placement of two (2) or more mobile homes for nontransient residential use.

Nonconforming Lot. A lot which does not conform with the minimum width, depth, or area dimensions specified for the district where such lot is situated, but was lawfully in existence at the time of enactment of the Zoning Ordinance or is legally established through the granting of a variance by the Zoning Hearing Board. Contiguous nonconforming lots under common ownership shall be considered one (1) lot.

Open Space. The area of a lot unoccupied by principal or accessory structures, streets, driveways, parking areas; but may include areas occupied by walkways, patios and porches without roofs, playgrounds and other areas occupied by outdoor recreation or play apparatus, gardens and trees.

Open Space, Common. A parcel or parcels of land, or an area of water, or a combination of land and water within a development site which is open space designed and intended for the use or enjoyment of residents of a development.

Open Space, Usable. Open space of a lot or tract used for residential purposes, exclusive of required front and side yard areas, which is suitable for specified use(s) or as outdoor recreation for the residents (see Section 1007).

Ordinance. The West Penn Township Subdivision & Land Development Ordinance and any provisions or amendments thereof, enacted by the Board of Supervisors.

Parcel. A tract, lot, or area of land.

Parking Facilities. Outdoor areas or specially designed buildings or garages used for the storage of vehicles.

Pathway. A pedestrian accessway which is not adjacent to a street, access drive or driveway and conforms with this Ordinance.

Performance Guarantee. Financial security (which is acceptable to the Township) to secure the promise made by a developer in the Development Agreement that certain improvements shall be made by the developer (including acceptable letters of credit, performance bonds, escrow agreements, and other similar collateral or surety agreements).

Person. An individual, partnership, organization, association, trust, or corporation. When used in a penalty provision, "person" shall include the members of such partnership, the trustees of such trust, and the officers of such organization, association, or corporation.

Plan (or Plat). A map of a land development or subdivision of land.

1. Sketch Plan. An informal plan, identified as such with the title "Sketch Plan" on the map, indicating existing features of a tract and its surroundings and the general layout of the proposed subdivision.
2. Preliminary Plan. A complete plan, identified as such with the title "Preliminary Plan," accurately showing proposed streets and lot layout and such other information as required by this Ordinance.
3. Final Plan. A complete and exact plan, identified as such with the title "Final Plan," prepared for official recording as required by this Ordinance to define property rights and proposed streets and other improvements.

Planning Commission. See "Commission."

Public Notice. Notice published once each week for two successive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.

Right-of-Way. Land reserved for the public or others for future use as a street or other purpose.

Sanitary Facilities. All of the following: sink with piped water, a toilet, and a bathtub or shower with piped water.

Screen. A fence or natural obstruction of sufficient height (but not less than six (6') feet high) to effectively visually obscure the area being screened from adjoining areas.

Sewage Disposal System. A system designed to collect, treat, and dispose of sewage from users in compliance with regulations of the appropriate state agency and of the Township.

1. Centralized Sewage Disposal System. A Sewage Disposal System which collects, treats, and disposes sewage from more than one (1) dwelling, principal use, or lot.
  - a. Public Sewage Disposal System. A Centralized Sewage Disposal System owned and operated by a public authority.

2. On-Lot Sewage Disposal System. A Sewage Disposal System which collects, treats, and disposes of sewage or holds sewage from only one (1) dwelling, principal use, or lot.

Sewer Connection. The connection consisting of all pipes, fittings, and appurtenances from the drain outlet of a dwelling or building to the inlet of the street or main collector sewer pipe of the sewerage system serving the subdivision or land development.

Sidewalk. A pedestrian accessway which is adjacent to a street, access drive, or driveway and conforms to the regulations of this Ordinance.

Sign. A visual display or image which is affixed to, painted, or represented directly or indirectly upon a building, structure, land, or any surface and which directs attention to an object, product, service, place, activity, person, institution, organization, or business, regardless of whether such display or image is permanent or temporary, but excluding displays or images which are decorative only.

Site Alteration. Includes regrading the existing topography, filling lakes, ponds, marshes or floodplains, clearing vegetation or altering watercourses.

Soil Conservation District. The Soil and Water Conservation District for Schuylkill County.

Soil Survey. A scientific survey of soil conditions and characteristics prepared by an engineer or soil scientist and approved or certified by the U. S. Soil Conservation Service.

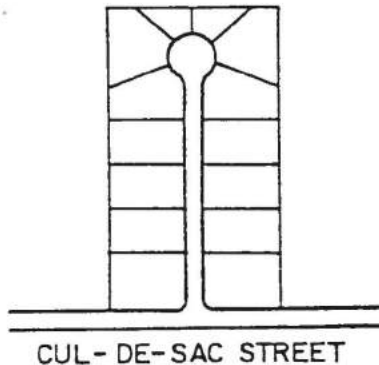
Solar Access. The capability of receiving direct sunlight between 9:00 a.m. and 3:00 p.m. (Solar Time) on any area of a lot not within required yard areas.

Street. A public or private thoroughfare which affords the principal means of access to abutting property and contains a right-of-way area (in addition to the cartway); including avenue, place, way, parkway, drive, lane, boulevard, highway, road and any other thoroughfare except an alley, access drive, or driveway.

1. Arterial. Streets designed primarily to carry medium to heavy volumes of traffic at moderately high speeds, and generally should not provide access to land which would interfere with their primary traffic functions. Arterial Streets are those streets which are so designated on the Official Street Classification Map.
2. Collector Street. Streets designed to carry a moderate volume of traffic between Local Streets and Arterials at moderate speeds, and provide only limited vehicular access to the abutting properties. Collector Streets are those streets which are so designated on the Official Street Classification Map of the Zoning Ordinance.

3. Local Street. Streets designed to provide direct access from abutting properties to Collector and Arterial Streets. Local Streets are those streets which are so designated on the Official Street Classification Map of the Zoning Ordinance.

- a. Cul-de-sac Street. A cul-de-sac street is a local street which is permanently terminated at one end by a vehicular turnaround and intersects another street at the other end.



- b. Marginal Access Street. A marginal access street is a local street which is parallel and adjacent to collector or arterial streets and provides access to abutting properties.

Structure. Any man-made object having an ascertainable, stationary location on or in land or water, whether or not affixed to the land. The term structure shall include: building, sign, fence, wall, tower, swimming pool, porch, garage, and similar structures. "Structure" shall be interpreted as including the words "or part thereof."

Subdivider. See "Developer."

Subdivision. The division or redivision of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels, or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development. The subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or residential dwellings is not a subdivision.

Subdivision, Major. Any subdivision which does not qualify as a minor subdivision.

Subdivision, Minor.

1. A Minor Subdivision is
  - a. any subdivision
    - (i) into not more than three (3) lots, including the residual tract or lot,

- (ii) which involves no extension of public facilities, no new street, nor an extension or improvement of an existing street,
    - (iii) which is not located in a commercial or industrial zoning district, and
    - (iv) which provides for and does not adversely affect the potential development of the remainder of the tract; or
  - b. any subdivision
    - (i) for the purpose of joining or annexing a lot to an existing lot, parcel, or tract of land and
    - (ii) provides a covenant in the deed of the lot to be conveyed which joins it with and makes it an inseparable part of the parcel to which it is joined.
2. The subdivision of any lot or parcel of land which has previously received subdivision approval for at least three (3) lots shall comply with requirements of a major subdivision.

Subdivision, Natural. Any tract or parcel of land divided into two (2) or more separate areas by one or more public streets.

Township. The Township of West Penn, Schuylkill County, Pennsylvania.

Tract. A parcel of land, the dimensions and extent of which are determined by the latest official records or by the latest approved recorded map of a subdivision of which the tract is a part. A tract may include lands covered by more than one (1) legal description.

Use. Any activity, occupation, business, or operation carried on or intended to be carried on in a structure or on a lot.

Water Connection. The connection consisting of all pipes, fittings and appurtenances from the water pipe to the inlet pipe of the distribution system within the dwelling or nonresidential unit.

Watercourse. A discernable, definable natural course or channel along which water is conveyed ultimately to streams and/or rivers at lower elevations. A watercourse may originate from a lake or underground spring(s) and be permanent in nature or it may originate from a temporary source such as runoff from rain or melting snow.

Water Supply System. A system designed to transmit water from a source to users, in compliance with the requirements of the appropriate state agencies and the Township.

1. Centralized Water Supply System. A Water Supply System which transmits water from a common source to more than one (1) dwelling, principal use, or lot.



- a. Public Water Supply System. A Centralized Water Supply System owned and operated by a public authority.
2. On-Lot Water Supply System. A Water Supply System which transmits water from a source on the lot to one (1) dwelling, principal use, or lot.

Yard. An open space on the same lot with a structure (or a group of structures) which lies between the structure (or group of structures) and a lot line and which is unoccupied and unobstructed from the ground upward except as permitted in the Township Zoning Ordinance.

1. Front Yard. A yard extending the full width of the lot between a structure and the front lot line or side street lot line.
2. Rear Yard. A yard extending the full width of the lot between a structure and a rear lot line.
3. Side Yard. A yard extending from the front yard to the rear yard between a structure and the nearest side lot line.

## ARTICLE 3

### GENERAL PROCEDURES

301. PURPOSE. This Article provides an overview of the general procedure for the Township review of proposed subdivisions and land developments (Section 302) and of the general procedures for submitting plans to the Township (Section 303). This Article is intended to be instructional and exemplary only and does not set forth mandatory requirements which are binding on the Township or an Applicant. Two (2) flowcharts are included at the end of this Article to show the general subdivision process for Major and Minor Subdivisions.

#### 302. GENERAL PROCEDURE FOR SUBDIVISIONS AND LAND DEVELOPMENTS.

##### A. Review and Approval Stages.

1. Three (3) types of plan submission are included in the procedure for filing and approval of subdivision and land development plans: Sketch, Preliminary, and Final.
2. These plans enable the Planning Commission and the Board of Supervisors to have an adequate opportunity to review the submission and to insure that their formal recommendations are reflected in the Final Plan which is recorded in accordance with Article 9.
3. The table below outlines the stages for the different types of proposed subdivision or land development.

STAGE	SUBDIVISION ORDINANCE ARTICLE	TYPE OF PROPOSED SUBDIVISION OR LAND DEVELOPMENT*		
		Land Development	Major Subdivision	Minor Subdivision
Sketch Plan	4	Recommended	Recommended	Recommended
Preliminary Plan	5	Required	Required	Not Required
Final Plan	6	Required	Required	Required**
Guarantee of Improvements Installation	8	Required	Required	Required
Recording of Final Plan	9	Required	Required	Required

\* See Article 2 for precise definitions.

\*\* See Article 7 for Minor Subdivision Final Plan filing and review requirements. Article 7 provides a simplified procedure for reviewing minor subdivisions and boundary line adjustments.



B. Sketch Plan.

1. While Sketch Plans are not required for major and minor subdivisions or land developments, it is recommended that they be filed to allow the Applicant to consult early and informally with the Planning Commission before preparing a Preliminary Plan in order to resolve potential differences and avoid unnecessary expense and delay.
2. The Sketch Plan will also be used to classify the subdivision as a major subdivision, minor subdivision, or land development.
3. Comments made by the Planning Commission on the Sketch Plan are only recommendations and are not binding.

C. Preliminary Plan.

1. Except for any Sketch Plan which is filed, the initial plan filed to the Commission for formal review of a major subdivision or land development shall be considered the official Preliminary Plan.
2. Minor subdivisions need not file a Preliminary Plan.
3. The purpose of the Preliminary Plan is to achieve formal approval of the overall development scheme proposed in order to minimize the need for any revisions of Final Plans.

D. Final Plan.

1. After approval of the Preliminary Plan of a major subdivision or land development, the Applicant files a Final Plan.
2. The purpose of the Final Plan is to require formal approval by the Board of Supervisors before plans for all subdivisions and land developments are recorded.

E. Guarantee of Improvements Installation. Where improvements are required by this Ordinance, the Township and Applicant shall enter into a development agreement and the Applicant shall post financial security acceptable to the Township in an amount sufficient to cover the costs of any improvements which may be required.

F. Recording of Final Plan.

1. Deadline. The applicant shall record the Final Plan approved by the Board of Supervisors in the Office of the Recorder of Deeds of the County within ninety (90) days of such final approval, unless an extension has been granted in writing by the Board of Supervisors.

2. Notification. The applicant shall notify the Board of Supervisors in writing of the date of such recording and the plan book and page wherein such plan is recorded. (A copy of the receipt of recording is acceptable.)
3. Failure to Record. If the plan is not recorded within the required time period, the approval shall lapse and become void.
4. Township Copies. The applicant shall provide the Township with a mylar and three (3) legible blue line or black line prints of the Record Plan. (One (1) copy for the Township Administration Office, one (1) copy for the Township Engineer and one (1) copy for the Township File.)

### 303. GENERAL PLAN SUBMISSION PROCEDURES.

#### A. Submission.

1. Applicants with minor subdivision Final Plans shall file the required number of plans to the Township Administrator by certified mail or by delivery in person. Said plans should be filed at least fourteen (14) days prior to the regularly scheduled Planning Commission Meeting at which the plan will be reviewed.
2. Applicants with Preliminary and Final Plans for major subdivisions shall file the required number of plans and supporting data to the Township Administrator by certified mail or by delivery in person. Said preliminary and final plans should be filed at least fourteen (14) days prior to the regularly scheduled Planning Commission Meeting at which the plan will be reviewed.

#### B. Receipt by Commission.

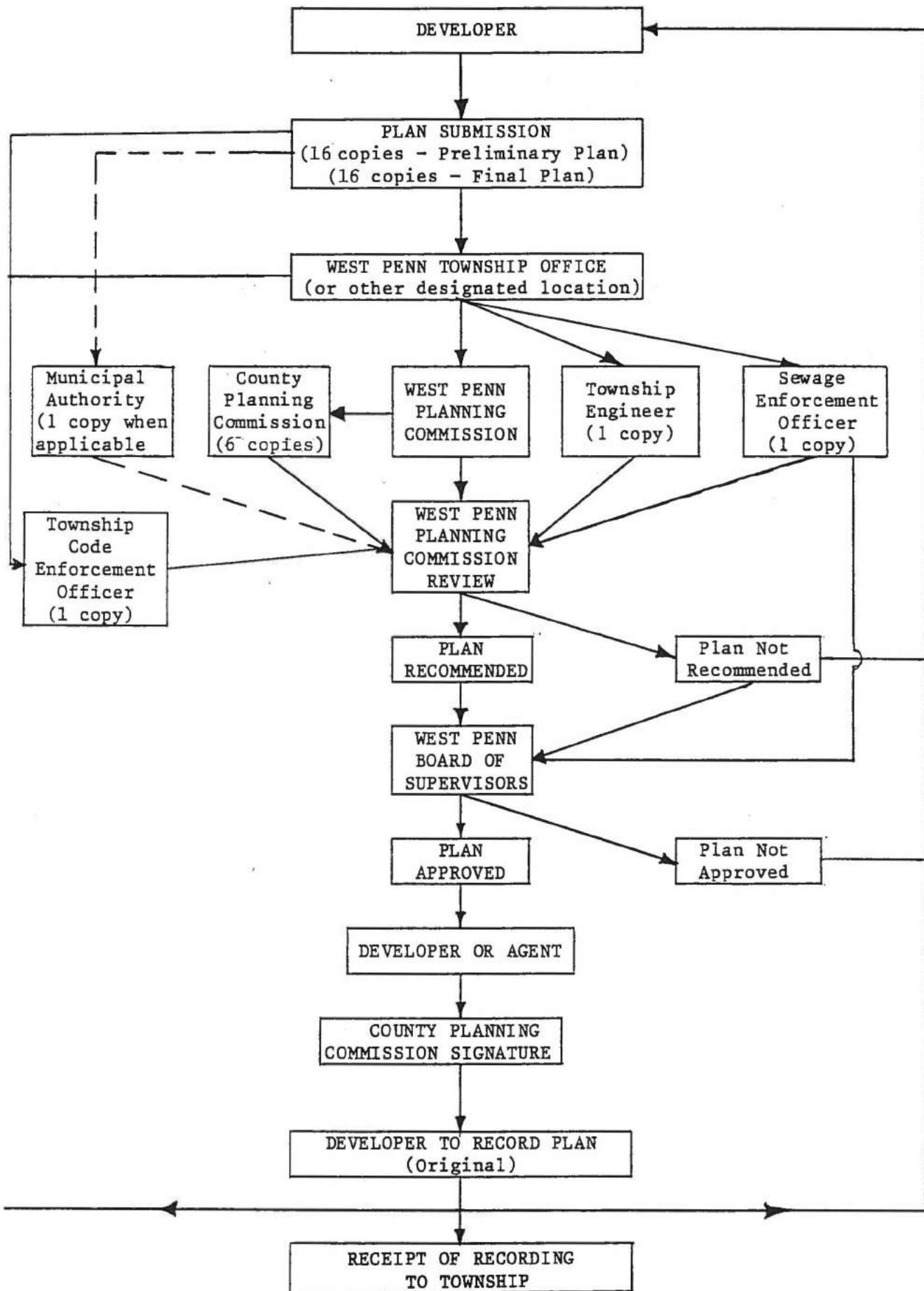
1. The Commission shall review the filing at the next regularly scheduled meeting after the filing is made to the Township Administrator to determine if the filing is complete.
2. If the filing is incomplete, the Commission may recommend rejection to the Board of Supervisors.

#### C. Attendance.

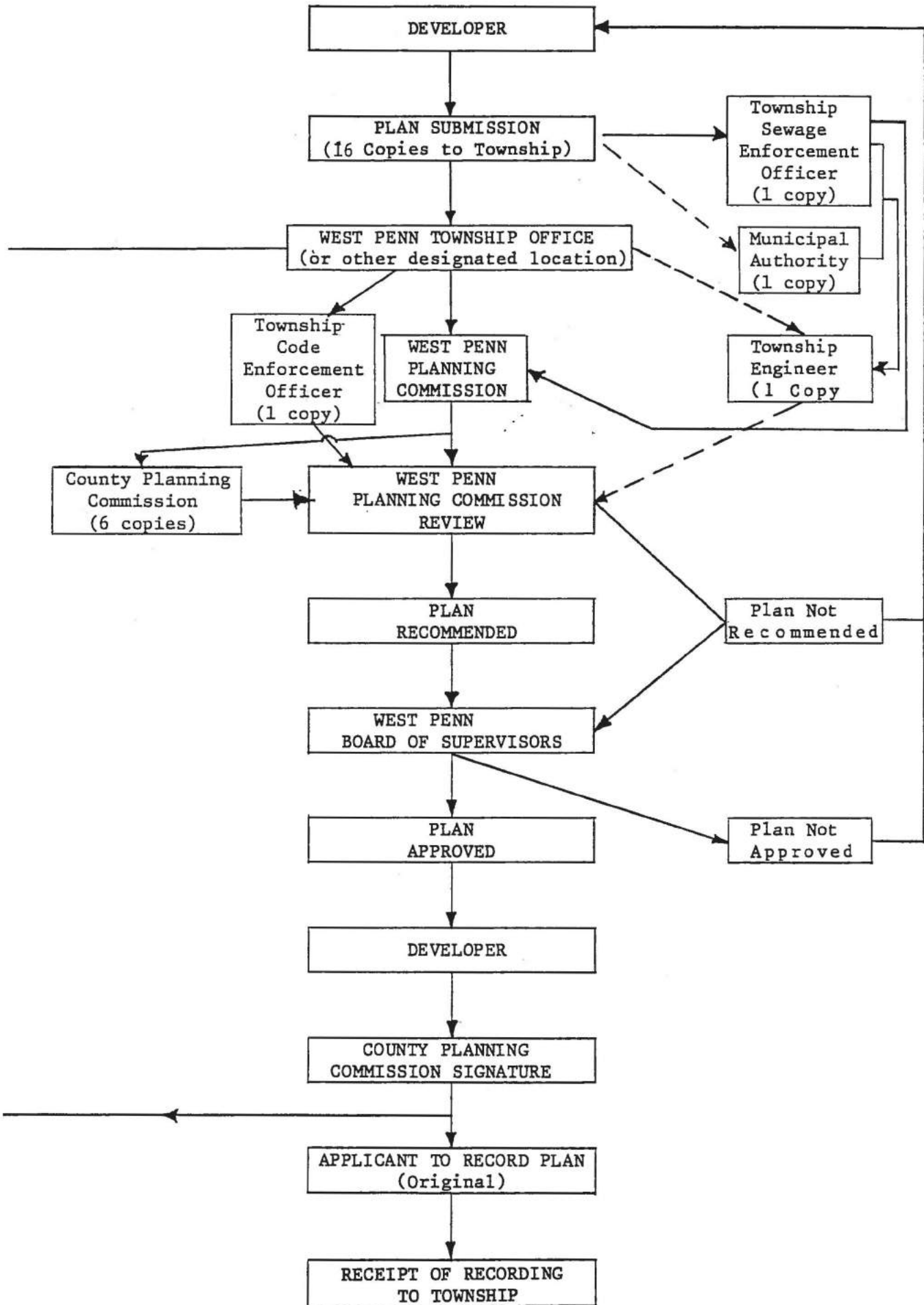
1. The Applicant or his duly authorized representative should endeavor to attend the Commission meeting to discuss the filed plans.
2. The Commission may request such attendance, and failure to appear when so requested may result in plan disapproval.

- D. Action by the Commission and the Board of Supervisors. Within ninety (90) days following the date of the regular meeting of the Commission, next following the date the Application is filed, the Commission shall recommend to the Board of Supervisors and the Board of Supervisors shall act to approve or disapprove the plan.
- E. Public Hearing. The Board of Supervisors may hold a public hearing prior to rendering its decision on any Final Plan.
- F. Notification of Applicant. The Board of Supervisors shall communicate its decision in writing to the Applicant either personally or by mail to his last known address, not later than fifteen (15) days following the day such decision has been made.

# MAJOR SUBDIVISION PROCESS



# MINOR SUBDIVISION PROCESS



## ARTICLE 4

### SKETCH PLAN

401. PRE-PLAN CONSULTATION. Prior to the submission of a Preliminary Plan, developers are encouraged to submit a Sketch Plan in person at a regular or special meeting of the Planning Commission of West Penn Township. When submitted, Sketch Plans shall include the items in Section 402.

402. SKETCH PLAN SUBMISSION AND DRAWING REQUIREMENTS.

A. Submission Requirement. Ten (10) print copies of the Sketch Plan shall be submitted in accordance with the provisions of this Article.

B. Drawing Requirements. The Sketch Plan may be a scaled free-hand drawing and shall generally include:

1. Property boundaries (may be obtained from County Tax Map or similar sources).
2. General topographic contours from available data (may be obtained from United States Geological Surveys) or direction and approximate grade of slopes from the Schuylkill County Soil Survey.
3. Proposed lot and street layout with dimensions of lots and street right-of-way to nearest foot.
4. Site data including:
  - a. Acres of entire tract
  - b. Number of lots
  - c. Zoning District of area
5. Magnetic north point.
6. Appropriate scale.
7. Name of subdivision (name can be the same as the recorded owner).
8. A location map showing the general location of the subdivision in relation to adjacent properties, roads and streams.
9. Soil Types

## ARTICLE 5

### PRELIMINARY PLAN

501. PURPOSE. The purpose of the Preliminary Plan is to achieve formal approval of the overall development scheme proposed in order to minimize the need for any revisions of Final Plans.

502. SUBMISSION AND REVIEW PROCEDURE.

A. Preliminary Plan Submission Required.

1. A Preliminary Plan Submission for a Major Subdivision or Land Development must be filed by the Applicant and reviewed in accordance with the provisions of Article 5.
2. A Preliminary Plan Submission need not be filed for a Minor Subdivision or Boundary Adjustment (see Article 7).

B. Required Submission.

1. The Applicant shall file to the Administrator at least fourteen (14) days prior to a regularly scheduled Planning Commission meeting
  - a. the fee,
  - b. two (2) copies each of the
    - (i) Application Form and
    - (ii) Preliminary Plan Checklist
  - c. at least sixteen (16)\* print copies of the Preliminary Plan, and
  - d. at least ten (10)\* sets of Supportive Documents.
  - e. Six (6) of the above copies of the Plan and Supportive Documents, upon determination of completeness by the Planning Commission, will be submitted to the Schuylkill County Planning and Zoning Commission for review. Copies of the Plan shall have original signatures and shall be accompanied by a check for payment to the Schuylkill County Treasurer.
2. An Application Form is included in Appendix A.
3. A Preliminary Plan Checklist is included in Appendix B.
4. The Applicant is required to forward plans to the following agencies and obtain their comments prior to Preliminary Plan Approval:
  - a. Municipal Authority (if applicable),

---

\*NOTE: The Township may require the Applicant to file additional copies.

- b. Soil Conservation District,
  - c. Pa. Department of Transportation (if State roads are involved, highway occupancy permits must be filed), (see Section 503.L.), and
  - d. the appropriate utility companies.
- 5. a. Each Preliminary Plan filed
    - (i) shall provide the information required by Section 503 and
    - (ii) should conform to any changes recommended during the Sketch Plan procedure.
  - b. All sheets shall be folded to 9"x12" size in such a manner that the title of the sheet faces out (optional).
- 6. Each set of Supportive Documents shall provide the information required by Section 504.

C. Initial Actions by the Administrator.

- 1. The Administrator shall review the submission items filed against a checklist for completeness and shall report such review to the Commission at its next regularly scheduled meeting.
- 2. The Administrator shall forward copies of the Preliminary Plan and Supportive Documents to the following agencies and persons for review, prior to the next regularly scheduled meeting of the Township Planning Commission:

<u>Agency or Person to Receive Copies</u>	<u>Copies of Preliminary Plan</u>	<u>Copies of Supportive Documents</u>
Township Engineer	1	1
Sewage Enforcement Officer	1	--
Code Enforcement Officer	1	--

- 3. The Administrator shall retain in the Commission's files the fee and one (1) copy of the
  - a. Application Form, and
  - b. Preliminary Plan Checklist.
- 4. The Administrator shall forward to the Commission at or before the next regularly scheduled meeting of the Commission
  - a. One (1) copy of the
    - (i) Application Form and
    - (ii) Preliminary Plan Checklist,
  - b. the remaining copies of the Preliminary Plan, and
  - c. the remaining sets of Supportive Documents.



D. Determination of Completeness by Commission.

1. The Commission shall review the Preliminary Plan Submission at its first regularly scheduled meeting after the Submission is properly filed to the Administrator to determine if the Submission is complete.
2. If the Commission determines that the Submission is incomplete, as filed, the Commission shall not accept the Submission, indicating the deficiencies, and shall return the fee and the materials listed in Section 502.C.4. to the Applicant.
3. If the Commission determines that the Submission is complete, as filed, except for such additional number of Plans and sets of Supportive Documents that it may require,
  - a. The Commission may accept the Submission as being filed for review on the condition that the Applicant shall file such additional number of Plans and sets of Supportive Documents to the Administrator or appropriate agency or person within five (5) days from the date of such acceptance.
  - b. If so accepted, the Commission shall indicate in its records that the Submission has been so conditionally accepted as being filed for review.
4. If the Commission determines that the Submission is complete, as filed, it shall accept the Submission as being filed for review and indicate in its records that the Submission has been so accepted.
5. The Planning Commission may begin its review of the Plan at this first regularly scheduled meeting.
6. Upon the determination of completeness by the Planning Commission, the Administrator will submit six (6) copies of the Plan and six (6) copies of the Supportive Documents to the Schuylkill County Planning and Zoning Commission, along with the Applicant's check required for the County's review.

E. Review by Township Engineer.

1. Within thirty (30) days from the date the Commission accepts the plan for review (unless granted an extension by the Commission), the Township Engineer shall review the engineering considerations of the Preliminary Plan and prepare an initial report on such considerations to the Commission.
2. The Township Engineer may make additional reports and recommendations to the Commission and the Supervisors during review of the plan.

- F. Review by Commission. Within sixty (60) days from the date the Commission accepts the Preliminary Plan for review (unless the Applicant grants a written extension of time for the entire Township review of such Submission), the Commission shall

1. Review all applicable reports received from the agencies and officers listed in Sections 502.B.4. and 502.C.2.;
2. Determine whether the Preliminary Plan Submission meets the objectives and requirements of this Ordinance, other ordinances, and statutes;
3. Review the Preliminary Plan Submission with the Applicant, his agent, or representative and recommend any needed revisions so that the Submission will conform to this Ordinance, other ordinances, and statutes; and
4. Recommend approval, conditional approval, or disapproval of the Preliminary Plan Submission in a written report to the Board of Supervisors, specifying any recommended conditions for approval, identifying any defects found in the application, describing any requirements which have not been met, citing the provisions of any ordinance or statute relied upon.

G. Review by Board of Supervisors. The Board of Supervisors shall:

1. Review the report of the Commission;
2. Review the report of all other reviewing agencies received within forty-five (45) days from the date the Submission was forwarded to such agencies (the Supervisors may review the reports of such agencies received after the forty-five (45) day period);
3. Determine whether the Preliminary Plan Submission meets the objectives and requirements of this Ordinance, other ordinances, and statutes; and
4. Approve or reject the Preliminary Plan Submission within the time required by Pennsylvania Act 247. (Currently, Act 247 would require the Board of Supervisors to act not later than ninety (90) days following the date of the first regular meeting of the Commission held after it has accepted the submission as being filed for review; but in no case shall the Supervisors' decision be made later than one hundred twenty (120) days following the date the Submission was accepted as being filed for review, unless the Applicant grants a written extension of time.)

H. Decision by Board of Supervisors.

1. The decision of the Board of Supervisors shall be in writing and shall be communicated to the Applicant personally or by mail at his last known address not later than fifteen (15) days following the decision.
2. Approval of the Preliminary Plan Submission shall constitute conditional approval of the subdivision or land development as to the character and intensity, but shall not constitute approval of the Final Plan or authorize the sale of lots or construction of buildings.

3. When the Preliminary Plan Submission is disapproved, the decision shall specify the defects found in the Submission, shall describe the requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.
4. Failure of the Board of Supervisors to render a decision and communicate it to the Applicant within the time and in the manner required by Act 247 shall be deemed an approval of the plan as presented, unless the Applicant has agreed in writing to an extension of time or change in the prescribed manner of communication of the decision.

I. Development in Stages.

1. If requested by the Applicant, the Board of Supervisors may permit the undertaking of the required improvements and the preparation of the Final Plan to be completed in a series of sections or stages, each covering a portion of the proposed subdivision as shown on the Preliminary Plan.
2. If the Final Plan is to be filed in sections or stages, each section or stage shall relate logically to provide continuity of access, extension of utilities, and availability of amenities.
3. The Board of Supervisors shall approve both the boundaries and configuration of stages or sections of a development.

J. Final Plan Submission Deadline.

1. An applicant shall file a Final Plan within five (5) years from the date of the approval of the Preliminary Plan by the Board of Supervisors, unless an extension in writing has been granted by the Board of Supervisors.
2. Failure to comply with this requirement shall render the Preliminary Plan null and void, and a new Preliminary Plan shall be submitted.

503. PRELIMINARY PLAN REQUIREMENTS.

A. Plans Required.

1. The following plans shall be required for all major subdivisions and land developments and shall show the information set forth in Sections 503.B. through 503.K., as applicable:
  - a. Layout Plan (see Sections 503.B., C., D., and E.)
  - b. Grading and Storm Drainage Plan (see Sections 503.B., C., D., and F.)
  - c. Utility Plan (see Sections 503.B., C., D., and G.)
  - d. Erosion and Sedimentation Plan (see Sections 503.B., C., D., and H.)

- e. Road Profiles (see Sections 503.B., C., and I.)
  - f. Sanitary Sewer Profiles (see Sections 503.B., C., and J.)
  - g. Storm Sewer Profiles (see Sections 503.B., C., and J.)
  - h. Construction Details (see Sections 503.B., C., and K.)
2. The Plans listed in Section 503.A.1. may be combined if, in the discretion of the Commission, clarity of such plans will not be impaired.

**B. Drafting Standards Required for All Plans.**

- 1. Plans shall be prepared on a standard sheet of 8-1/2"x14", 18"x24" or 24"x36", except when the Commission approves of other size plans.
- 2. All information shall be legibly and accurately presented.
- 3. a. Plans shall be drawn at a scale of\*
  - (i) one (1") inch equals fifty (50') feet or
  - (ii) one (1") inch equals one hundred (100') feet.b. Profiles shall be drawn at a vertical scale of
  - (i) five (5') feet per inch or ten (10') feet per inch (for horizontal scale of 1"=50') or
  - (ii) ten (10') feet per inch (for horizontal scale of 1"=100').

\*Or other scales approved by the Township.

- 4. All dimensions shall be set in feet and decimal parts thereof, and all bearings shall be set in degrees, minutes and seconds.
- 5. Each sheet shall be numbered and shall show its relationship to the total number of sheets. If match lines are employed, a legend showing sheet relationship shall be provided.
- 6. Plans shall be so prepared and shall bear an adequate legend to indicate clearly which features are existing and which are proposed.
- 7. Where any revision is made, or when the plan is a revision of a previously approved plan, dotted lines shall be used to show features or locations to be abandoned and solid lines to show the currently proposed features. Notations of revisions shall be dated.
- 8. The boundary line of the site shall be shown as a heavy line.

**C. General Information Required on All Plans.**

- 1. Titled: "Preliminary Plan"
- 2. Sheet title (e.g., "Layout Plan")

3. Name and location of subdivision or land development
4. Graphic and/or written scales
5. Date of plan and all subsequent revision dates
6. Name and address, signature and seal to Engineer's Statement (see Appendix C) of the licensed engineer, surveyor, architect or landscape architect responsible for the preparation of the plan.






D. Information Required On All Layout Plans, Grading and Storm Drainage Plans, Utility Plans, and Erosion and Sedimentation Plans.

1. General information:
  - a. north arrow
  - b. site boundaries with closure of 1 in 5,000
  - c. boundaries of all adjoining properties with names of landowners and Deed Book volume and page number
  - d. location and type of all existing monuments
2. Natural features:
  - a. generalized slope areas
    - (i) 15-25%
    - (ii) over 25%
  - b. location and extent of various soil types with S.C.S. classification and D.E.R. definition for each
  - c. forested areas
  - d. watercourses, lakes, flood-prone areas and wetlands (together with names, if any)
  - e. permanent and seasonal high water table areas
  - f. rock outcrops and stone fields
  - g. any other significant topographic feature
  - h. Wetland Statement (see Attachment C.5)
3. Location of existing man-made features on the site and within one hundred (100') feet from the site being subdivided or developed.
  - a. streets and rights-of-way (including name and right-of-way widths) on the site and on immediately adjacent tracts
  - b. existing lot layout on the site and on immediately adjacent tracts
  - c. historic sites or structures, including name and description
  - d. sewer lines, storm drains and culverts including, but not limited to, water lines and electric
  - e. bridges

- f. utility easements, restrictive covenants, and easements for purposes which might affect development

4. Proposed features

- a. layout of streets with centerlines, cartways and right-of-ways, and proposed names
- b. layout of lots with identification number
- c. building setback lines from all lot lines
- d. in nonresidential developments and planned residential developments, the arrangement and use of buildings and parking areas, with all necessary dimensions and number of parking spaces (elevations and perspective sketches of proposed buildings are encouraged)
- e. rights-of-way, restrictive covenants, and easements for all drainage, utilities, or other purposes which might affect development
- f. sidewalks and pedestrian paths
- g. open space areas
- h. recreation facilities
- i. proposed monuments with reference to proposed improvements
- j. The following items shall be shown on the plan using the symbols shown:

	Well
	Primary leach field
	Secondary leach field
	Soil probe location
	Percolation test location

E. Layout Plan.

1. Names and addresses of:
  - a. landowner
  - b. developer
  - c. corporate officers and major shareholders
  - d. adjoining property owners, including those across adjacent roads
2. Owner's Statement of Acknowledgement (see Appendix C):
  - a. The owner shall acknowledge the statement contained in Appendix C before an officer authorized to take acknowledgements.
  - b. The seal of the notary public or other qualified officer acknowledging the owner's statement shall be impressed to the Plan.
3. Approval/review signature blocks (see Appendix C) for:



- a. Township Supervisors
  - b. Township Planning Commission, Township Code Enforcement Officer and Township Engineer
  - c. Township Sewage Enforcement Officer
  - d. County Planning Commission
  - e. 3"x5" space for Township's Approval Stamp
4. Location map at a scale of 1"=2000' or larger showing the relation of the site to adjoining properties, streets, zoning district boundaries, and municipal boundaries within one thousand (1000') feet.
5. Project summary list--the following information shall be listed on the Plan:
- a. total acreage of site
  - b. applicable zoning district(s)
  - c. total number of lots in this development
  - d. density of dwelling units per acre
  - e. required lot size
  - f. proposed lot size, maximum, minimum and average
  - g. open space required
  - h. open space proposed
  - i. type of water systems
  - j. type of sanitary disposal systems
  - k. lineal feet of new road
  - l. deed source: volume and page
  - m. tax map: block and lot
  - n. required building setbacks
6. Proposed features
- a. approximate dimensions, and areas of lots expressed in both square feet and acres
  - b. streets
    - (i) cartway and right-of-way width
    - (ii) centerline with bearings, distances, horizontal curve data and stations corresponding to the profile
    - (iii) right-of-way and curb lines with horizontal curve radii at intersections
    - (iv) beginning and end of proposed construction
    - (v) tie-ins by courses and distances to intersection of all public roads, with their names and widths of cartway and right-of-way

F. Grading and Storm Drainage Plan.

- 1. a. Existing and proposed contour lines at intervals of
  - (i) two (2') feet (if slope is between 0% and 5%)
  - (ii) five (5') feet (if slope is between 6% and 15%)
  - (iii) ten (10') feet (if slope is over 15%)



- b. These contour intervals shall be based on a field survey or photogrametric procedure at a scale of 1"=100' or larger. Extrapolation from U.S.G.S. maps shall not be acceptable.
  - c. The Planning Commission or Township Engineer may waive the contour requirements or require a lessor interval to provide for proper design or slope delineation.
2. Street centerline data and stations corresponding to the profile.
3. Storm drainage
- a. location and size of facilities with stations corresponding to the profile
  - b. location of inlets with invert elevation of flow line and grade at the top of each inlet
  - c. watershed areas for each drainage structure or swale
  - d. property lines and ownership, with details of easements where required
  - e. beginning and end of proposed construction
  - f. location of all other drainage facilities and public utilities in the vicinity of storm drain lines
  - g. hydraulic design standards for culverts, bridge structures and/or other storm facilities
4. Location and size of proposed drainage swales

G. Utility Plan.

1. If on-lot sanitary sewage disposal systems are being proposed:
- a. existing and proposed contour lines at intervals of
    - (i) two (2') feet (if slope is between 0% and 5%)
    - (ii) five (5') feet (if slope is between 6% and 15%)
    - (iii) ten (10') feet (if slope is over 15%)

(NOTE: These contour intervals shall be based on a field survey or photogrametric procedure at a scale of 1"=100' or larger. Extrapolation from U.S.G.S. maps shall not be acceptable. The Planning Commission or Township Engineer may waive the contour requirements or require a lessor interval to provide for proper design or slope delineation.)

- b. proposed location of wells
- c. proposed or typical location of dwelling
- d. proposed location of subsurface disposal field and alternate field
- e. location of percolation test holes and soil probe pit
- f. permanent and seasonal high water table areas

2. If centralized sanitary sewers are being proposed:
  - a. location and size of line with stations corresponding to the profile
  - b. location of manholes with invert elevation of flow line and grade at the top of each manhole
  - c. property lines and ownership, with details of easements where required
  - d. beginning and end of proposed construction
  - e. location of laterals
  - f. location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines
3. If centralized water system is being proposed:
  - a. location and size of waterline
  - b. plans pertaining to water source
  - c. fire hydrants
4. If on-lot water system is being proposed, location of all wells (existing and proposed).
5. Street lighting

#### H. Erosion and Sedimentation Plan.

1. Shall comply with the D.E.R. Soil Erosion and Sedimentation Control Manual and be in accordance with the regulations of the Schuylkill County Conservation District.
2. All storm water runoff calculations shall be governed by the parameters set forth in Appendix D.

#### I. Road Profiles.

1. Profile of existing ground surface along centerline of street.
2. Proposed centerline grade with percent on tangents and elevations at fifty (50') foot intervals.
3. All vertical curve data including length, elevations and minimum sight distance as required by Article 10.

#### J. Sanitary Sewer and Storm Drain Profiles.

1. Profile of existing ground surface with elevations at top of manholes or inlets.
2. Profile of storm drain or sewer showing type and size of pipe, grade, cradle, manhole, and inlet locations, and invert elevations along flow line.

3. All line crossings of other utilities.
4. Invert elevations along flow line at manholes, inlets, and at line crossing of other utilities.

K. Construction Details.

1. Typical cross-section and specifications for street construction as required by Article 10.
2. Drainage swale cross-section and construction materials.
3. Pipe bedding details.
4. Storm drainage structures.
5. Sanitary sewer structures.
6. Curb and sidewalk details.
7. Any other details required by this Subdivision and Land Development Ordinance.

- L. No subdivision or land development ordinance which will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall be finally approved unless the subdivision contains a notice that a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945, known as the State Highway Law before driveway access to a State highway is permitted.

504. SUPPORTIVE DOCUMENTS AND INFORMATION.

A. General Information.

1. All private deed restrictions or covenants already imposed or to be imposed as a condition to sale.
2. Map of all property holdings of the owner within one thousand (1,000') feet of the proposed subdivision, indicating the site of proposed subdivision. A sketch plan of a proposed road system with any property holdings contiguous to the proposed subdivision.

- B. Certification of Public Water Supply System. If the subdivision or land development is to be served with water by an existing water company or authority, the developer shall submit a copy of a letter from such water company or authority which states that the company or authority can adequately serve the subdivision and which states any conditions required by the company or authority for the provision of services.

C. Certification of a Centralized Sewage Disposal System.

1. Public. If the subdivision or land development is to be served by an existing sewer company or authority, the developer shall submit a copy of a letter from the company or authority which states that the company or authority can adequately serve the subdivision and which states any conditions required by the company or authority for the provision of services.
2. Private. If the subdivision or land development is to be served by a private centralized sewage disposal system, the developer shall submit a copy of a completed Planning Module for Land Development.

D. Certification of On-Lot Sewage System. When the subdivision or land development is to be served by individual on-lot sewage disposal systems the developer shall submit a copy of a completed Planning Module for Land Development.

E. Storm Drainage Calculations. All calculations (which shall be in accordance with Appendix D) relating to facilities appearing on the Grading and Storm Drainage Plan and the Erosion and Sedimentation Plan shall be submitted for review by the Township Engineer.

F. Development Statement and Schedule. A statement setting forth in detail the character of the improvements the Applicant proposes to make on the property to be developed and a development schedule indicating the approximate date when construction can be expected to begin and be completed.

G. Highway Occupancy Permit. A Highway Occupancy Permit approved by PennDOT for access to any adjoining State highway. Written comments indicating approval of occupancy permits at locations designated on submitted plans. If the permit has not yet been approved, a notice shall be included on the Plan in accordance with Section 503.L.

H. Statement Compliance with Floodplain Regulations. Statement from the Zoning Officer indicating subdivision or land development is in compliance with the Floodplain regulations of the Township.

I. Current Deed of Tract Being Subdivided. A copy of the current deed of the tract being subdivided shall be submitted.

## ARTICLE 6

### FINAL PLAN

601. PURPOSE. The purpose of the Final Plan is to require formal approval by the Board of Supervisors before plans for all major subdivisions and land developments are recorded.

602. SUBMISSION AND REVIEW PROCEDURE.

A. Final Plan Submission Required.

1. A Final Plan Submission for each major subdivision or land development must be filed by the Applicant and reviewed in accordance with the provisions of Article 6.
2. A Final Plan for a minor subdivision shall be filed by the Applicant and reviewed in accordance with the provisions of Article 7.

B. Submission Deadline.

1. An applicant shall file a Final Plan Submission within five (5) years from the date of the approval of the Preliminary Plan by the Board of Supervisors, unless an extension in writing has been granted by the Board of Supervisors.
2. Failure to comply with this requirement shall render the Preliminary Plan Submission null and void, and a new Preliminary Plan Submission must be filed.

C. Required Submission.

1. The Applicant shall file to the Administrator at least fourteen (14) days prior to a regularly scheduled Planning Commission meeting
  - a. the fee,
  - b. two (2) copies each of the
    - (i) Application and
    - (ii) Final Plan Checklist,
  - c. at least sixteen (16)\* print copies\*\*,
  - d. at least ten (10)\* sets of Supportive Documents, and

NOTES: \* The Township may require the Applicant to file additional copies.

\*\* The Applicant files sixteen (16) print copies of the Final Plan to the Township. The Township Administrator then sends one (1) copy to: the Township Code Enforcement Officer, the Township Engineer, and the Sewage Enforcement Officer for review. Eleven (11) copies are submitted to the Township Planning

Commission. Five (5) of these copies are reviewed by the Township Planning Commission and Board of Supervisors. If the Plan is complete, the Administrator submits six (6) of these Plans to the Schuylkill County Planning and Zoning Commission for their review.

- e. six (6) of the above copies of the Plan and Supportive Documents, upon determination of completeness by the Planning Commission, will be submitted to the Schuylkill County Planning and Zoning Commission for review. Copies of the Plan shall have original signatures and shall be accompanied by a check for payment to the Schuylkill County Treasurer.
- 2. The Applicant is required to forward plans to the following agencies and obtain their comments prior to Final Plan Approval (where applicable):
    - a. Municipal Authority (if applicable),
    - b. Soil Conservation District,
    - c. Pa. Department of Transportation (if State roads are involved; if State roads are involved, highway occupancy permits must be filed), and
    - d. the appropriate utility companies.
  - 3. The filing of the Final Plan shall conform with the approved Preliminary Plan and any changes recommended during the Preliminary Plan review.
  - 4. An Application Form is included in Appendix A.
  - 5. A Final Plan Checklist is included in Appendix B.
  - 6.
    - a. Each Final Plan filed shall provide the information required by Section 603.
    - b. All sheets shall be folded to 9"x12" size in such a manner that the title of the sheet faces out (optional).
  - 7. Each set of Supportive Documents shall provide the information required by Section 604.

D. Initial Actions by the Administrator.

- 1. The Administrator shall review the Submission items filed against a checklist for completeness and shall report such review to the Commission at its next regularly scheduled meeting.
- 2. The Administrator shall forward copies of the Final Plan and Supportive Documents to the following agencies and persons for review, prior to the next regularly scheduled meeting of the Township Planning Commission:



<u>Agency or Person to Receive Copies</u>	<u>Copies of Final Plan</u>	<u>Copies of Supportive Documents</u>
Township Engineer	1	1
Sewage Enforcement Officer	1	--
Township Code Enforcement Officer	1	--

3. The Administrator shall retain in the Commission's files the fee and one (1) copy of the
  - a. Application Form,
  - b. Final Plan Checklist,
4. The Administrator shall forward to the Commission at or before the next regularly scheduled meeting of the Commission
  - a. One (1) copy of the
    - (i) Application Form and
    - (ii) Final Plan Checklist,
  - b. the remaining copies of the Final Plan, and
  - c. the remaining sets of Supportive Documents.

E. Determination of Completeness.

1. The Commission shall review the Final Plan Submission at its first regularly scheduled meeting after the Submission is properly filed to the Administrator to determine if the Submission is complete.
2. If the Commission determines that the Final Plan Submission, as filed, departs substantially from the approved Preliminary Plan, the Commission may classify the same as a Revised Preliminary Plan (for which a new filing fee shall be required) and process the application as such.
3. If the Commission determines that the Submission is incomplete, as filed, the Commission shall not accept the submission, indicating the deficiencies, and shall return the fee and the materials listed in Section 602.D.4. to the Applicant.
4. If the Commission determines that the Submission is complete, as filed, except for such additional number of Plans and sets of Supportive Documents that it may require,
  - a. The Commission may accept the Submission as being filed for review on the condition that the Applicant shall file such additional number of Plans and sets of Supportive Documents to the Administrator or appropriate agency or person within five (5) days from the date of such acceptance.
  - b. If so accepted, the Commission shall indicate in its records that the Final Plan has been so conditionally accepted as being filed for review.



5. If the Commission determines that the Submission is complete, as filed, it shall accept the Submission as being filed for review, and indicate in its records that the Submission has been so accepted.
6. The Planning Commission may begin its review of the Plan at this first regularly scheduled meeting.
7. Upon the determination of completeness by the Planning Commission, the Administrator will submit six (6) copies of the Plan and six (6) copies of the Supportive Documents to the Schuylkill County Planning and Zoning Commission, along with the Applicant's check required for the County's review.

F. Review by Township Engineer.

1. Within thirty (30) days from the date the Commission accepts the plan for review (unless granted an extension by the Commission) the Township Engineer shall review the engineering considerations in the Plan and prepare an initial report on such considerations to the Commission.
2. The Township Engineer may make additional reports and recommendations to the Commission and the Supervisors during review of the Plan.

G. Review by Commission. Within sixty (60) days from the date the Commission accepts the plan for review (unless the Applicant grants a written extension of time for the entire Township review of such Submission) the Commission shall

1. Review all applicable reports received from the agencies and officers listed in Section 602.C.2. and 602.D.2.;
2. Determine whether the Final Plan Submission meets the objectives and requirements of this Ordinance, other ordinances, and statutes;
3. Review the Final Plan Submission with the Applicant, his agent, or representative and recommend any needed revisions so that the Submission will conform to this Ordinance, other ordinances, and statutes; and
4. Recommend approval, conditional approval, or disapproval of the Final Plan Submission in a written report to the Board of Supervisors, specifying any recommended conditions for approval, identifying any defects found by the application, describing any requirements which have not been met, citing the provisions of any ordinance or statute relied upon.

H. Review by Board of Supervisors. The Board of Supervisors shall:

1. Review the report of the Commission;

2. Review the report of all other reviewing agencies received within forty-five (45) days from the date the Submission was forwarded to such agencies (the Supervisors may review the reports of such agencies received after the forty-five (45) day period);
3. Determine whether the Final Plan Submission meets the objectives and requirements of this Ordinance, other ordinances, and statutes; and
4. Approve or reject the Final Plan Submission within the time required by Pennsylvania Act 247. (Currently, Act 247 would require the Board of Supervisors to act not later than ninety (90) days following the date of the first regular meeting of the Commission held after it has accepted the submission as being filed for review; but in no case shall the Supervisors' decision be made later than one hundred twenty (120) days following the date the submission was accepted as being filed for review, unless the Applicant grants a written extension of time.)

I. Decision by Board of Supervisors.

1. The decision of the Board of Supervisors shall be in writing and shall be communicated to the Applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.
2.
  - a. The approval of the Final Plan by the Board of Supervisors shall not constitute an acceptance of the dedication of any street or other proposed public way, space, or area shown on the Final Plan.
  - b. Any such acceptance of dedication shall be specifically stated along with the signatures required for approval.
  - c. If the Board of Supervisors elects to accept lands offered for dedication, the submission shall be accompanied by duly executed instruments of conveyance to the Township. Such instruments shall state that the title thereof is free and unencumbered.
3. When the Final Plan Submission is disapproved, the decision shall specify the defects found in the Submission, shall describe the requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.
4. Failure of the Board of Supervisors to render a decision and communicate it to the Applicant within the time and in the manner required by Act 247 shall be deemed an approval of the plan as presented, unless the Applicant has agreed in writing to an extension of time or change in the prescribed manner of communication of the decision.
5. At the request of the applicant the Township shall furnish the applicant with a signed copy of a resolution indicating approval of the applicant's final plan contingent upon the applicant obtaining a satisfactory financial security. The

final plan will not be signed by Township officials until a satisfactory financial security is presented. The resolution of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within 90 days, unless a written extension is granted by the Township.

6. For all subdivisions where the lots are to be served by other than individual wells and for a land development to be served by other than an individual well, one of the following shall be submitted prior to final plan approval.

#### 603. FINAL PLAN REQUIREMENTS.

A. All Final Plan Requirements shall be in accordance with Section 503 and the additional items listed below in Section 603 B.

##### B. Additional Requirements.

1. A property survey shall be performed of the entire tract to be developed if it is less than ten (10) acres in size. In cases where the tract is over ten (10) acres and only a portion of it is to be developed, only that portion to be developed need be surveyed.
2. Protective covenants providing for:
  - a. building setbacks
  - b. clear sight triangle easements (see Sections 1004.H. and 1012.D.)
  - c. utility, drainage and slope easements
  - d. "Well and sewage disposal systems shall be constructed in accordance with recommended standards of the Pennsylvania Department of Environmental Resources." (if appropriate)
  - e. "Individual owners of lots must apply to the Township for a sewage permit prior to undertaking the construction of an on-lot sewage disposal system." (if appropriate)
  - f. "The Planning Commission and Board of Supervisors have not passed upon the feasibility of any individual lot or location within a lot being able to sustain any type of well or sewage disposal system." (if appropriate)

##### C. Landscape Plan.

1. This Plan shall show:
  - a. existing vegetation to be removed,
  - b. existing vegetation to be preserved,
  - c. proposed planting schedule, including the locations, species and sizes of plantings, and
  - d. existing and proposed grades.

604. SUPPORTIVE DOCUMENTS AND INFORMATION.

- A. Deed Restrictions. All private deed restrictions or covenants already imposed or to be imposed as a condition to sale.
- B. Dedicated Improvements. The developer shall provide a deed of dedication together with an 8 1/2" x 11" plan of each such improvements.
- C. Nondedicated Streets Agreement.
1. Agreement for any street not offered for dedication.
  2. Such agreement shall state who is responsible for the improvement and maintenance, on a continued and long-term basis, or until dedicated to the Township, after approval by the Township.
  3. If an association of lot owners is made responsible, such association must be legally organized prior to plan approval.
- D. Open Space Agreement. A formal contract providing for the maintenance of open space and the method of management, together with all offers of dedication and covenants governing the reservation and maintenance of undedicated open space, bearing the certificate of approval of the Township Solicitor.
- E. Utilities Agreements and Permits.
1. All signed agreements or contracts with utility companies, water companies or authorities or sewage companies or authorities for the provision of services to the subdivision.
  2. Approval letters from all appropriate Federal and State agencies of any private centralized water supply system or sewage disposal system.
- F. Storm Drainage Calculations. All calculations relating to facilities appearing on the Grading and Storm Drainage Plan and the Erosion and Sedimentation Plan shall be submitted for review by the Township Engineer. (see Appendix D.)
- G. Development Statement and Schedule. A statement setting forth in detail the character of the improvements the Applicant proposes to make on the property to be developed and a development schedule indicating the approximate date when construction can be expected to begin and be completed.
- H. Current Deed of Tract Being Subdivided. A copy of the current deed of the tract being subdivided shall be submitted for review by the Township.

## ARTICLE 7

### MINOR SUBDIVISIONS AND BOUNDARY LINE ADJUSTMENTS

701. PURPOSE. The purpose of this Article is to permit applicants and the Township to use a simplified procedure for reviewing minor subdivisions and boundary line adjustments prior to approval for recording.

702. SUBMISSION AND REVIEW PROCEDURE.

A. Final Plan Submission Required. A Final Plan Submission for each Minor Subdivision or Boundary Line Adjustment must be filed by the Applicant and reviewed in accordance with the provisions of Article 7.

B. Required Submission.

1. The Applicant shall file to the Administrator at least fourteen (14) days prior to a regularly scheduled Planning Commission meeting
  - a. the fee,
  - b. two (2) copies each of the
    - (i) Application and
    - (ii) Final Plan Checklist,
  - c. at least sixteen (16)\* copies of the Final Plan,
  - d. at least ten (10)\* sets of Supportive Documents. (Not applicable for Boundary Line Adjustments), and
  - e. six (6) of the above copies of the Plan and Supportive Documents, upon determination of completeness by the Planning Commission, will be submitted to the Schuylkill County Planning and Zoning Commission for review. Copies of the Plan shall have original signatures and shall be accompanied by a check for payment to the Schuylkill County Treasurer.
2. An Application Form is included in Appendix A.
3. A Final Plan Checklist is included in Appendix B.
4. If a State road is involved, the Applicant is also required to forward plans to the Pa. Department of Transportation and obtain permits prior to Minor Subdivision approval. No subdivision or land development which will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall be finally approved unless the subdivision contains a notice that a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945, known as the State Highway Law before driveway access to a State highway is permitted.

NOTE: \*The Township may require the Applicant to file additional copies.



5. a. Each Final Plan filed for minor subdivisions shall provide the information required by Section 703. Plans for Boundary Line Adjustments shall provide the information required by Section 705.  
b. All sheets shall be folded to 9"x12" size in such a manner that the title of the sheet faces out.
6. Each set of Supportive Documents shall provide the information required by Section 704. (Not applicable for Boundary Line Adjustment.)

C. Initial Actions by the Administrator.

1. The Administrator shall review the Submission items filed against a checklist for completeness and shall report such review to the Commission at its next regularly scheduled meeting.
2. The Administrator shall forward one (1) copy of the Final Plan and one (1) copy of the Supportive Documents to the County Planning Commission, prior to the next regularly scheduled meeting of the Township Planning Commission.
3. The Administrator shall retain in the Commission's files the fee and one (1) copy of the
  - a. Application Form, and
  - b. Final Plan Checklist.
4. The Administrator shall forward to the Commission at or before the next regularly scheduled meeting of the Commission
  - a. One (1) copy of the
    - (i) Application Form and
    - (ii) Final Plan Checklist,
  - b. the remaining copies of the Final Plan; and
  - c. the remaining sets of Supportive Documents.

D. Determination of Completeness.

1. The Commission shall review the Final Plan Submission at its first regularly scheduled meeting after the Submission is properly filed to the Administrator to determine if the Submission is complete.
2. If the Commission determines that the Submission is incomplete, as filed, the Commission shall not accept the Submission, indicating the deficiencies, and shall return the fee and the materials listed in Section 702.C.4. to the Applicant.
3. If the Commission determines that the Submission is complete, as filed, except for such additional number of Plans and sets of Supportive Documents that it may require,

- a. The Commission may accept the Submission as being filed for review on the condition that the Applicant shall file such additional number of Plans and sets of Supportive Documents to the Administrator or appropriate agency or person within five (5) days from the date of such acceptance.
    - b. If so accepted, the Commission shall indicate in its records that the Submission has been so conditionally accepted as being filed for review.
  4. If the Commission determines that the Submission is complete, as filed, it shall accept the Submission as being filed for review, and indicate in its records that the Submission has been so accepted.
  5. The Planning Commission may begin its review of the Plan at this first regularly scheduled meeting.
  6. Upon the determination of completeness by the Planning Commission, the Administrator will submit six (6) copies of the Plan and six (6) copies of the Supportive Documents to the Schuylkill County Planning and Zoning Commission, along with the Applicant's check required for the County's review.
- E. Review by Township Engineer. (If required by the Planning Commission)
1. Within thirty (30) days from the date the Commission accepts the Plan for review (unless granted an extension by the Commission) the Township Engineer shall, at the request of the Commission, review the engineering considerations in the Plan and prepare an initial report on such considerations to the Commission.
  2. The Township Engineer may make additional reports and recommendations to the Commission and the Supervisors during review of the Plan.
- F. Review by Commission. Within sixty (60) days from the date the Commission accepts the plan for review (unless the Applicant grants a written extension of time for the entire Township review of such Submission) the Commission shall:
1. Review all applicable reports received from the appropriate review agencies and officers;
  2. Determine whether the Final Plan Submission meets the objectives and requirements of this Ordinance, other ordinances, and statutes;
  3. Review the Final Plan Submission with the Applicant, his agent, or representative and recommend any needed revisions so that the Submission will conform to this Ordinance, other ordinances, and statutes; and



4. Recommend approval, conditional approval, or disapproval of the Final Plan Submission in a recommended written report to the Board of Supervisors, specifying any recommended conditions for approval, identifying any defects found by the application, describing any requirements which have not been met, citing the provisions of any ordinance or statute relied upon.

G. Review by Board of Supervisors. The Board of Supervisors shall:

1. Review the report of the Commission;
2. Review the report of all other reviewing agencies received within forty-five (45) days from the date the Submission was forwarded to such agencies (the Supervisors may review the reports of such agencies received after the forty-five (45) day period);
3. Determine whether the Final Plan Submission meets the objectives and requirements of this Ordinance, other ordinances, and statutes; and
4. Approve or reject the Final Plan Submission within the time required by Pennsylvania Act 247. (Currently, Act 247 would require the Board of Supervisors to act not later than ninety (90) days following the date of the first regular meeting of the Commission held after it has accepted the Submission as being filed for review; but in no case shall the Supervisors' decision be made later than one hundred twenty (120) days following the date the Submission was accepted as being filed for review, unless the Applicant grants a written extension of time.)

H. Decision by Board of Supervisors.

1. The decision of the Board of Supervisors shall be in writing and shall be communicated to the Applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.
2.
  - a. The approval of the Final Plan by the Board of Supervisors shall not constitute an acceptance of the dedication of any street or other proposed public way, space, or area shown on the Final Plan.
  - b. Any such acceptance of dedication shall be specifically stated along with the signatures required for approval.
  - c. If the Board of Supervisors elects to accept lands offered for dedication, the Submission shall be accompanied by duly executed instruments of conveyance to the Township. Such instruments shall state that the title thereof is free and unencumbered.
3. When the Final Plan Submission is disapproved, the decision shall specify the defects found in the Submission, shall describe the requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.

4. Failure of the Board of Supervisors to render a decision and communicate it to the Applicant within the time and in the manner required by Act 247 shall be deemed an approval of the Plan as presented, unless the Applicant has agreed in writing to an extension of time or change in the prescribed manner of communication of the decision.
5. At the request of the applicant the Township shall furnish the applicant with a signed copy of a resolution indicating approval of the applicant's final plan contingent upon the applicant obtaining a satisfactory financial security. The final plan will not be signed by Township officials until a satisfactory financial security is presented. The resolution of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days, unless a written extension is granted by the Township.
6. For all subdivisions where the lots are to be served by other than individual wells and for a land development to be served by other than an individual well, the applicant shall present evidence to the Board of Supervisors that the subdivision or land development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.

#### 703. MINOR SUBDIVISION FINAL PLAN REQUIREMENTS.

##### A. Drafting Standards.

1. Plans shall be prepared on a standard sheet of 8-1/2"x14", 18" x24" or 24"x36", except when the Commission approves of other size plans.
2. All information shall be legibly and accurately presented.
3. Plans shall be drawn at a scale of one (1") inch equals fifty (50') feet or one (1") inch equals one hundred (100') feet. Under special circumstances the Planning Commission may approve other scales.
4. All dimensions shall be set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.
5. Each sheet shall be numbered and shall show its relationship to the total number of sheets.
6. Plans shall be so prepared and shall bear an adequate legend to indicate clearly which features are existing and which are proposed.

7. When the plan is a revision of a previously approved plan, note the revisions.
8. The boundary line of the subdivision shall be shown as a heavy line.

**B. General Information.**

1. Name and location of subdivision
2. Names and addresses of:
  - a. landowner
  - b. developer
  - c. corporate officers and major shareholders
  - d. adjoining property owners, including those across adjacent roads and Deed Book Volume and page number of adjoining property owners
3. Owners Statement of Intent: (see Appendix C)
  - a. the owner shall acknowledge said statement (see Appendix B) before an officer authorized to take acknowledgements.
  - b. the seal of a notary public or other qualified officer shall be impressed to the plan acknowledging owner's statement of intent.
4. Names, addresses, signatures, and seals of the licensed engineer and surveyor responsible for the preparation of the plan to Engineers/Surveyors Statement (see Appendix C).
5. Approval/review signature blocks for: (see Appendix C)
  - a. Township Supervisors
  - b. Township Planning Commission, Township Code Enforcement Officer and Township Engineer
  - c. Township Sewage Enforcement Officer
  - d. County Planning Commission
  - e. 3"x5" space for Township's approval Seal
6. Location map at a suitable scale showing the relation of the site to adjoining properties and streets within one thousand (1000') feet, and all zoning district and municipal boundaries within one thousand (1000') feet.
7. North arrow
8. Graphic and/or written scale
9. Date of plan and all subsequent revision dates

10. Boundaries of all adjoining properties with names of landowners and Deed Book volume and page number
11. The Deed Book volume and page number, as entered by the County Recorder, referencing the latest source of title to the land being subdivided. (Also see Section 704.C.)
12. Tax map sheet, block and lot number for the tract being subdivided

C. Location of Natural Features on the Site and Within 100 Feet of the Site.

1. Contour lines at an interval of not more than two (2') feet shall be shown as follows:
  - a. 5% or less slope - none required, if a note stating this condition is shown
  - b. 5% to 15% slope - may be accurately superimposed from the latest U.S.G.S. quadrangle map
  - c. 15% or greater - shall be based on a field survey or photogrametric procedure at a scale of 1"=100' or larger
2. Permanent and seasonal high water table areas
3. Watercourses, lakes, flood-prone areas and wetlands with names, if any
4. Location and extent of various soil types with S.C.S. definitions and D.E.R. classifications for each
5. Rock outcrops and stone fields
6. Any other significant topographical features

D. Boundary Lines of Tract.

1. The boundary lines of the area being subdivided.
  - a. The boundaries of the lots being newly created shall be determined by accurate field survey, closed with an error not to exceed one in five thousand and balanced.
  - b. The boundaries of any residual tract which is ten (10) acres or less shall be determined by accurate field survey, closed with an error not to exceed one in five thousand and balanced.
  - c. The boundaries of any residual tract which is greater than ten (10) acres may be determined by deed.
2. Location and type of all existing monuments

E. Location of Existing Manmade Features on the Site Within One Hundred (100') Feet of the Site.

1. Sufficient bearings, lengths of lines, radii, arc lengths, street widths, right-of-way and easement widths of all lots, streets, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground.
2. Existing lot layout on the site
3. Historic sites or structures, including name and description
4. Sewer lines, storm water drains and culverts including, but not limited to, water lines and electric lines
5. Utility easements and restrictive covenants and easements for purposes which might affect development

F. Zoning Requirements.

1. Applicable district
2. Lot size and yard requirements
3. Required open space
4. Building setback line

G. Proposed Layout.

1. Total acreage of site
2. Proposed lot layout with identification number and total number of lots
3. Lot width, depth and area
4. Rights-of-way, restrictive covenants, and easements for all drainage, utilities, and other purposes which might affect development, with designation of areas to be dedicated to the Township.
5. Open space areas and recreation areas
6. The following items shall be shown on the plan using the symbols shown:



Well



Primary leach field



Secondary leach field



Soil probe location



Percolation test location

7. Any storm drainage facilities or structures

#### H. Covenants.

1. All private deed restrictions already imposed or to be imposed as a condition to sale references to the drawing.
2. The Board of Supervisors may require the inclusion of any specific restrictive covenants which will carry out the purposes of this Ordinance.

I. Additional Information. The Township may require the submission of any additional information required for the Final Plan of a major subdivision under Section 603.

#### 704. MINOR SUBDIVISION SUPPORTIVE DOCUMENTS AND INFORMATION.

- A. Residual Lands Sketch. A sketch to an appropriate scale, on one sheet, covering the entire tract showing the location of the area to be subdivided together with a sketch of any proposed roads to demonstrate that the proposed subdivision provides for the orderly development of any residual lands and/or does not adversely affect the potential development of residual lands.
- B. Planning Module. The D.E.R. Planning Module for Land Development (as required by Act 537, as amended, the Pennsylvania Sewage Facilities Act).
- C. Current Deed of Tract Being Subdivided. A copy of the current deed of the tract being subdivided shall be submitted for review by the Township.

705. BOUNDARY ADJUSTMENTS AND OTHER PLANS EXEMPT FROM NORMAL SUBMISSION. Where no new, additional or substandard lot will be created and the resultant action will not adversely affect the future development of property, the Planning Commission may waive the normal plan submission requirements. In this situation the Final Plan submission shall comply with the drafting standards and required information of Sections 705 A., 705 B., 705 C. and 705 D.

#### A. Drafting Standards.

1. Plans shall be prepared on a standard sheet of 8-1/2"x14", 18" x24" or 24"x36", except when the Commission approves of other size plans.



2. All information shall be legibly and accurately presented.
3. Plans shall be drawn at a scale of one (1") inch equals fifty (50') feet or one (1") inch equals one hundred (100') feet. Under special circumstances the Planning Commission may approve other scales.
4. All dimensions shall be set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.
5. Each sheet shall be numbered and shall show its relationship to the total number of sheets.
6. Plans shall be so prepared and shall bear an adequate legend to indicate clearly which features are existing and which are proposed.
7. When the plan is a revision of a previously approved plan, note the revisions.
8. The boundary line of the subdivision shall be shown as a heavy line.

B. General Information.

1. Name and location of subdivision
2. Names and addresses of:
  - a. landowner
  - b. developer
  - c. corporate officers and major shareholders
  - d. adjoining property owners, including those across adjacent roads
3. Owners Statement of Intent: (see Appendix C)
  - a. the owner shall acknowledge said statement (see Appendix B) before an officer authorized to take acknowledgements.
  - b. the seal of a notary public or other qualified officer shall be impressed to the plan acknowledging owner's statement of intent.
4. Names, addresses, signatures and seals of the licensed engineer and surveyor responsible for the preparation of the plan to Engineers/Surveyors Statement (see Appendix C).
5. Approval/review signature blocks for: (see Appendix C)
  - a. Township Supervisors
  - b. Township Planning Commission, Township Code Enforcement Officer and Township Engineer
  - c. Township Sewage Enforcement Officer



- d. County Planning Commission
  - e. 3"x5" space for Township's approval Seal
6. Location map at a suitable scale showing the relation of the site to adjoining properties and streets within one thousand (1000') feet, and all zoning district and municipal boundaries within one thousand (1000') feet.
  7. North arrow
  8. Graphic and/or written scale
  9. Date of plan and all subsequent revision dates
  10. Boundaries of all adjoining properties with names of landowners and Deed Book volume and page number
  11. The Deed Book volume and page number, as entered by the County Recorder, referencing the latest source of title to the land being subdivided. (Also see Section 704.C.)
  12. Tax map sheet, block and lot number for the tract being subdivided
- C. Zoning Requirements.
1. Applicable district
  2. Lot size and yard requirements
  3. Required open space
  4. Building setback line
- D. Additional Information. The Township may require the submission of additional information.

706. TRACTS TO BE USED EXCLUSIVELY FOR AGRICULTURAL PURPOSES. In the case of tracts to be used exclusively for agricultural purposes, the following procedures may be followed:

- A. Upon written request to the Planning Commission, the Commission may exempt the above-mentioned cases from normal submission and plan preparation requirements as set forth in Sections 702, 703, 704 and 705. The exemption applies only to subdivisions by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling.

B. The written request for exemption shall be accompanied by a plan which will enable the Planning Commission to determine that it will not result in a lot which does not conform with the minimum requirements of the Township Zoning Ordinance and does not prevent the logical development of the remaining tract. The plan shall meet the following requirements:

1. The plan shall be a clear and legible reproduction of the tax map illustrating the area which includes the subdivision.
2. The plan shall illustrate the existing and proposed lot lines, the existing streets in the area and the existing structures on the properties involved.
3. Any change in use shall require submission of a new subdivision plan.

C. Any change in use shall require submission of a Subdivision Plan.

707. RECORDING PLANS SUBMITTED UNDER ARTICLE 7. If the Plan submitted under the provisions of Article 7 can be clearly drawn on an 8-1/2"x14" sheet, the Plan may be recorded as an attachment to the deed. (NOTE: See Article 9 for other provisions regarding the recording of Final Plans.)

## ARTICLE 8

### GUARANTEE OF IMPROVEMENTS INSTALLATION

801. GUARANTEE OF IMPROVEMENTS INSTALLATION REQUIRED. Before approving any subdivision or land development plan for recording, the Board of Supervisors shall require that the Township be assured (by means of a proper Development Agreement and Performance Guarantee) that the improvements required by this Ordinance and the improvements appearing on the plan will be installed in strict accordance with the standards and specifications of this Ordinance.

802. IMPROVEMENTS TO BE PROVIDED BY THE APPLICANT.

- A. In all cases, the subdivider or land developer shall be responsible for the installation of all improvements required by this Ordinance.
- B. 1. The Township Engineer or the Township's designee shall make such inspections of the required improvements to assure compliance with this Ordinance.
- 2. The reasonable costs of such inspection shall be borne by the subdivider or land developer.

803. DEVELOPMENT AGREEMENT.

A. Development Agreement Required.

- 1. All applicants proposing any subdivision or land development which provides for the installation of improvements required by this Ordinance or any improvements or amenities which appear on the plan shall be required to enter into a legally binding Development Agreement with the Township prior to Final Plan approval.
- 2. The Development Agreement shall guarantee the installation of said improvements in strict accordance with all Township requirements.
- 3. The Final Plan shall not be approved by the Commission or the Board of Supervisors prior to the execution of this agreement and the delivery of the Performance Guarantee.

- B. Terms of Development Agreement. The Development Agreement shall be in the manner and form approved by the Township Solicitor and it shall consist of the following terms, where applicable:

1.
  - a. The construction depicted upon the approved plans in itemized format.
  - b. Construction of streets with related curbs, street signs, drainage facilities and related improvements.
  - c. Installation of utility lines.
2.
  - a. A work schedule prepared by the developers' engineer setting forth the beginning and ending dates and such other details as the Township deems fit and appropriate for the improvements covered by the Development Agreement, and
  - b. An inspection schedule approved by the Township Engineer. The developer shall provide the Township Engineer with notice at least forty-eight hours prior to scheduling inspections.
3.
  - a. The provision of a Performance Guarantee for completion of required improvements which complies with Section 804.
  - b. The estimated cost of the improvements, including a detailed breakdown in a form acceptable to the Board of Supervisors, and amount of the Performance Guarantee.
  - c. All improvements subject to the Development Agreement shall be approved according to the approved inspection schedule and Section 804.
4.
  - a. Developer's responsibilities for damage to other property.
  - b. Developer shall secure or maintain public liability insurance for the duration of improvements construction. A copy (of other evidence of coverage) shall be submitted to the Township.
  - c. A save harmless clause to protect the Township from liability.
  - d. Prevention of erosion, sedimentation and water damage to the subject and adjacent properties.
5. Dedication of streets, transfer of water and sewer lines and easements.
6. The developer shall provide the Township with a set of reproducible "AS BUILT" plans prepared by and certified to by a Professional Engineer of all streets, storm and sanitary sewers, and water distribution facilities.
7. The developer shall be responsible for all reasonable engineering and legal costs and expenses for review, inspection, consultations, and preparation of agreements.
8. Provisions for violation of the Development Agreement.
9. Any other lawful terms which the Board of Supervisors may require to carry out the provisions of this Ordinance.

804. PERFORMANCE GUARANTEE. The Performance Guarantee for completion of required improvements shall meet the following requirements:

A. Security.

1. The Guarantee shall be secured by the credit of any of the following:
  - a. An unrevocable and unconditional letter of credit of a Federal or Commonwealth chartered lending institution,
  - b. A restrictive or escrow account in a Federal or Commonwealth chartered lending institution, or
  - c. Such other financial security approved by the Board of Supervisors (which approval shall not be unreasonably withheld).
2. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required on or before the date fixed in the formal action of approval or the date fixed in the Development Schedule (see Section 604.F.) for the completion of such improvements.
3. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.

B. Amount.

1. The amount of financial security shall be equal to one hundred ten (110%) percent of the cost of the required improvements for which financial security is to be posted.
2.
  - a. The cost of the improvements shall be established by an estimate prepared by the developer's professional engineer, submitted for review and approval by the Township and the Township's Engineer.
  - b. The cost of such improvements shall be the cost as of ninety (90) days following the projected date of completion of such improvements plus ten (10%) percent of such cost. Annually, the Township may adjust the amount of bond required to ensure it remains equal to the said one hundred and ten (110%) percent referenced in this subsection.
3. If the party posting the financial security requires more than one (1) year from the date of posting of the financial security to complete the required improvements, the amount of financial security shall be increased by an additional ten (10%) percent for each one-year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten (110%) percent of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year period by using the above bidding procedure.

- C. Multi-Year or Multi-Stage Development. In the case where development is projected over a period of years, the Board of Supervisors may authorize submission of final plats by section or stages of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.

805. APPROVAL OF IMPROVEMENTS.

- A. In General. As the work of installing the required improvements proceeds, the party posting the financial security may request the Board of Supervisors to release or authorize the release, from time to time, such portions of the financial security necessary for payment to the contractor or contractors performing the work.
- B. Notice of Completion. When the developer has completed an improvement, the developer shall notify the Board of Supervisors in writing by certified or registered mail of such completion and request for release and shall send a copy thereof to the Township Engineer.
- C. Engineer's Report.
1. Within thirty (30) days of the receipt of such request, the Township Engineer shall submit a written report certifying which improvements have been completed in accordance with the approved plan to the Board of Supervisors and mail a copy of such report by certified or registered mail to the developer at his last known address.
  2. This report shall be based on the inspections made according to the approved inspection schedule included in the Development Agreement and shall recommend approval or rejection of the improvements, either in whole or in part.
  3. If the Engineer finds any or all of the improvements to be not as required, he shall include a statement of the reasons for recommending their rejection in the report.
- D. Decision by Board of Supervisors.
1. At its first regularly scheduled meeting after receiving the Engineer's Report (but not later than forty-five (45) days of the receipt of the request) the Board of Supervisors shall review the Engineer's report and shall authorize release of an amount as estimated by the developer's engineer fairly representing the value of the improvements completed after review and approval by Township Engineer.



2. The Board of Supervisors shall be deemed to have approved the release of funds as requested if the Board of Supervisors fails to act within forty-five (45) days of receipt of the developer's request.
  3. Until final release (completion of all improvements), the Board of Supervisors shall require retention of ten (10%) percent of the cost of each completed improvement.
  4. The Board of Supervisors shall notify the developer in writing by certified or registered mail of the decision.
- E. Completion of Unapproved Improvements. The developer shall proceed to complete any improvements not approved by the Board of Supervisors and, upon completion, request approval in conformance with the procedures specified in Section 805.
- F. Final Release.
1. When the developer has completed all of the necessary and appropriate improvements, the developer shall request Final Approval in conformance with the procedures specified in Section 805.
  2. Such Final Release shall include all moneys retained under Section 805.D.3.
- G. Appeal. Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise, any determination of the Board of Supervisors or the Township Engineer.

806. REMEDIES TO EFFECT COMPLETION OF IMPROVEMENTS.

- A. Enforcement of Security. In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accord with the approved Final Plan, the Board of Supervisors is hereby granted the power to enforce any corporate bond (or other security) by appropriate legal and equitable remedies.
- B. Completion by Township. If the proceeds of such bond or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Board of Supervisors may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements.

- C. Proceeds for Installation of Improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Township purpose.

807. MAINTENANCE AGREEMENT.

A. Maintenance Agreement Required.

1. All applicants proposing any subdivision or land development which provides for the dedication of improvements required by this Ordinance or any improvements or amenities which appear on the Plan shall be required to enter into a legally binding Maintenance Agreement with the Township prior to acceptance of dedication by the Township.
2. The dedication of any improvement shall not be accepted by the Township prior to the execution of a Maintenance Agreement and the delivery of the Maintenance Guarantee.

B. Terms of Maintenance Agreement.

1. The Maintenance Agreement shall be in the manner and form approved by the Township Solicitor.
  2. The Maintenance Agreement shall require the Applicant to make any repair or reconstruction of any improvement stipulated in the Maintenance Agreement which is specified by the Board of Supervisors as necessary by reason of faulty construction, workmanship, or materials prior to acceptance of such improvement by the Township.
  3. The Maintenance Agreement shall require the Applicant to maintain at his own cost all improvements stipulated in the Maintenance Agreement for a period not to exceed eighteen (18) months from the date of acceptance or dedication by the Township.
  4. The Maintenance Agreement shall require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plat for a term not to exceed eighteen (18) months from the date of acceptance of dedication.
- C. Nothing herein shall be construed as obligating the Township to accept dedication of any roadway.

- D. Public Utilities and Authorities. If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the Township, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this Section.

808. MAINTENANCE GUARANTEE.

- A. Security. The Maintenance Guarantee shall be secured by the credit of any of the following:
1. An unrevocable and unconditional letter of credit of a Federal or Commonwealth chartered lending institution,
  2. A restrictive or escrow account in a Federal or Commonwealth chartered lending institution, or
  3. Such other financial security approved by the Board of Supervisors (which approval shall not be unreasonably withheld).
- B. Terms. Such Maintenance Guarantee shall be in the form approved by the Township Solicitor and Supervisors, payable to the Township, to guarantee the maintenance and repair of the streets and other improvements in the subdivision for eighteen (18) months from the date of acceptance thereof by the Township.
- C. Amount. The amount of the Maintenance Guarantee shall be determined by the Township, but shall not exceed fifteen (15%) percent of the actual cost of installation of such improvements.
- D. Release. After the expiration of eighteen (18) months from the date of acceptance of said improvements, the Township shall release said Maintenance Guarantee to the developer (or party posting said Maintenance Guarantee) if all improvements are in satisfactory condition.

## ARTICLE 9

### RECORDING OF FINAL PLAN

#### 901. RECORDING OF FINAL PLAN.

- A. Deadline. The applicant shall record the Final Plan approved by the Board of Supervisors in the Office of the Recorder of Deeds of the County within ninety (90) days of such final approval, unless an extension has been granted in writing by the Board of Supervisors.
- B. Notification. The applicant shall notify the Board of Supervisors in writing of the date of such recording and the plan book and page wherein such plan is recorded. (A copy of the receipt of the recording is acceptable.)
- C. Failure to Record. If the plan is not recorded within the required within the required time period, the approval shall lapse and become void.

#### 902. RECORD PLAN. The Record Plan shall be on mylar and shall be an exact copy of the approved Final Plan on a sheet of the size required for Final Plans. In addition to the mylar plan, three (3) clear and legible blue or black line prints of the Record Plan shall also be submitted to the Township Administration Office.

#### 903. EFFECT OF RECORDING.

- A. Official Map. After a subdivision or land development has been duly recorded, the streets, parks, and other public improvements shown thereon shall be considered to be a part of any Official Map of the Township.
- B. Improvements Private. Every street, park, or other improvement shown on a subdivision or land development plan that is recorded, as provided herein, shall be deemed to be a private street, park, or improvement until such time as
  - 1. it has been offered for dedication to the Township and accepted, by resolution, and recorded, or
  - 2. it has been condemned for use as a public street, park, or improvement.
- C. Dedication of Improvements. Streets, parks, and other public improvements shown on a subdivision or land development plan to be recorded
  - 1. may be offered for dedication to the Township by formal notation thereof on the plan, or
  - 2. the owner shall note on the plan that such improvements have not been offered for dedication to the Township.

## ARTICLE 10

### DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

#### 1001. APPLICATION.

- A. Evaluating Plans. The design standards and improvements required in this Article shall be the minimum requirements applied by the Commission and the Board of Supervisors in evaluating plans for any proposed subdivision or land development.
- B. Additional Improvements. Additional or higher type improvements may be required in specific cases where, in the opinion of the Board of Supervisors, they are necessary to create conditions essential to the health, safety, morals, and general welfare of the citizens of the Township, to protect the environment of the Township, or to carry out the purposes of this Ordinance.
- C. Modifications and Exceptions.
  - 1. If any mandatory provisions of these regulations are shown by the applicant, to the satisfaction of the Board of Supervisors to be unreasonable, to cause undue hardship, or that an alternate standard can provide equal or better results, the Board of Supervisors may grant a modification to that provision. A modification may be granted provided it will not be contrary to public interest and the purpose and intent of this Ordinance is maintained.
  - 2. All requests for modification shall be in writing and signed by the applicant. The request shall state the reasons and ground for why the provision is unreasonable or the hardship imposed, and shall discuss the minimum modification necessary.
  - 3. It is not sufficient proof of hardship to show that greater profit would result if the modification were granted. Furthermore, hardship complained of cannot be claimed by one who purchases with or without knowledge of restrictions; it must be from the application of this Ordinance; it must be suffered directly by the property in question; and evidence of a modification granted under similar circumstances shall not be considered.
  - 4. The Board of Supervisors shall request an advisory opinion on the modification request from the Township Planning Commission.
  - 5. In granting modifications, the Board of Supervisors may impose such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so modified.
  - 6. The Township shall keep a written record of all requests for modifications.

7. If a modification is granted it shall be referenced in the conditions of approval of the plan, and shall apply only to that plan.

1002. REQUIRED IMPROVEMENTS. The remainder of this Article sets forth the design and construction standards for required improvements. These minimum standards shall apply to any improvement, regardless of whether required by this Ordinance or not.

1003. OVERALL REQUIREMENTS.

A. In General.

1. Land shall be suited to the purpose for which it is to be subdivided.
2. Land subject to hazardous conditions (such as open quarries, unconsolidated fill, floods, excessive erosion, or water supply which does not meet adequacy requirements or U.S. Public Health Service standards), shall not be subdivided until the hazards have been eliminated or overcome by adequate safeguards provided by the developer and approved by the Board of Supervisors. The Township has a Floodplain Ordinance.
3. The approval of a plan for any proposed subdivision or land development shall not constitute a representation, guarantee, or warranty of any kind by the Township, any official, or any employee thereof of the practicability or safety of the use of such land or development, and shall create no liability upon the Township, its officials, or its employees.

B. Natural and Historic Feature Preservation.

1. The Planning Commission and the Board of Supervisors may require that the design and development of subdivisions and land developments shall preserve, insofar as possible, natural, scenic, and historic features, which will add attractiveness by providing parks, adequate open space for recreation, light and air by proper distribution of population thereby creating conditions favorable to the health, safety, morals and general welfare of the citizens and for the harmonious development of the Township.
2. Some of these features are the natural terrain and natural drainage, large trees or groves, watercourses and falls, historic areas and structures, scenic views and landmarks, and other community assets.



3. Tree Removal - All trees six (6") inches or more in diameter (measured at a height four (4') feet above original grade) shall not be removed unless they are located within a proposed cartway, sidewalk portion of the right-of-way, or driveway, within the on-site sewage system, within twenty (20') feet of the foundation area of the new building, or unless they are diseased or are excessive in number and thinning will promote and enhance the healthy development of the remaining trees.

C. Soil Protection.

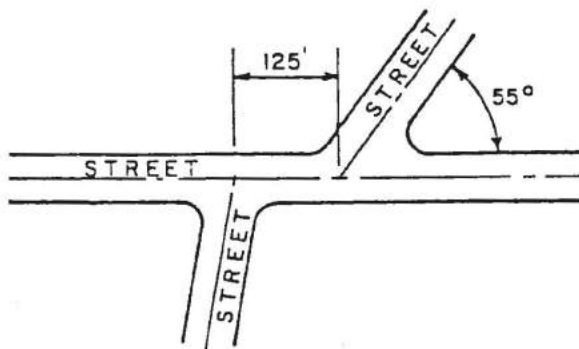
1. a. The developer shall be required to submit an "Erosion and Sedimentation Control Plan" prepared by a person trained and experienced in erosion and sedimentation control methods and techniques (as provided for under Title 25 Rules and Regulations, Chapter 102, issued by the Department of Environmental Resources) to the Schuylkill County Soil and Water Conservation District for review.  
b. A copy of the "Erosion and Sedimentation Control Plan" as approved by the Schuylkill County Soil and Water Conservation District shall be submitted to the Commission.  
c. The Schuylkill County Erosion and Sediment Control Handbook, in its latest revision, shall be used as a resource in soil protection planning and in the review of such plans.  
d. The landowner shall be responsible for carrying out the requirements of the Erosion and Sedimentation Control Plan during earthmoving activities.
2. All areas of the subdivision shall be stabilized in accordance with the approved Erosion and Sedimentation Control Plan.

D. Location of Site. The design of a proposed subdivision or land development shall be viewed with regard to the following:

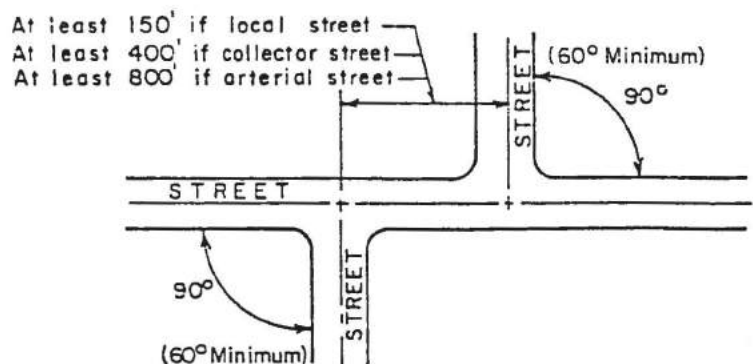
1. Comprehensive Plan - The subdivision or land development shall conform to any applicable provisions of the Township Comprehensive Plan.
2. Zoning - The use of land in the subdivision or land development shall conform to the Township Zoning Ordinance.
3. Nearby Development - A subdivision or land development and its street pattern shall be coordinated with existing nearby developments or neighborhoods so that the area as a whole may be developed harmoniously.

## 1004. STREETS.

- A. Access to Proposed Subdivisions and Land Developments. All proposed subdivisions and land developments shall have adequate access to the public highway system.
- B. Streets and Topography. Proposed streets shall be adjusted to the contour of the land so as to produce usable lots and streets of reasonable gradient.
- C. Street Continuations. Where appropriate, proposed streets shall be extended to the boundary line of the tract being subdivided so as to eventually provide for normal circulation of traffic within the vicinity. Wherever there exists a dedicated or platted portion of a street or alley along a boundary of the tract being subdivided or developed, the remainder of said street or alley to the prescribed width shall be platted within the proposed development where this would not adversely affect the proposed subdivision or land development. Where a subdivision or land development abuts or contains an existing street of inadequate right-of-way width; additional right-of-way width shall be required in conformance with Table 10.1, "Design Standards for Streets."
- D. Intersections.
1. The centerlines of streets shall intersect at right angles unless existing conditions dictate otherwise. In such case the intersection shall be as nearly at right angles as possible, not smaller than sixty (60°) degrees at intersections.
  2. Intersections of more than two streets at one point shall be avoided. Where streets intersect other streets, offsets shall not be created. The minimum offset or distance between centerlines of parallel or approximately parallel streets intersecting a cross street from opposite directions shall be
    - a. one hundred fifty (150') feet for local streets,
    - b. four hundred (400') feet for collector streets, and
    - c. eight hundred (800') feet for arterial streets. (See Figures 10.1 a and b.)



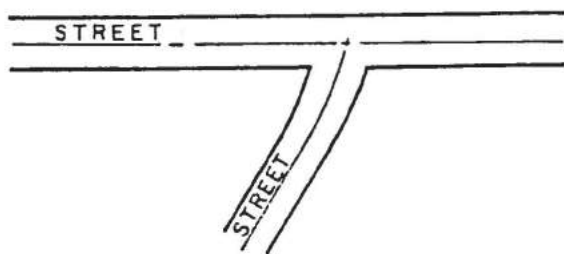
STREET INTERSECTION  
UNACCEPTABLE DESIGN  
FIGURE 10.1a



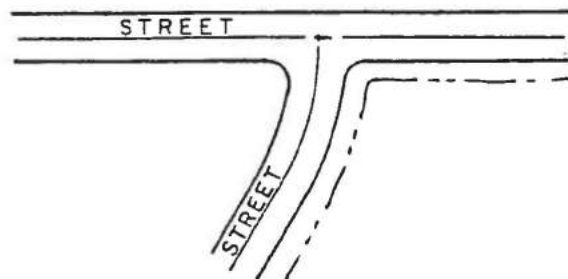
STREET INTERSECTION  
ACCEPTABLE DESIGN  
FIGURE 10.1 b

3. Centerlines of intersections along the same side of the street shall have the following minimum separation distances:
  - a. at least two hundred and fifty (250') feet for local streets,
  - b. at least four hundred (400') feet for collector streets, and
  - c. at least six hundred (600') feet for arterial streets.
4. At street intersections, the property line shall be rounded by arcs with radii of not less than fifteen (15') feet. For streets other than local streets, the Township may require a larger radius. (See Chart below and Figures 10.2 a and b.)

<u>Type of Street</u>	<u>Minimum Radius of Arc at Intersection of Pavement Edge or Curb Line (in feet)</u>	<u>Minimum Radius of Arc at Intersection of Right-of-Way (in feet)</u>
Arterial	40 (or more as may be required)	20 (or more as may be required)
Major Collector	30 "	Concentric with Edge of Road
Minor Collector	20 "	"
Local	15 "	"

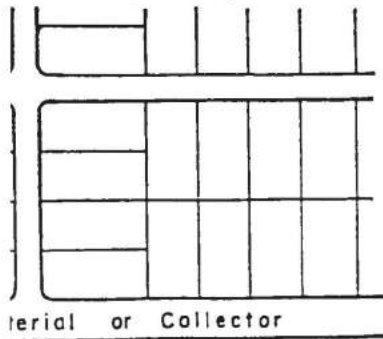


STREET INTERSECTION  
UNACCEPTABLE DESIGN  
FIGURE 10.2 a

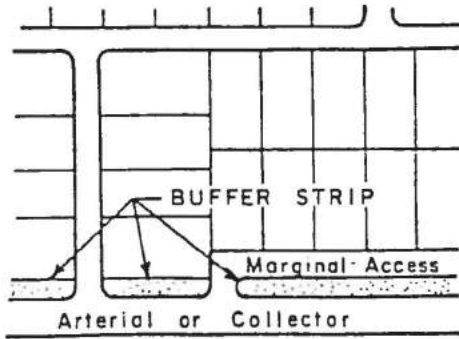


STREET INTERSECTION  
ACCEPTABLE DESIGN  
FIGURE 10.2 b

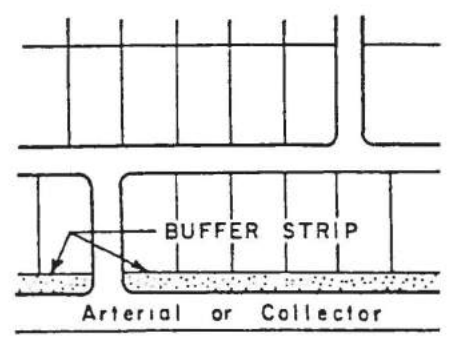
- E. Arterial and Collector Street Frontage. Where a subdivision or land development abuts or contains an existing or proposed arterial or collector street, the Board of Supervisors (upon review and recommendation of the Commission) may require
  1. marginal access streets,
  2. buffer strips for abutting properties,
  3. a reduction in the number of intersections, or
  4. a separation of local and through traffic. (See Figures 10.3 a, b, and c.)



ACCEPTABLE DESIGN  
FIGURE 10.3a



MARGINAL ACCESS STREET  
ACCEPTABLE DESIGN  
FIGURE 10.3b



REVERSE FRONTAGE LOTS  
ACCEPTABLE DESIGN  
FIGURE 10.3c

5. Reverse frontage lots shall be required and only one access point shall be permitted along arterial streets in subdivisions of more than five (5) lots.

#### F. Street Design Standards.

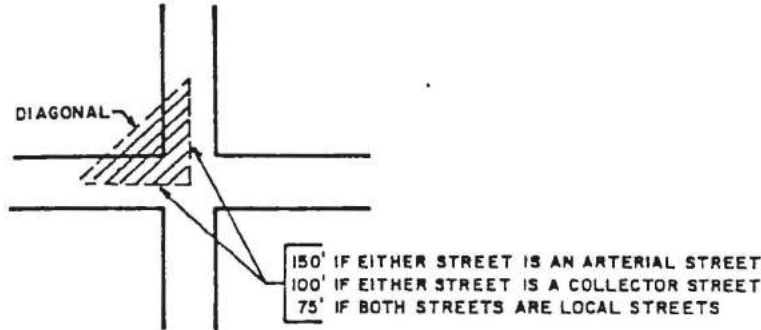
1. Minimum street design standards shall be as shown in Table 10.1 or current PennDOT Standards, whichever are greater.

<b>TABLE 10.1</b> <b>DESIGN STANDARDS FOR STREETS</b> (All Dimensions in Feet Unless Specified)				
DESIGN SPECIFICATIONS	TYPE OF STREET			
	Arterial	Collector	Local	Marginal Access
Right-of-Way Width	80	60	50	40
Cartway Width	28	28	28	20
Cartway Width and One-Side Parking	34	34	32	30
Cartway Width and Two-Side Parking	44	44	40	38
Acceleration/Deceleration Lane Width (One-Side Without Curbs)	12	12	NA	NA
Minimum Sight Distance*	475	300	200	150
Minimum Tangent between Reverse Curves**	200	100	100	100
Minimum Centerline Radii for Horizontal Curves	***400	***200	150	100
Maximum Grade****	6%	8%	10%+	10%+
Shoulder Width	8-10	8	6	6-4

- \* Horizontal sight distances shall be measured in accordance to PennDOT standards.
- \*\* All tangents shall be measured along the street centerline.
- \*\*\* Larger radii may be required as determined by the Township Engineer and/or appropriate State Agency.
- \*\*\*\* Minimum grades for all streets shall be one (1.0%) percent.
- + Over ten (10%) percent to a maximum of twelve (12%) percent if appropriate as determined by the Township Engineer.
- NA = Not Applicable

2. Whenever street lines are deflected in excess of two (2°) degrees, connection shall be made by horizontal curves.
  3. Vertical curves shall be used at changes of grade exceeding one (1%) percent. The length of the vertical curve shall be in accordance with American Association of State Highway and Transportation Officials, "A Policy on Geometric Design of Highways and Streets" in its latest publication.
  4. The approach to an intersection shall have a levelling area not greater than four (4%) percent grades for a distance of twenty-five (25') feet measured from the nearest right-of-way line of the intersecting street.
  5. The maximum grade across the turnaround in a cul-de-sac shall not exceed five (5%) percent.
  6. To provide for adequate drainage, the minimum grade of any street gutter shall be not less than one (1.0%) percent.
- G. Easements. Easements shall be provided adjacent to street rights-of-way and other areas as required:
1. Drainage, sanitary or domestic water easements shall be provided as indicated and required on the plans. The minimum width of easement shall be utility width plus five (5') feet on either side with an additional width of five (5') feet for each additional utility.
  2. Utility easements of a minimum of ten (10') feet in width shall be provided for electric power, gas, telephone, and television cable lines so that each lot or dwelling unit can be served.
- H. Sightlines at Intersections of Streets.
1. A triangular area as defined in Section 1004.H.3.c. shall be graded and shall be free of sight obstructions so that vision of the intersecting streets is not obscured.
  2. By means of deed restriction, lease restriction, or plan amendment (whichever method is applicable), vegetation shall not be planted or allowed to grow nor shall the construction of a fence or wall be allowed within the triangular area defined in Section 1004.H.3.
  3. Such triangular area shall be bounded by the intersecting street centerlines and a diagonal connecting two points. These points are a distance from each end of the centerline of each street of:
    - a. One hundred and fifty (150') feet from the intersection of such street centerlines, if either street is an arterial street;

- b. One hundred (100') feet from the intersection of such street and centerline if either street is a collector street; and
- c. Seventy-five (75') feet from the intersection of such street centerlines, if both streets are local streets.



#### I. Cul-de-Sac Streets.

1. Cul-de-sac streets shall be permitted for residential use provided they do not extend more than five hundred (500') feet, except in the case of developments where lot sizes are sixty-five thousand (65,000) square feet or larger where they shall be allowed to extend up to eight-hundred (800') feet in length.
2. The circular right-of-way of the cul-de-sac shall be connected to the approach right-of-way by an arc having a radius of not less than fifteen (15') feet. The circular paving of the cul-de-sac shall be connected to the approach paving by an arc having a radius of not less than twenty-five (25') feet (see Figure 10.4). Other turnaround designs must be approved by the Township.

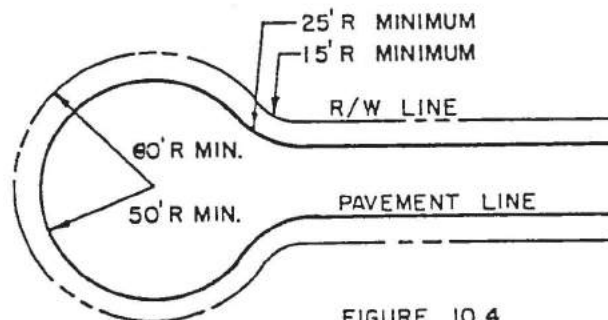


FIGURE 10.4

- J. Agreement. As a condition for Final Plan approval, the developer must enter into a legally binding agreement which shall state who is to be responsible for the improvement and maintenance of any street not offered for dedication. If an association of lot owners is to be made responsible, such association must be legally organized prior to plan approval.



K. Design and Construction Standards.

1. In General. Streets shall be graded, improved and surfaced to the grades and dimensions shown on plans, profiles and cross-sections submitted by the developer and approved by the Board of Supervisors.
2. Right-of-Way Grading.
  - a. The entire right-of-way shall be graded to the approved cross-section. All trees, stumps and other material deemed unsuitable by the Township Engineer shall be removed. The excavation shall be backfilled and suitably compacted to the satisfaction of the Township Engineer.
  - b. The finished road surface both tangent and curve shall be crowned at 1/4" per foot away from the centerline.
  - c. A proper super-elevation (banked curves) shall be provided on arterials and collectors when the centerline curve radii are less than one thousand two hundred (1200') feet and when required by the Township Engineer.
3. Grading Beyond Right-of-Way.
  - a. Where the approved profile of the centerline requires excavation or landfill to a depth exceeding six (6") inches, the subdivider or developer may be required to grade beyond the right-of-way line in order to provide continuous slope from the right-of-way line to the proposed elevation of the abutting property.
  - b. Such grading beyond the right-of-way shall maintain the original conditions of slope and contours except where storm water runoff designs dictate or warrant improvement or alteration of the original slope and contours.
  - c. Approved plans, either preliminary or final, showing proposed grading, shall be a covenant running with the land, unless altered by written permission from the Board of Supervisors in conjunction with the Schuylkill County Conservation District.
  - d. In areas of earth excavation or earth fill, such grading shall be done to a maximum slope of one (1') foot vertical to three (3') feet horizontal.
4. Trench Excavation. All trenches excavated within the cartway of a public street or right-of-way shall be mechanically compacted with backfill acceptable to the Township Engineer and be stone backfilled.
5. Drainage.
  - a. Parallel and cross drainage facilities shall be properly located, designed and installed to maintain proper drainage of the completed streets.
  - b. Proper design and construction in accordance with those requirements may require the use of curb and gutter or paved drainage swales to prevent erosion. Drainage facilities shall be designed in accordance with requirements of Appendix D.

- c. The minimum diameter of any cross drainage or culvert pipe shall be fifteen (15") inches. Corrugated metal pipe, reinforced concrete pipe and PVC pipe are accepted pipe materials. Concrete pipe shall be used under the cartway area.
- d. Open pipe ends must be fitted with concrete end walls or wing walls or prefabricated end sections.
- e. No open pipes shall be allowed to end within the township road right-of-way, except in cases where new driveways must cross existing deep road side swales adjacent to existing township roads. In the case of these exemptions to the standard, the pipe shall be located as far off the edge of pavement as possible, (at least 20 feet from the road centerline).
- f. Energy dissipators shall be placed at the outlets of all pipes where flow velocities exceed maximum permitted channel velocities.
- g. Bridges and culverts shall be designed to support expected loads, to carry expected flows, and to be constructed to the full width of the right-of-way in accordance with Pennsylvania Department of Transportation Construction Standards. The Pennsylvania Department of Environmental Resources shall be contacted to determine if a permit is required.
- h. Consideration shall be given for subgrade drainage of those soils subject to frost heave. Design of the road bed in such locations may require parallel drainage facilities and/or underdrains to properly stabilize the subgrade. The Board of Supervisors may require that such drainage facilities be provided. The design of such subgrade drainage facilities shall be subject to the review and approval of the Township Engineer.
- i. Construction of storm water management and erosion control facilities shall be in accordance with the approved plans and accompanying specifications, if any. The construction details and standards of the following publications in their most recent revision shall be acceptable:
  - (i) "Erosion and Sedimentation Control Handbook of Schuylkill County."
  - (ii) PennDOT, Form 408, Specifications.
  - (iii) PennDOT, RC Series, Roadway Construction Standards.
  - (iv) Township Subdivision and Land Development Regulations.
- j. A set of approved design plans shall be maintained on file at the site during construction, as record drawings.

#### 6. Subgrade.

- a. The design and construction of the road bed shall take into consideration the supporting capacities of the subgrade, with particular attention to those soils which are subject to frost heave.
- b. Unsuitable soils shall be removed and replaced, drained or otherwise stabilized to provide adequate support for the road bed and anticipated loads.
- c. Under drains shall be used to provide adequate drainage in wet soil areas if required by the Township Engineer.

7. Subbase, Base and Surface Course.

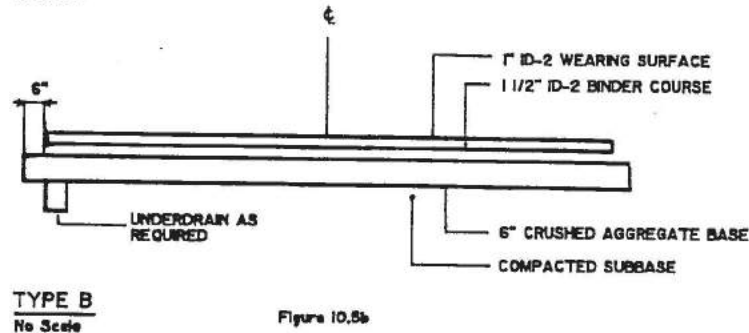
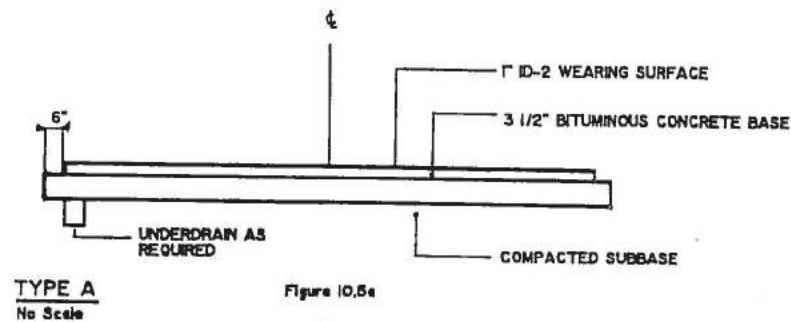
- a. As a minimum, pavement structure shall consist either of the following:

TYPE A 1 1/2"\* ID-2 wearing surface on  
3 1/2" Bituminous concrete base course on a compacted subbase

TYPE B 2 1/2"\* ID-2 wearing surface on  
6" crushed aggregate base course on a compacted subbase. The  
wearing surface shall be installed in two (2) lifts - 1 1/2" binder  
and 1" surface course.

\*NOTE: Increase the wearing surface by 1/2" for arterial, commercial and  
industrial area roads.

- b. A typical street cross-section for Type A and Type B is provided in Figures  
10.5 a and b.



- c. All materials, construction procedures and other specifications shall be in  
conformance with the latest edition of the Pennsylvania Department of  
Transportation Manual Form 408.

8. Alternative Designs. Alternative road bed designs may be prepared and will  
be considered. The alternate design must provide load capabilities equivalent  
to or higher than the capabilities of the designs set forth above. Alternate  
designs will be reviewed and will be subject to the approval of the Board of  
Supervisors and Township Engineer.

1005. BLOCKS.

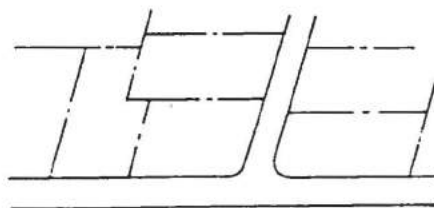
A. Residential.

1. Residential blocks shall not exceed one thousand eight hundred (1,800') feet in length in subdivisions using an average lot size of one (1) acre or larger and shall not exceed one thousand two hundred (1,200') feet in length in subdivisions having an average lot size less than one (1) acre, unless permitted by the Board of Supervisors.
2. Blocks shall be of sufficient width to permit two (2) tiers of lots except where access is limited by virtue of an adjoining arterial street or by virtue of topographic limitations, unless permitted by the Board of Supervisors.

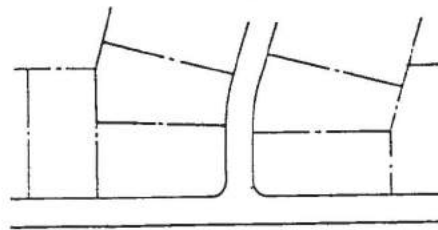
B. Nonresidential. Nonresidential blocks shall not be less than eight hundred (800') feet in length.

1006. LOTS.

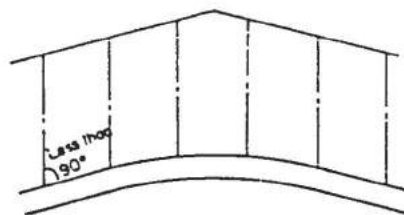
- A. Lots shall conform to the applicable minimum lot sizes, lot widths and yard requirements as set forth in the Township Zoning Ordinance.
- B. All lots shall front on a street constructed in accordance with the standards of this Ordinance.
- C. The depth-to-width ratio of a lot shall generally not be greater than three to one (3 to 1), unless otherwise permitted by the Planning Commission.
- D. Side lines of lots shall abut and be at right angles to straight streets and on radial lines to curved streets, unless otherwise permitted by the Planning Commission. Pointed or very irregular lots shall be avoided. (See Figures 10.6 a, b, c and d.)



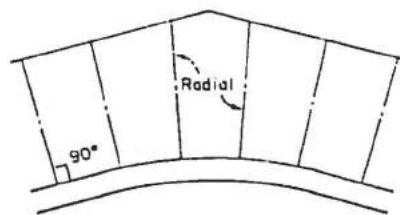
UNACCEPTABLE LOT LAYOUT  
Figure 10.6a



ACCEPTABLE LOT LAYOUT  
Figure 10.6b

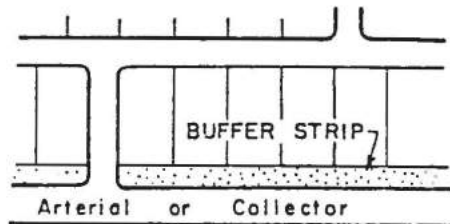


UNACCEPTABLE LOT LAYOUT  
Figure 10.6c



ACCEPTABLE LOT LAYOUT  
Figure 10.6d

- E. 1. Double frontage lots shall ordinarily not be platted except as provided in Section 1006.E.2.
2. In the event such lots are provided, the lot shall be increased twenty (20') feet in depth to provide for a planting strip along the back of the lot. (See Figure 10.7.)



REVERSE FRONTAGE LOTS  
DESIRABLE DESIGN  
FIGURE 10 7

- F. If the remnants of land (other than rights-of-way) exist after subdividing, they shall be incorporated in existing or proposed lots.

#### 1007. OPEN SPACE AND RECREATION AREAS.

- A. Purpose. All residential subdivisions or land development plans shall provide for suitable and adequate open space/recreation areas in order to:
1. Ensure adequate recreational areas and facilities to serve residents of the Township.
  2. Allow for orderly acquisition and development of additional recreation areas and open spaces.
- B. Exemptions. Any residential subdivision or land development plan that contains fewer than three (3) dwelling units is exempt from the open space/recreation requirements of this section.
- C. Amount of Land, Residential Developments. At least twenty (20%) percent of the total lot area shall be set aside for open space or recreation, unless fee in lieu of land is required by the Township, in accordance with the provisions of Section 1007.E. Where land is set aside for open space or recreation the requirements of Section 1007.F. shall be met.

D. Amount of Land, Nonresidential Developments. The amount of land or cash from nonresidential subdivisions and land developments shall be determined by the number of dwelling units that would result if eighty (80%) percent of the tract were occupied by one (1) acre lots for single family dwellings (i.e., 100-acre tract = 80 dwelling units). When the computation of dwelling units results in a fractional number, only the fraction of one-half or more shall be counted as one.

E. Fee In Lieu of Land.

1. The Township may require a fee of \$300 per dwelling unit in lieu of dedicating land for open space and recreation as per Section 1007.C. or 1007.D.
2. All monies paid to the Township pursuant to this section shall be kept in an interest-bearing capital reserve fund. Monies in such fund shall be used only for the acquisition of land or capital improvements for park and recreation purposes.

F. Characteristics of Open Space and Recreation Areas.

1. Twenty-five (25%) percent of the land set aside for open space and recreation areas shall be less than five (5%) percent slope and be suitable for active recreation uses.
2. These areas may be dedicated in fee-simple to the Township if dedication is acceptable to the Board of Supervisors.
3. If these areas are not dedicated to the Township, a legal entity shall be provided to operate and/or maintain the open space and recreation areas. This entity may include but not be limited to a condominium, cooperative, a homes' association, trust or corporation.

G. Dedication of Land to the Township.

1. The Board of Supervisors may accept any portion of the open space/recreation area, provided that no cost is involved and the Township agrees to and has access to maintain such lands.
2. Such area dedicated to the Township for public use shall be suitable for recreational purposes by reasons of size, shape, location, topography and access.

1008. STORM WATER DRAINAGE.

A. Design Requirements.

1. Storm drainage facilities shall be designed and provided to convey flow of surface waters without damage to persons or property. Increase in peak runoff will not be allowed.



2. Storm drainage facilities should be designed not only to handle the anticipated peak discharge from the property being subdivided or developed, but also the runoff that will occur from the property at a higher elevation in the same watershed.
3. All lots shall be laid out and graded to prevent cross lot drainage, to provide positive drainage away from proposed building areas, and to retard storm water runoff from the land by taking maximum advantage of natural on-site storm water percolation into the soils.
4. An adequate storm sewer system consisting of inlets and other underground drainage structures with approved outlets shall be constructed where the runoff of storm water and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities.
5. Outlets shall be approved by the Township Engineer and by the Board of Supervisors. (See Appendix D.)
  - a. Natural drainage courses shall be maintained.
  - b. The existing points of natural drainage discharge onto adjacent property shall not be altered nor shall the rate of water runoff be increased because of development without the written approval of all affected land owners.
  - c. No storm water runoff or natural drainage water shall be so diverted as to overload existing drainage systems, or create flooding or the need for additional drainage structures on other private properties or public lands, without complete approval of provisions being made by the developer for properly handling such conditions, including water runoff impoundments, if necessary.
6.
  - a. To minimize sheet flow of storm water across lots located on the lower side of roads or streets, and to divert flow away from building areas, the cross-section of the street as constructed shall provide for parallel ditches or swales or curbing on the lower side which shall discharge only at drainage easements.
  - b. Drainage structures that are located on State highway rights-of- way shall be approved by the Pennsylvania Department of Transportation, and a letter from that office indicating such approval shall be directed to the Commission before Preliminary Plan Approval.
  - c. Interceptors for storm water runoff along streets shall be so spaced and so designed to intercept eighty (80%) percent of the peak runoff from the design storm.
  - d. All materials for drainage structures and pipe shall comply with Pennsylvania Department of Transportation standards.

7.
  - a. Storm sewer facilities may be required in any development situation where the Board of Supervisors, upon review and report of the Township Engineer and recommendation of the Commission, determine that surface drainage facilities are inadequate to prevent excessive erosion and lot or road maintenance problems.
  - b. Whenever storm sewers are required by the Commission and Board of Supervisors, such storm sewer system shall be separate from the sanitary sewer system.
  - c. Vertical pipes, inlets, and other surface water receiving structures shall be installed with trash racks.
8. Curbs.
  - a. Curbs shall be required if required by the Board of Supervisors, upon the recommendation of the Commission and Township Engineer.
  - b. On-street parking shall be provided on at least one side of a local or marginal access street when curbs are required.
  - c. Minimum curb construction standards are as follows:
    - (i) Straight curbs of portland cement concrete shall be twenty-two (22") inches in depth, six (6") inches wide at the top, and seven (7") inches wide at the bottom, and shall have an exposed face between six (6") inches and eight (8") inches.
    - (ii) Expansion joints shall be provided at least every thirty (30') feet. Each expansion joint shall contain 1/2" premolded bituminous expansion joint materials. Contraction joints shall be provided at least every ten (10') feet.
    - (iii) Portland cement concrete used in the construction of curbs shall meet the minimum 3000 P.S.I. 28 day strength test according to A.S.T.M. Standards.
- B. Ownership and Maintenance. The ownership and maintenance responsibility of all temporary and permanent storm water facilities and erosion and sedimentation control facilities shall be established prior to Final Plan approval including:
  1. Description of temporary and permanent maintenance requirements.
  2. Identification of responsible individual, corporation, association or other entity for ownership and maintenance of both temporary and permanent storm water management and erosion and sedimentation control facilities.
  3. Establishment of suitable easements for access to all facilities.
  4. Where the Grading and Storm Drainage Plan proposes Township Ownership and/or maintenance, a description of the methods, procedures, and the extent to which any facilities shall be turned over to the Township, including a written approval and agreement from the Township indicating acceptance of responsibilities as proposed, shall be incorporated as an integral part of the Plan.

## 1009. SEWAGE DISPOSAL SYSTEMS.

### A. In General.

1. All subdivisions and land developments shall be served with an adequate sewage disposal system (either on-lot or centralized systems) acceptable to the Pennsylvania Department of Environmental Resources.
2. All residential lots shall contain suitable areas for on-lot sewage disposal or be served by an approved central sewage disposal system (see 1009.C.).
3. An approved sewage permit is required for all lots, regardless of size, before development.

### B. Centralized Sewage Disposal System. In addition to the above general requirements, centralized sewage disposal systems shall also be reviewed and approved by the Township Authority, if one should exist.

### C. On-Lot Sewage Disposal System.

1. Where it is not necessary to connect to a centralized sewage disposal system, on-lot systems shall be constructed in accordance with criteria set forth by the Pennsylvania Department of Environmental Resources. Any new lot using an on-lot septic system shall also include an open land area that would be suitable for installing a second system if the first system failed. The site of the second system shall be tested and approved by the Sewage Enforcement Officer.
2. The Township Sewage Enforcement Officer's site and soils investigation and favorable report are required prior to submission of the Final Plan.

## 1010. WATER SUPPLY SYSTEMS.

### A. In General. All subdivisions and land developments shall be served with an adequate water supply system (either on-lot or centralized system) acceptable to the Pennsylvania Department of Environmental Resources.

### B. Centralized Water Supply System. Proposed centralized water systems shall meet the development procedures and requirements of proposed central water systems as set forth by the West Penn Township Authority, if one exists, and reviewed and approved by same, prior to approval of any Final Plan relying upon such system.

C. On-Lot Water Supply System.

1. When it is not necessary to connect to a centralized water supply system, on-lot systems shall be constructed in accordance with criteria set forth by the Pennsylvania Department of Environmental Resources.
2. Wells should be located no closer than twenty-five (25') feet from any future street right-of-way.

1011. OTHER UTILITIES.

Underground Placement. All electric power, telephone, cable television, gas, and other utilities shall be placed underground where feasible and in accordance with the current standards of the utility serving the subdivision or development.

1012. ACCESS DRIVES AND DRIVEWAYS.

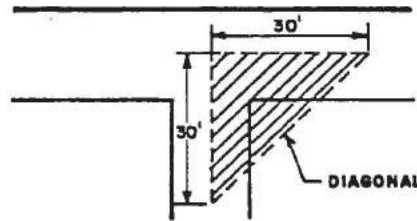
- A. Access Drives. Access drives shall be constructed to conform to all requirements of this Ordinance for local streets and Sections 1012.B, C, D and E shall apply.
- B. Access. Access drives and driveways shall not be permitted to have direct access to state highways unless authorized by the Pennsylvania Department of Transportation through issuance of a highway occupancy permit.
- C. Location. The minimum distance between an access drive or driveway to a street shall be as follows:

TYPE OF SUBDIVISION OR LAND DEVELOPMENT	DISTANCE BETWEEN CENTERLINES OF ACCESS DRIVE OR DRIVEWAY AND NEAREST INTERSECTING ROAD BY TYPE OF INTERSECTING ROAD		
	Arterial	Collector	Local
Residential	150 ft.	100 ft.	75 ft.
Nonresidential or Mixed	300 ft.	200 ft.	150 ft.

D. Sightlines at Intersections of Driveways or Access Drives with Streets.

1. A triangular area as defined in Section 1012. D.3. shall be graded and shall be free of sight obstructions so that vision between a height of from two to ten (2'-10') feet above the centerline grades of the intersecting driveway, accessway, or streets is not obscured.

2. By means of deed restriction, lease restriction, or plan amendment (whichever method is applicable), vegetation shall not be planted or allowed to grow in such a manner so as to obscure vision between a height of from two to ten (2'-10') feet above the centerline grades of the intersecting driveway, accessway, or streets within the triangular area defined in Section 1012. D.3.
3. Such triangular area shall be bounded by the intersecting driveway, accessway, or street centerlines and a diagonal connecting two points, one which is at each end of the centerline of each driveway, accessway, or street thirty (30') feet from the intersection of such centerlines.



- E. Grades. Grades of access drives or driveways shall not exceed fourteen (14%) percent; however, the initial twenty (20') feet from the edge of the cartway shall not exceed five (5%) percent.
- F. Street Drainage. The developer shall make adequate provisions to maintain uninterrupted parallel drainage along a public street where intersected by an access drive or driveway. No driveway shall promote storm water drainage onto a municipal cartway.

#### 1013. OFF-STREET PARKING AND LOADING.

- A. Every land development or subdivision shall provide the minimum number of off-street parking and loading spaces required by the Zoning Ordinance.
- B. Off-street parking or loading spaces may be in an individual garage, carport, or driveway or in a common parking area outside the street right-of-way, convenient to the dwelling units or use to be served and shall be installed concurrently with the construction of the dwelling units.
- C. General Design Requirements for Off-Street Parking.
  1. Every parking facility shall be designed so that its use does not constitute a nuisance, hazard or unreasonable impediment to traffic.
  2. Every parking area shall be arranged for orderly, safe movement.

3. No parking area shall be designed to require or encourage parked vehicles to back into a public street in order to leave a parking space, except those of a single family or two-family dwelling onto streets other than major or minor arterial streets.
4. Every parking area shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle, except those of a single family or two-family dwelling.
5. No parking area shall be located in a required buffer yard.
6. No parking area shall be located within ten (10') feet of a septic system absorption area.

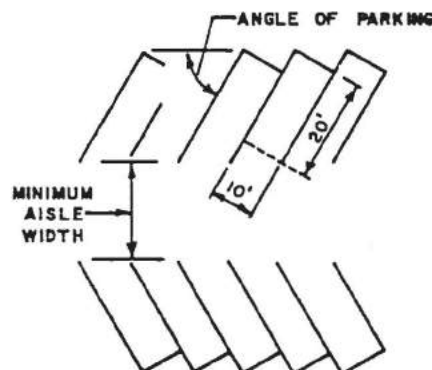
#### D. Parking Spaces.

1. Each parking space shall have a stall width of at least ten (10') feet.
2. Each parking space shall have a stall depth of
  - a. at least twenty (20') feet for all angle parking or
  - b. at least twenty-two (22') feet for parallel parking.
3. All spaces shall be marked so as to indicate their location, except those of a single family or two-family dwelling.

#### E. Aisles.

1. Each aisle providing access to stalls for one-way traffic only shall be at least the minimum aisle width specified as follows:

<u>Angle of Parking</u>	<u>Minimum Aisle Width</u>
Parallel	12 feet
30 degrees	12 feet
45 degrees	14 feet
60 degrees	18 feet
90 degrees	20 feet





2. Each aisle providing access to stalls for two-way traffic shall be at least twenty-five (25') feet in width.
3. No aisle shall exceed two hundred (200') feet in length.

1014. SIDEWALKS, PATHWAYS AND DRIVE APRONS.

- A. Sidewalks or pathways shall be required in all residential developments where density exceeds three (3) dwelling units per acre.
- B. In other subdivisions or land developments, sidewalks or pathways may also be required by the Board of Supervisors.
- C. Location.
  1. Sidewalks, where required or provided, shall be located within the street right-of-way and no closer than one (1') foot from the right-of-way line nor closer than three (3') feet from the curb line.
  2. A grass planting strip shall be planted between the curb and sidewalk.
- D.
  1. Sidewalks shall be a minimum width of
    - a. Five (5') feet along arterial streets and
    - b. Four (4') feet along collector or local streets, access drives, and driveways.
  2. Pathways shall be a minimum width of four (4') feet.
- E. Required Construction.
  1. Sidewalks and crosswalks shall be constructed of Class A cement concrete at least four (4") inches thick underlain by four (4") inches of compacted gravel or crushed stone.
  2. Sidewalks at driveway crossings and driveway aprons shall be at least six (6") inches thick reinforced and underlain by four (4") inches of compacted gravel or crushed stone. The reinforcing shall be two (2) layers of six (6") inch by six (6") inch number nine (9) wire or eight (8") inch thick concrete with one (1) layer of number nine (9) six (6") inch by six (6") inch welded wire.
  3. Pathways shall be portland cement concrete or bituminous of at least four (4") inches thick underlain by three (3") inches of compacted gravel or crushed stone.

- F. Handicapped Ramps. In addition to the preceding requirements, all sidewalks shall provide ramps for adequate and reasonable access for the safe and convenient movement of the physically handicapped persons, including those in wheelchairs, across curbs at all pedestrian crosswalks. These facilities shall be constructed in accordance with Chapter 8, "Pedestrian Facilities" of the PennDOT Design Manual Part 2 or any amendments thereto.

1015. STREET LIGHTING.

- A. The developer shall be required to provide street lights when the Planning Commission deems them necessary to provide safe traffic circulation.
- B. Such lights shall meet design standards and specifications of the Pennsylvania Department of Transportation, with Township Engineer review for adequacy.

1016. IDENTIFICATION SIGNS.

- A. The developer shall provide the subdivision or land development with adequate street signs at the intersections of all streets and with any other signs required.
- B. Sign style, color, and lettering, shall be subject to the approval of the Board of Supervisors.

1017. REGULATORY SIGNS.

- A. The developer shall be required to provide traffic regulatory signs that shall meet current design standards as established by the Pennsylvania Department of Transportation.

1018. LANDSCAPING.

A. Trees.

1. The developer shall plant shade trees (except where existing trees will be retained which meet the requirements) meeting the following specifications within all land developments and major subdivisions, or if deemed appropriate by the subdivider or developer and approved by the Board of Supervisors, within ten (10') feet of the street right-of-way. Trees shall be required where the density is two (2) dwelling units per acre or higher density development.

## 2. Type of Trees Permitted.

- a. Trees shall be of nursery stock quality of a species approved by the Township and grown under the same climatic conditions as the location of the development.
- b. Site locations, land use, topography, natural and historical features shall be considered by the subdivider in selecting species.
- c. Trees within street rights-of-way shall be a deciduous type, nonsusceptible to vehicular and other air pollutants to be chosen from the list below.

### Medium Trees - From 30 feet to 40 feet in height

Acer platanoides "Crimson King" - Crimson King Red Maple  
Tilia cordata - Little Leaf European Linden  
Fraxinus velutina glabra - Modesta Ash  
Ulmus carpinifolia buisman - Buisman Elm  
Sorbus aucuparia - Mountain Ash

### Large Trees - Over 40 feet in height

Ginkgo biloba fastigiata - Maiden Hair Tree (male only)  
Acer saccharum - Sugar Maple  
Fraxinus pennsylvanica - Green Ash  
Liquidambar styraciflua - Sweet Gum  
Quercus phellos - Willow Oak  
Fraxinus americana - White Ash  
Quercus palustris - Pin Oak  
Quercus borealis - Red Oak  
Quercus coccinea - Scarlet Oak  
Sophora japonica - Chinese Scholar Tree  
Quercus macrocarpa - Bur Oak  
Gleditsia triacanthos - Thornless Locust  
Acer rubrum - American Red Maple  
Quercus alba - White Oak

## 3. Quality of Trees.

- a. Trees permitted shall be of symmetrical growth, free of insect pests and disease, and durable under the maintenance contemplated.

## 4. Minimum Size.

- a. The trunk diameter (measured at a height of three (3') feet above the finished grade level) shall be a minimum of one (1") inch.
- b. Depending on good planting practice with reference to the particular species to be planted, the Township may modify the size requirements of trees.

5. Planting. Besides conforming to all parts of this Section, all planting shall be done in conformance with good nursery and landscape practice, and to the standards established by the Township.

B. Ground Cover Requirements.

1. Exposed ground surface in all parts of the subdivision shall be paved or covered with stone screenings, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
2. The vegetative cover shall not be poisonous in nature.

C. Buffer Yards. The Board of Supervisors may require the provision of a buffer yard meeting the requirements of this Section in order to reduce conflicts between proposed subdivision or land development and other developments or areas.

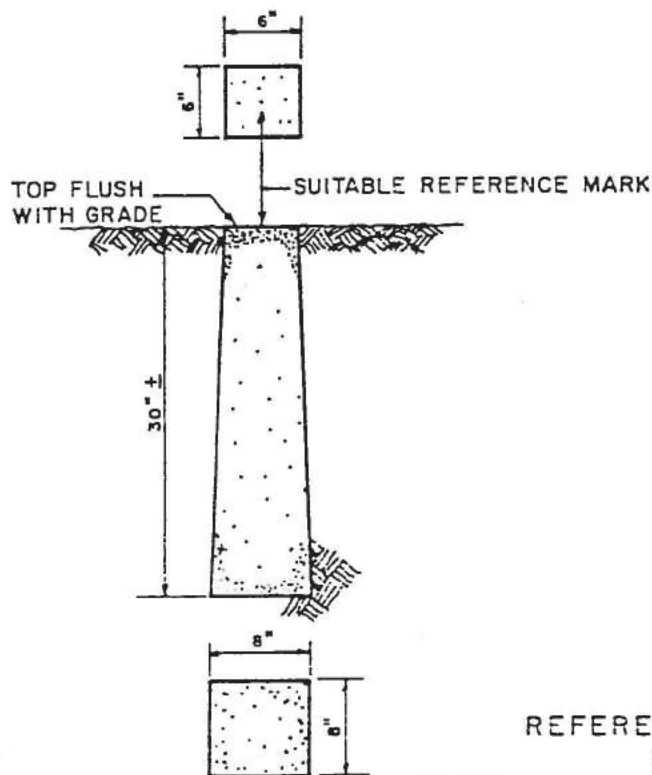
1. Size, Location.
  - a. A twenty (20') foot buffer yard shall be required, unless otherwise indicated in this Ordinance.
  - b. The buffer yard shall be measured from the district boundary line or from the street right-of-way line (where a street serves as the district boundary line). Buffer yards shall not be within an existing or future street right-of-way and shall be in addition to that right-of-way.
  - c. The buffer yard may be coterminous with a required front, side, or rear yard, provided the larger yard requirement shall apply in case of conflict.
2. Characteristics.
  - a. The buffer yard shall be a landscaped area free of structures, manufacturing or processing activity, materials, or vehicular parking. No driveways or streets shall be permitted in the buffer yards except at points of ingress or egress.
  - b. In all buffer yards, all areas not within the planting screen shall be planted with grass seed, sod or ground cover, and shall be maintained and kept clean of all debris, rubbish, grass more than twelve (12") inches in height, or weeds.
3. Planting Screen.
  - a. Each buffer yard shall include a Planting Screen of trees, shrubs, and/or other plant materials extending the full length of the lot line to serve as a barrier to visibility, airborne particles, glare and noise.
  - b. Each Planting Screen shall be in accordance with the following requirements:

- (i) Plant materials used in the Planting Screen shall be of such species and size as will produce, within two (2) years, a complete year- round visual screen of at least eight (8') feet in height.
- (ii) The Planting Screen shall be permanently maintained by the landowner and any plant material which does not live shall be replaced within one (1) year.
- (iii) The Planting Screen shall be so placed that at maturity it will be at least three (3') feet from any street or property line.
- (iv) The Planting Screen shall be broken only at points of vehicular or pedestrian access and shall comply with Sections 1004.H. and 1012.D.

## 1019. MONUMENTS AND LOT PINS.

### A. Monuments.

1. Location. Permanent reference monuments shall be located at each intersection of street centerlines of street(s) constructed by the Developer, at the beginning and ending of all street curves, and at exterior corners of the subdivision. With the approval of the Township Engineer, the subdivider may install monuments on only one side of the street provided that enough monuments are set to permit a surveyor to stake out accurately any building lot shown on the Record Plan.
2. Type. Reference monuments shall be constructed of steel reinforced portland cement concrete to the dimensions shown in the accompanying sketch or other material approved by the Township Engineer.



3. Placement. Reference monuments shall be placed so that the top of the monument is as shown in the accompanying sketch.
  4. A form of guarantee shall be required for the setting of monuments along existing roads, new road rights-of-way and along the boundary of the entire parcel.
- B. Lot Pins. All lot corner markers shall be permanently located and shall be at least a three-quarter (3/4") inch metal pin or pipe with a minimum length of twenty (20") inches, located in the ground to existing grade. Lot pins and placement shall be inspected as part of final inspection.



## ARTICLE 11

### MOBILE HOME PARK DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

#### 1101. APPLICATION.

- A. The design standards and required improvements set forth in this Article will be applied by the Commission and the Board of Supervisors in evaluating any application for a Mobile Home Park which is on a tract held in single ownership and provides mobile home spaces on a lease or rental basis.
- B. Mobile home parks proposed to be developed for sale of lots shall be designed in accordance with all requirements set forth for single family dwelling residential development.
- C. Every proposed mobile home park shall be submitted, reviewed, approved and recorded as either a land development or major subdivision.
- D. Each individual mobile home site area shall be delineated on the site plan and shall be numbered.
- E. If inconsistencies exist between this ordinance and the Township Zoning Ordinance and other Township ordinances or regulations, then the more restrictive requirement or regulation shall be used to determine compliance.

#### 1102. EXEMPTIONS. The provisions of this Article shall not apply to:

- A. The business of mobile home sales, provided that the mobile homes shall not be occupied;
- B. The storage or garaging of mobile homes not being used for living or sleeping purposes within a building or structure;
- C. A single mobile home used as a residence on a lot with no other dwellings; or
- D. A mobile home located on the site of a construction project, survey project, or other similar work project and used solely as a field office or work or tool house in connection with such project, provided such mobile home is removed from said site within thirty (30) days after the completion of such project.

#### 1103. CONTENTS, SUBMISSION, AND REVIEW OF PLANS. The provisions of Articles 4, 5, 6, 8, 9 and 10 shall apply with respect to the contents, submission and review of Mobile Home Park Plans.

1104. GENERAL STANDARDS AND REQUIREMENTS.

- A. All Mobile Home Parks shall have a total land area of not less than twenty-five (25) acres and shall have a maximum gross density which shall not exceed four (4) mobile homes per acre. Each mobile home shall have a minimum lot area of at least 7,000 square feet.
- B. All Mobile Home Parks shall be located on land where the average natural slope of the area of the site intended for development shall not exceed twelve (12%) percent.
- C. All Mobile Home Parks shall have centralized sewer and water.
- D. All Mobile Home Parks shall have a fifty (50') foot, planted buffer yard around the perimeter of the site. The buffer yard shall be provided in accordance with Sections 1018.C.2. and 1018.C.3. No home shall be placed within fifty (50') feet of a perimeter property line of the tract, or thirty (30') feet from an abutting public street right-of-way.
- E. No proposed homes within the proposed Mobile Home Park shall be placed in flood prone or flood hazard areas. The proposed Mobile Home Park shall have access to paved public streets or roads.
- F. All mobile homes shall be constructed in accordance with the Safety and Construction Standards of the U. S. Department of Housing and Urban Development.
- G. The Mobile Home Park shall be in conformance with all applicable provisions of the Township Zoning Ordinance, except for those requirements specifically outlined herein.
- H. All the required fees shall be paid and all the final improvements shall be completed prior to the occupancy of any mobile home.

1105. DESIGN STANDARDS.

A. Spacing of Mobile Home Units.

- 1. No mobile home shall be located so that the long side of any home is closer than twenty-five (25') feet to any portion of any other mobile home or permanent building in the Mobile Home Park. No mobile home shall be located so the short portion of any home is closer than twenty (20') feet to the short portion of any other mobile home, or between the rears of two long sides of abutting homes.
- 2. No mobile home shall be located so that any portion of any mobile home is closer than five (5') feet to any common parking court, nor twenty-five (25') feet from the edge of any access road, street or parking court aisle.

B. Access.

1. Access to the entrances of the mobile home park shall be provided from an arterial or collector road. Access to the individual mobile home spaces shall be from interior driveways, access drives or private streets and shall not be from public streets or roads. At least two (2) separate entrances shall be provided and the entrances shall be separated by a distance of at least two hundred and fifty (250') feet. Entrance roads shall have a paved cartway width of at least forty (40') feet and the interior streets shall have a paved cartway width of at least thirty-two (32') feet. Access drives and driveways shall conform to the requirements of Section 1012.
2. All streets within the Mobile Home Park shall be private and be maintained as part of the Mobile Home Park. All construction shall conform to the requirements for streets contained in Section 1004.

C. Parking.

1. Every mobile home space shall be provided with a minimum of two (2) paved off-street parking spaces, with a minimum width of ten (10') feet and a minimum length of twenty (20') feet per parking space.
2. Parking courts may be used to meet the off-street parking requirements. All parking courts shall be located in close proximity to the mobile homes.

D. Street Trees.

1. Street trees shall be provided in accordance with Section 1018.A.
2. Street trees shall not be located any closer than ten (10') feet from the paved cartway.

E. Open Space.

1. Every Mobile Home Park shall provide common open space areas, excluding required buffer areas, which total at least ten (10%) percent of the area of the total site. Such open space areas shall be improved so as to be accessible for recreational purposes to all families residing within the development.
2. At least one-half (1/2) of the required common open space shall consist of areas of adequate size, shape, slope, soil type and other physical characteristics suitable for outdoor passive and active recreational use or be improved to insure suitability for such use.
3. The area provided for common open space shall be in addition to the required buffer yard around the perimeter of the Mobile Home Park.

F. Other Design Standards and Improvements.

1. Every mobile home space shall be graded to provide a level, stable, and well-drained stand for the mobile home.
2. Ten (10") inch diameter concrete piers, or equivalent, shall be installed from ground level to below the frost line (48 inches minimum) and shall be placed on ten (10') feet centers along each of the two main longitudinal frame sections for each section of the home. A concrete slab that covers the entire area beneath the unit may be used in place of concrete piers. The concrete slab shall have a four (4") inch depth of concrete on a four (4") inch crushed stone base. Concrete blocks shall be used to support the home on the concrete piers and wood shims may be used for final leveling.
3. Every mobile home in the park shall be enclosed from the bottom of the mobile home to the ground or stand using industry-approved skirting material compatible with the home.
4. Every mobile home space in the Mobile Home Park shall be provided with connections to an adequate supply of potable water and to a centralized sewage disposal system which conforms to the standards required in Article 10 of this Ordinance.
5. Every space shall be provided with underground electric, telephone, and T.V. Cable (if available) service.
6. All fuel storage and supply systems may be underground and shall be constructed and maintained in conformity with the regulations of all authorities having jurisdiction, or if above ground shall adequately be screened with landscaping or a screen wall compatible with the home.
7. Every mobile home shall be securely anchored or tied-down on at least the four (4) corners and also in accordance with the manufacturers recommendations furnished with each home.
8. Each Mobile Home Park shall provide such other improvements, as recommended by the Planning Commission and approved by the Board of Supervisors, which are in the best interests of the public's health, safety and general welfare and the purposes of this Ordinance. Such improvements may include garbage and trash collection, removal and disposal as approved by the Department of Environmental Resources; adequate park lighting system; maintenance of all areas; and any improvement listed in Article 10.

## APPENDIX A

### APPLICATION FORM

FOR OFFICE USE ONLY  
FILE NUMBER

### WEST PENN TOWNSHIP, SCHUYLKILL COUNTY

APPLICATION FOR SUBDIVISION: ☐ Approval ☐ New  
☐ Review ☐ Resubmission

Date of Application \_\_\_\_\_, 19\_\_\_\_

☐ Sketch Plan

☐ Preliminary Plan

☐ Final Plan

☐ Minor Subdivision

Name of Subdivision \_\_\_\_\_

Location \_\_\_\_\_

(Attach Preliminary Plan Information where applicable)

Owner's Name \_\_\_\_\_ Telephone # \_\_\_\_\_

Address \_\_\_\_\_

Applicant's Name \_\_\_\_\_ Telephone # \_\_\_\_\_

Address \_\_\_\_\_

Engineer's Name \_\_\_\_\_ Telephone # \_\_\_\_\_

Address \_\_\_\_\_

#### PLOT DATA:

Existing Zoning \_\_\_\_\_ Total Acreage \_\_\_\_\_ Number of Lots \_\_\_\_\_

Minimum Lot Size \_\_\_\_\_ Tax Map Sheet, Block and Lot Number(s) \_\_\_\_\_

#### PLOT IMPROVEMENTS:

Lineal Feet of New Streets \_\_\_\_\_ Water Supply – Private(on-lot) ☐ Public ☐

Sewage System – Private(on-lot) ☐ Public ☐

#### INFORMATION CHECK LIST:

Indicate by a check (✓) items attached to this application.

Minor Subdivision ☐ 16 Print Copies and Other Checklist Items (see Appendix B.1)  
Plans (only) ☐ Applicant's Signed Statement of Authorization  
☐ Required Fees

#### APPLICANT SHOULD BE PRESENT AT REVIEW MEETING

Preliminary Plan ☐ 16 Print Copies and Other Checklist Items (see Appendix B.2)  
(only) ☐ Applicant's Signed Statement of Authorization  
☐ Required Fees

Final Plan ☐ 16 Print Copies and Other Checklist Items (see Appendix B.3)  
(only) ☐ Applicant's Notarized Statement of Authorization  
☐ Required Fees

Applicant's Signature \_\_\_\_\_

Received by West Penn Township \_\_\_\_\_ Date \_\_\_\_\_

APPENDIX B  
PLAN CHECKLISTS



## **B.1 MINOR SUBDIVISION** **FINAL PLAN CHECKLIST**

YES\* NO

### GENERAL SUBMISSION ITEMS - Does the submission include:

- |   |   |   |
|---|---|---|
| — | — | 1. Two (2) copies of completed Application Form?  |
| — | — | 2. Two (2) copies of Final Plan Checklist?  |
| — | — | 3. Sixteen (16) copies of the Final Plan (prints)?  |
| — | — | 4. Ten (10) sets of Supportive Documents?   |
| — | — | 5. Review letter from PennDOT and Highway Occupancy Permit or notice on Plan (if applicable)? |
| — | — | 6. The required fees (in accordance with the Fee Schedule)?                                   |

### SPECIFIC PLAN REQUIREMENTS

#### Drafting Standards - Does the Plan have:

- |   |   |  |
|---|---|--|
| — | — | 7. Plan drawings at a size of 8-1/2"x14", 18"x24" or 24"x36"?                                    |
| — | — | 8. A scale of 1"=50', 1"=100' or other approved scale?   |
| — | — | 9. Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds? |
| — | — | 10. Sheets numbered and show relationship to the total number of sheets?                         |
| — | — | 11. An adequate legend indicating clearly which features are existing and which are proposed?    |
| — | — | 12. Revisions noted, if Plan is a revision of previously approved Plan?                          |
| — | — | 13. A boundary line shown as a heavy line?   |

#### General Information - Does the Plan have:

- |   |   |  |
|---|---|--|
| — | — | 14. Name and location of subdivision?  |
| — | — | 15. Names and addresses of:  |
| — | — | • landowner?   |
| — | — | • developer?   |
| — | — | • corporate officers and major shareholders?   |
| — | — | • adjoining property owners?   |
| — | — | 16. Owners Statement of Intent (see Appendix C)?   |
| — | — | 17. Names, addresses, signatures and seals of the licensed engineer and surveyor (see Appendix C)? |
| — | — | 18. Approval/review signature blocks for: (see Appendix C)   |
| — | — | • Township Supervisors?  |
| — | — | • Township Planning Commission, Township Engineer and Township Code Enforcement Officer?           |
| — | — | • Township Sewage Enforcement Officer?   |
| — | — | • 3"x5" space for Township's approval seal?  |
| — | — | • County Planning Commission?  |

NOTE: \*Insert "NA" if not applicable.

YES NO

- \_\_\_ \_\_\_ 19. Location Map at a suitable scale showing the relationship of the site to adjoining properties and streets within one thousand (1000') feet, and all zoning district and municipal boundaries within one thousand (1000') feet?
- \_\_\_ \_\_\_ 20. Graphic and/or written scale?
- \_\_\_ \_\_\_ 21. North arrow?
- \_\_\_ \_\_\_ 22. Date of plan and all subsequent revision dates?
- \_\_\_ \_\_\_ 23. Boundaries of all adjoining properties with names of landowners, tax numbers, Deed Book volume and page numbers?
- \_\_\_ \_\_\_ 24. The Deed Book volume and page number, as entered by the County Recorder, referencing the latest source of title to the land being subdivided?
- \_\_\_ \_\_\_ 25. Tax map sheet, block and lot number for the tract being subdivided?

Natural Features - Does the Plan include the location of the following natural features on the site and within 100 feet of the site:

- \_\_\_ \_\_\_ 26. Contour lines as required?
- \_\_\_ \_\_\_ 27. Permanent and seasonal high water table areas?
- \_\_\_ \_\_\_ 28. Watercourses, lakes, flood-prone areas and wetlands with names, if any?
- \_\_\_ \_\_\_ 29. Location and extent of various soil types with S.C.S. definitions and D.E.R. classifications for each?
- \_\_\_ \_\_\_ 30. Rock outcrops, stone fields or other significant topographical features?

Boundary Lines of Tract - Does the Plan show the:

- \_\_\_ \_\_\_ 31. Boundary lines of the area being subdivided?
- \_\_\_ \_\_\_ 32. Location and type of all existing monuments?

Man-Made Features - Does the Plan include the location of the following man-made features on the site and within 100 feet of the site:

- \_\_\_ \_\_\_ 33. Sufficient bearings, length of lines, radii, arc lengths, street widths, right-of-way and easement widths of all lots, streets, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground?
- \_\_\_ \_\_\_ 34. Existing lot layout on the site?
- \_\_\_ \_\_\_ 35. Historic sites or structures, including name and description?
- \_\_\_ \_\_\_ 36. Sewer lines, storm water drains and culverts, including but not limited to water lines and electric lines?
- \_\_\_ \_\_\_ 37. Utility easements and restrictive covenants and easements for purposes which might affect development?

Zoning Requirements - Does the Plan include the following zoning information:

- \_\_\_ \_\_\_ 38. Applicable zoning district?
- \_\_\_ \_\_\_ 39. Lot size and yard requirements?
- \_\_\_ \_\_\_ 40. Required open space?
- \_\_\_ \_\_\_ 41. Building setback line?

YES NO

Proposed Layout - Does the Plan include the following items and information regarding the proposed layout:

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 42. | Total acreage of the site?  |
| ___ | ___ | 43. | Proposed lot layout with identification number and total number of lots?  |
| ___ | ___ | 44. | Lot width, depth and area?  |
| ___ | ___ | 45. | Rights-of-way, restrictive covenants and easements for all drainage, utilities and other purposes which might affect development, with designations of areas to be dedicated to the Township? |
| ___ | ___ | 46. | Open space areas and recreation areas?  |
| ___ | ___ | 47. | Well location?  |
| ___ | ___ | 48. | Primary leach field?  |
| ___ | ___ | 49. | Secondary leach field?  |
| ___ | ___ | 50. | Soil probe location?  |
| ___ | ___ | 51. | Percolation test location?  |
| ___ | ___ | 52. | Storm drainage facilities or structures?  |
| ___ | ___ | 53. | Private deed restrictions already imposed or to be imposed as a condition to sale?  |

SUPPORTIVE DOCUMENTS AND INFORMATION - Are the following items included in the submission:

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 54. | Residual lands sketch?                  |
| ___ | ___ | 55. | Planning module?                        |
| ___ | ___ | 56. | Current Deed of Tract Being Subdivided? |

Applicant

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

NOTE: The Township may require the submission of additional copies of the Plan and other information.

## **B.2 MAJOR SUBDIVISION** **PRELIMINARY PLAN CHECKLIST**

YES\* NO

### GENERAL SUBMISSION ITEMS - Does the submission include:

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Two (2) copies of completed Application Form?            |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Two (2) copies of Preliminary Plan Checklist?            |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Sixteen (16) copies of the Preliminary Plan (prints)?    |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Ten (10) sets of Supportive Documents?                   |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Review letter from Soil Conservation District?           |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Review letter from PennDOT (if applicable)?              |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Review letter from appropriate Utility Companies?        |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. The required fees (in accordance with the Fee Schedule)? |

### SPECIFIC PLAN REQUIREMENTS

#### Drafting Standards for All Plans - Do the Plans have:

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Plan drawings at a size of 8-1/2"x14", 18"x24" or 24"x36"?                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. A scale of 1"=50', 1"=100' or other approved scale?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Profiles drawn at a vertical scale of   |
|                          |                          | • Five (5') feet per inch or ten (10') feet per inch (for horizontal scale of 1"=50'),            |
|                          |                          | • Ten (10') feet per inch (for horizontal scale of 1"=100') or                                    |
|                          |                          | • Other approved scale?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds? |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Sheets numbered and show relationship to the total number of sheets?                          |
| <input type="checkbox"/> | <input type="checkbox"/> | 14. An adequate legend indicating clearly which features are existing and which are proposed?     |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Revisions noted and dated?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. A boundary line shown as a heavy line?  |

#### General Information Required on All Plans - Do the Plans have:

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 17. A title "Preliminary Plan"?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 18. Sheet title (e.g., "Layout Plan")?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 19. Name and location of subdivision or land development?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 20. Graphic and/or written scales?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 21. Date of plan and all subsequent revision dates?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 22. Names and addresses, signatures and seals of Engineer's and Surveyor's Statement (see Appendix C) of the licensed engineer, surveyor, architect or landscape architect responsible for preparation of the Plan? |

NOTE:      \*Insert "NA" if not applicable?

YES NO

INFORMATION REQUIRED ON ALL LAYOUT PLANS, GRADING AND  
STORM DRAINAGE PLANS, UTILITY PLANS AND EROSION AND  
SEDIMENTATION PLANS

General Information - Do the Plans have:

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 23. | North arrow?  |
| ___ | ___ | 24. | Site boundaries with closure of 1 in 5,000?   |
| ___ | ___ | 25. | Boundaries of all adjoining properties with names of landowners and<br>tax and Deed Book volume and page numbers? |
| ___ | ___ | 26. | Location and type of existing monuments?  |

Natural Features - Do the Plans show:

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 27. | Generalized slope areas (15%-25%, over 25%)?   |
| ___ | ___ | 28. | Location and extent of various soil types with S.C.S. classification and<br>D.E.R. definitions for each?   |
| ___ | ___ | 29. | Forested areas?  |
| ___ | ___ | 30. | Watercourses, lakes, flood-prone areas and wetlands (with names, if<br>any), permanent and seasonal high water table areas, rock outcrops<br>and stone fields, other significant topographic features and Wetland<br>Statement (see Attachment C.5)? |

Man-Made Features - Do the Plans include the location of the following  
man-made features on the site being subdivided or developed:

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 31. | Streets and rights-of-way (including name and right-of-way widths) on<br>the site and on immediately adjacent tracts? |
| ___ | ___ | 32. | Existing lot layout on the site and on immediately adjacent tracts?   |
| ___ | ___ | 33. | Historic sites or structures, including name and description?   |
| ___ | ___ | 34. | Sewer lines, storm drains and culverts, including but not limited to<br>water lines and electric lines?               |
| ___ | ___ | 35. | Bridges?  |
| ___ | ___ | 36. | Utility easements, restrictive covenants and easements for purposes<br>which might affect development?                |

Proposed Features - Do the Plans show:

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 37. | Layout of streets with centerlines, cartways and right-of-ways, and<br>proposed names?  |
| ___ | ___ | 38. | Layout of lots with identification number?  |
| ___ | ___ | 39. | Building setback lines from all lot lines?  |
| ___ | ___ | 40. | The arrangement and use of buildings and parking areas in nonresi-<br>dential developments and planned residential developments, with all<br>necessary dimensions and number of parking spaces (elevations and<br>perspective sketches of proposed buildings are encouraged)? |
| ___ | ___ | 41. | Rights-of-way, restrictive covenants, and easements for all drainage,<br>utilities or other purposes which might affect development?  |
| ___ | ___ | 42. | Sidewalks and pedestrian paths?   |
| ___ | ___ | 43. | Open space areas?   |
| ___ | ___ | 44. | Recreation facilities?  |

YES NO

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 45. | Proposed monuments with reference to proposed improvements? |
| ___ | ___ | 46. | Well location?  |
| ___ | ___ | 47. | Primary leach field?  |
| ___ | ___ | 48. | Secondary leach field?                                      |
| ___ | ___ | 49. | Soil probe location?  |
| ___ | ___ | 50. | Percolation test location?                                  |

Layout Plan - Does the Layout Plan have:

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 51. | Names and addresses of landowner?   |
| ___ | ___ | 52. | Names and addresses of developer?   |
| ___ | ___ | 53. | Names and addresses of corporate officers and major shareholders?   |
| ___ | ___ | 54. | Names and addresses of adjoining property owners?   |
| ___ | ___ | 55. | Owners Statement of Acknowledgement (see Appendix C)?   |
| ___ | ___ | 56. | Approval/review signature blocks (see Appendix C)?  |
| ___ | ___ | 57. | Location map at a scale of 1"=2000' or larger showing the relation of the site to adjoining properties, streets, zoning district boundaries, and municipal boundaries within one thousand (1000') feet? |
| ___ | ___ | 58. | Project Summary List (see Section 503 E.5. a-n)?  |

Proposed Features - Does the Layout Plan show:

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 59. | Approximate dimensions, and areas of lots expressed in both square feet and acres? |
|-----|-----|-----|--|

Streets

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 60. | Cartway and right-of-way width?  |
| ___ | ___ | 61. | Centerline with bearings, distances, horizontal curve data and stations corresponding to the profile?                          |
| ___ | ___ | 62. | Right-of-way and curb lines with horizontal curve radii at intersections?  |
| ___ | ___ | 63. | Beginning and end of proposed construction?  |
| ___ | ___ | 64. | Tie-ins by courses and distances to intersection of all public roads, with their names and widths of cartway and right-of-way? |

Grading and Storm Drainage Plan - Does the Plan indicate:

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 65. | Existing and proposed contour lines at intervals of two (2') feet (if slope is 5% or less), five (5') feet (if slope is between 6% and 15%) and ten (10') feet (if slope is over fifteen (15%)? |
| ___ | ___ | 66. | Street centerline data and stations corresponding to the profile?   |

Storm Drainage

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 67. | Location and size of facilities with stations corresponding to the profile?               |
| ___ | ___ | 68. | Location of inlets with invert elevation of flow line and grade at the top of each inlet? |
| ___ | ___ | 69. | Watershed areas for each drainage structure or swale?                                     |
| ___ | ___ | 70. | Property lines and ownership, with details of easements where required?                   |



YES NO

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 71. | Beginning and end of proposed construction?  |
| ___ | ___ | 72. | Location of all other drainage facilities and public utilities in the vicinity of storm drain lines? |
| ___ | ___ | 73. | Hydraulic design standards for culverts, bridge structures and/or other storm facilities?            |
| ___ | ___ | 74. | Location and size of proposed drainage swales?   |

Utility Plan - Does the Utility Plan show:

(If on-lot sanitary sewage disposal systems are proposed?)

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 75. | Existing and proposed contour lines at intervals of two (2') feet (if slope is 5% or less), five (5') feet (if slope is between 6% and 15%) or ten (10') feet (if slope is over 15%)? |
| ___ | ___ | 76. | Proposed location of wells?   |
| ___ | ___ | 77. | Proposed or typical location of dwelling?   |
| ___ | ___ | 78. | Proposed location of subsurface disposal field and alternate field?   |
| ___ | ___ | 79. | Location of percolation test holes and soil probe pit?  |
| ___ | ___ | 80. | Permanent and seasonal high water table areas?  |

(If centralized sanitary sewers are proposed?)

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 81. | Location and size of line with stations corresponding to the profile?                                   |
| ___ | ___ | 82. | Location of manholes with invert elevation of flow line and grade at the top of each manhole?           |
| ___ | ___ | 83. | Property lines and ownership, with details of easements where required?                                 |
| ___ | ___ | 84. | Beginning and end of proposed construction?   |
| ___ | ___ | 85. | Location of laterals?   |
| ___ | ___ | 86. | Location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines? |

(If centralized water system is being proposed?)

- |     |     |     |                                   |
|-----|-----|-----|-----------------------------------|
| ___ | ___ | 87. | Location and size of waterline?   |
| ___ | ___ | 88. | Plans pertaining to water source? |
| ___ | ___ | 89. | Fire hydrants?                    |

(If on-lot water system is being proposed?)

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 90. | Location of all wells (existing and proposed)? |
| ___ | ___ | 91. | Street lighting?                               |

Erosion and Sedimentation Plan (If Required) - Does the Plan:

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 92. | Comply with the D.E.R. Soil Erosion and Sedimentation Control Manual and regulations of the Schuylkill County Conservation District? |
| ___ | ___ | 93. | Use storm water runoff calculations governed by the parameters set forth in Appendix D?  |

YES NO

Road Profiles - Do the road profiles include:

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 94. | Profile of existing ground surface along centerline of street?   |
| ___ | ___ | 95. | Proposed centerline grade with percent on tangents and elevations at fifty (50') foot intervals?           |
| ___ | ___ | 96. | All vertical curve data including length, elevations and minimum sight distance as required by Article 10? |

Sanitary Sewer and Storm Drain Profiles - Do the profiles include:

- |     |     |      |   |
|-----|-----|------|---|
| ___ | ___ | 97.  | Profile of existing ground surface with elevations at top of manholes or inlets?  |
| ___ | ___ | 98.  | Profile of storm drain or sewer showing type and size of pipe, grade, cradle, manhole and inlet locations, and invert elevations along flow line? |
| ___ | ___ | 99.  | All line crossings of other utilities?  |
| ___ | ___ | 100. | Invert elevations along flow line at manholes, inlets, and at line crossing of other utilities?   |

Construction Details - Are the following construction details included:

- |     |     |      |   |
|-----|-----|------|---|
| ___ | ___ | 101. | Typical cross-section and specifications for street construction as required by Article 10? |
| ___ | ___ | 102. | Drainage swale cross-section and construction materials?                                    |
| ___ | ___ | 103. | Pipe bedding details?   |
| ___ | ___ | 104. | Storm drainage structures?  |
| ___ | ___ | 105. | Sanitary sewer structures?  |
| ___ | ___ | 106. | Curb and sidewalk details?  |

SUPPORTIVE DOCUMENTS AND INFORMATION

- |     |     |      |   |
|-----|-----|------|---|
| ___ | ___ | 107. | Private deed restrictions or covenants already imposed or to be imposed as a condition of sale?   |
| ___ | ___ | 108. | Map of all property holdings of the owner within one thousand (1,000') feet of the proposed subdivision, indicating the site of proposed subdivision? |
| ___ | ___ | 109. | A sketch plan of a proposed road system with any property holdings contiguous to the proposed subdivision?  |
| ___ | ___ | 110. | Certification of Public Water Supply System?  |
| ___ | ___ | 111. | Certification of a Centralized Sewage Disposal System?  |
| ___ | ___ | 112. | Certification of On-Lot Sewage System?  |
| ___ | ___ | 113. | Storm Drainage Calculations (see Appendix D)?   |
| ___ | ___ | 114. | Development Statement and Schedule?   |
| ___ | ___ | 115. | Highway Occupancy Permit?   |
| ___ | ___ | 116. | Statement of Compliance with Floodplain Regulations?  |
| ___ | ___ | 117. | Current Deed of Property Being Subdivided?  |

Applicant

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

NOTE: \_\_\_\_\_  
The Township may require the submission of additional copies of the Plan and other information.

### **B.3 MAJOR SUBDIVISION** **FINAL PLAN CHECKLIST**

YES\* NO

#### GENERAL SUBMISSION ITEMS - Does the submission include:

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Two (2) copies of completed Application Form?            |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Two (2) copies of Preliminary Plan Checklist?            |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Sixteen (16) copies of the Final Plan (prints)?          |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Ten (10) sets of Supportive Documents?                   |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Review letter from Soil Conservation District?           |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Review letter from PennDOT (if applicable)?              |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Review letter from appropriate Utility Companies?        |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. The required fees (in accordance with the Fee Schedule)? |

#### SPECIFIC PLAN REQUIREMENTS

##### Drafting Standards for All Plans - Do the Plans have:

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Plan drawings at a size of 8-1/2"x14", 18"x24" or 24"x36"?                                     |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. A scale of 1"=50', 1"=100' or other approved scales?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Profiles drawn at a vertical scale of   |
|                          |                          | • Five (5') feet per inch or ten (10') feet per inch (for horizontal scale of 1"=50'),            |
|                          |                          | • Ten (10') feet per inch (for horizontal scale of 1"=100'), or                                   |
|                          |                          | • Other approved scales?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds? |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Sheets numbered and show relationship to the total number of sheets?                          |
| <input type="checkbox"/> | <input type="checkbox"/> | 14. An adequate legend indicating clearly which features are existing and which are proposed?     |
| <input type="checkbox"/> | <input type="checkbox"/> | 15. Revisions noted and dated?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 16. A boundary line shown as a solid heavy line?  |

##### General Information Required on All Plans - Do the Plans have:

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 17. A title "Final Plan"?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 18. Sheet title (e.g., "Layout Plan")?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 19. Name and location of subdivision or land development?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 20. Graphic and/or written scales?   |
| <input type="checkbox"/> | <input type="checkbox"/> | 21. Date of plan and all subsequent revision dates?  |
| <input type="checkbox"/> | <input type="checkbox"/> | 22. Names and addresses, signatures and seals (see Appendix C) of the licensed engineer, surveyor, architect or landscape architect responsible for preparation of the Plan? |

NOTE:\*Insert "NA" if not applicable.

YES NO

INFORMATION REQUIRED ON ALL LAYOUT PLANS, GRADING AND STORM DRAINAGE PLANS, UTILITY PLANS AND EROSION AND SEDIMENTATION PLANS

General Information - Do the Plans have:

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 23. | North arrow?   |
| ___ | ___ | 24. | Site boundaries with closure of 1 in 10,000?   |
| ___ | ___ | 25. | Boundaries of all adjoining properties with names of landowners and tax and Deed Book volume and page numbers? |
| ___ | ___ | 26. | Location and type of existing monuments?   |

Natural Features - Do the Plans show:

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 27. | Generalized slope areas (15%-25%, over 25%)?  |
| ___ | ___ | 28. | Location and extent of various soil types with S.C.S. classification and D.E.R. definitions for each?   |
| ___ | ___ | 29. | Forested areas?   |
| ___ | ___ | 30. | Watercourses, lakes, flood-prone areas and wetlands (with names, if any), permanent and seasonal high water table areas, rock outcrops and stone fields, other significant topographic features and Wetland Statement (see Attachment C.5)? |

Man-Made Features - Do the Plans include the location of the following man-made features on the site being subdivided or developed:

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 31. | Streets and rights-of-way (including name and right-of-way widths) on the site and on immediately adjacent tracts? |
| ___ | ___ | 32. | Existing lot layout on the site and on immediately adjacent tracts?  |
| ___ | ___ | 33. | Historic sites or structures, including name and description?  |
| ___ | ___ | 34. | Sewer lines, storm drains and culverts, including but not limited to water lines and electric lines?               |
| ___ | ___ | 35. | Bridges?   |
| ___ | ___ | 36. | Utility easements, restrictive covenants and easements for purposes which might affect development?                |

Proposed Features - Do the Plans show:

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 37. | Layout of streets with centerlines, cartways and right-of-ways, and proposed names?  |
| ___ | ___ | 38. | Layout of lots with identification number?   |
| ___ | ___ | 39. | Building setback lines from all lot lines?   |
| ___ | ___ | 40. | The arrangement and use of buildings and parking areas in nonresidential developments and planned residential developments, with all necessary dimensions and number of parking spaces (elevations and perspective sketches of proposed buildings are encouraged)? |
| ___ | ___ | 41. | Rights-of-way, restrictive covenants, and easements for all drainage, utilities or other purposes which might affect development?  |
| ___ | ___ | 42. | Sidewalks and pedestrian paths?  |
| ___ | ___ | 43. | Open space areas?  |
| ___ | ___ | 44. | Recreation facilities?   |

YES NO

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 45. | Proposed monuments with reference to proposed improvements? |
| ___ | ___ | 46. | Well location?  |
| ___ | ___ | 47. | Primary leach field?  |
| ___ | ___ | 48. | Secondary leach field?                                      |
| ___ | ___ | 49. | Soil probe location?  |
| ___ | ___ | 50. | Percolation test location?                                  |

Protective Covenants - Do the Plans have protective covenants providing for:

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 51. | Building setbacks?  |
| ___ | ___ | 52. | Clear sight triangle easements (see Sections 1004.H. and 1012.D.)?  |
| ___ | ___ | 53. | Utility, drainage and slope easements?  |
| ___ | ___ | 54. | "Well and sewage disposal systems shall be constructed in accordance with recommended standards of the Pennsylvania Department of Environmental Resources" (if appropriate)?  |
| ___ | ___ | 55. | "Individual owners of lots must apply to the Township for a sewage permit prior to undertaking the construction of an on-lot sewage disposal system" (if appropriate)?  |
| ___ | ___ | 56. | "The Planning Commission and Board of Supervisors have not passed upon the feasibility of any individual lot or location within a lot being able to sustain any type of well or sewage disposal system" (if appropriate)? |

Plot Plan and Layout Plan Additional Information - Do the Plot Plan and Layout Plan have:

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 57. | Names and addresses of landowner?  |
| ___ | ___ | 58. | Names and addresses of developer?  |
| ___ | ___ | 59. | Names and addresses of corporate officers and major shareholders?  |
| ___ | ___ | 60. | Names and addresses of adjoining property owners?  |
| ___ | ___ | 61. | Owners Statement of Acknowledgement (see Appendix C)?  |
| ___ | ___ | 62. | Approval/review signature blocks (see Appendix C)?   |
| ___ | ___ | 63. | Location map at a suitable scale showing the relation of the site to adjoining properties, streets, zoning district boundaries, and municipal boundaries within one thousand (1000') feet? |
| ___ | ___ | 64. | Project Summary List (see Section 503.E.5. a-n)?   |

Proposed Features - Do the Plot Plan and Layout Plan show the following additional information:

- |     |     |     |   |
|-----|-----|-----|---|
| ___ | ___ | 65. | Layout of lots, with identification number? |
|-----|-----|-----|---|

Streets

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 66. | Proposed names?  |
| ___ | ___ | 67. | Cartway and right-of-way width?                          |
| ___ | ___ | 68. | Centerline with bearings, distances, curve data?         |
| ___ | ___ | 69. | Right-of-way and curb lines with radii at intersections? |
| ___ | ___ | 70. | Beginning and end of proposed construction?              |



YES NO

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 71. | Tie-ins by courses and distances to intersection of all public roads, with their names and widths of cartway and right-of-way?     |
| ___ | ___ | 72. | Building setback lines?  |
| ___ | ___ | 73. | Rights-of-way, restrictive covenants, and easements for all drainage, utilities, or other purposes which might affect development? |

Plot Plan Additional Information - Does the Plot Plan include the following additional information:

General Information

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 74. | Site boundaries with closure of 1 in 10,000?                     |
| ___ | ___ | 75. | Boundaries of all adjoining properties with names of landowners? |
| ___ | ___ | 76. | Location and type of all existing monuments?                     |
| ___ | ___ | 77. | North arrow?   |

Location of Existing Man-Made Features within 100 feet from the Tract Being Subdivided

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 78. | Streets and rights-of-way, including name and right-of-way widths, on the site and on immediately adjacent tracts? |
| ___ | ___ | 79. | Existing lot layout on the site and on immediately adjacent tracts?  |
| ___ | ___ | 80. | Utility easements, restrictive covenants, and easements for purposes which might affect development?               |

Grading and Storm Drainage Plan - Does the Plan indicate:

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 81. | Existing and proposed contour lines at intervals of two (2') feet (if slope is 5% or less), five (5') feet (if slope is between 6% and 15% and ten (10') feet if slope is over 15%)? |
| ___ | ___ | 82. | Street centerline data and stations corresponding to the profile?  |

Storm Drainage

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 83. | Location and size of facilities with stations corresponding to the profile?                          |
| ___ | ___ | 84. | Location of inlets with invert elevation of flow line and grade at the top of each inlet?            |
| ___ | ___ | 85. | Watershed areas for each drainage structure or swale?  |
| ___ | ___ | 86. | Property lines and ownership, with details of easements where required?                              |
| ___ | ___ | 87. | Beginning and end of proposed construction?  |
| ___ | ___ | 88. | Location of all other drainage facilities and public utilities in the vicinity of storm drain lines? |
| ___ | ___ | 89. | Hydraulic design standards for culverts, bridge structures and/or other storm facilities?            |
| ___ | ___ | 90. | Location and size of proposed drainage swales?   |

YES NO

Utility Plan - Does the Utility Plan show:

(If on-lot sanitary sewage disposal systems are proposed?)

- |     |     |     |  |
|-----|-----|-----|--|
| ___ | ___ | 91. | Existing and proposed contour lines at intervals of two (2') feet (if slope is 5% or less), five (5') feet (if slope is between 6% and 15%) and ten (10') feet (if slope is over 15%)? |
| ___ | ___ | 92. | Proposed location of wells?  |
| ___ | ___ | 93. | Proposed or typical location of dwelling?  |
| ___ | ___ | 94. | Proposed location of subsurface disposal field and alternate field?  |
| ___ | ___ | 95. | Location of percolation test holes and soil probe pit?   |
| ___ | ___ | 96. | Permanent and seasonal high water table areas?   |

(If centralized sanitary sewers are proposed?)

- |     |     |      |   |
|-----|-----|------|---|
| ___ | ___ | 97.  | Location and size of line with stations corresponding to the profile?                                   |
| ___ | ___ | 98.  | Location of manholes with invert elevation of flow line and grade at the top of each manhole?           |
| ___ | ___ | 99.  | Property lines and ownership, with details of easements where required?                                 |
| ___ | ___ | 100. | Beginning and end of proposed construction?   |
| ___ | ___ | 101. | Location of laterals?   |
| ___ | ___ | 102. | Location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines? |

(If centralized water system is being proposed?)

- |     |     |      |                                   |
|-----|-----|------|-----------------------------------|
| ___ | ___ | 103. | Location and size of waterline?   |
| ___ | ___ | 104. | Plans pertaining to water source? |
| ___ | ___ | 105. | Fire hydrants?                    |

(If on-lot water system is being proposed?)

- |     |     |      |  |
|-----|-----|------|--|
| ___ | ___ | 106. | Location of all wells (existing and proposed)? |
| ___ | ___ | 107. | Street lighting?                               |

Erosion and Sedimentation Plan (If Required) - Does the Plan:

- |     |     |      |  |
|-----|-----|------|--|
| ___ | ___ | 108. | Comply with the D.E.R. Soil Erosion and Sedimentation Control Manual and regulations of the Schuylkill County Conservation District? |
| ___ | ___ | 109. | Use storm water runoff calculations governed by the parameters set forth in Appendix D?  |

Road Profiles - Do the road profiles include:

- |     |     |      |  |
|-----|-----|------|--|
| ___ | ___ | 110. | Profile of existing ground surface along centerline of street?   |
| ___ | ___ | 111. | Proposed centerline grade with percent on tangents and elevations at fifty (50') foot intervals?           |
| ___ | ___ | 112. | All vertical curve data including length, elevations and minimum sight distance as required by Article 10? |

YES NO

Sanitary Sewer and Storm Drain Profiles - Do the profiles include:

- \_\_\_ \_\_\_ 113. Profile of existing ground surface with elevations at top of manholes or inlets?
- \_\_\_ \_\_\_ 114. Profile of storm drain or sewer showing type and size of pipe, grade, cradle, manhole and inlet locations, and invert elevations along flow line?
- \_\_\_ \_\_\_ 115. All line crossings of other utilities?
- \_\_\_ \_\_\_ 116. Invert elevations along flow line at manholes, inlets, and at line crossing of other utilities?

Construction Details - Are the following construction details included:

- \_\_\_ \_\_\_ 117. Typical cross-section and specifications for street construction as required by Article 10?
- \_\_\_ \_\_\_ 118. Drainage swale cross-section and construction materials?
- \_\_\_ \_\_\_ 119. Pipe bedding details?
- \_\_\_ \_\_\_ 120. Storm drainage structures?
- \_\_\_ \_\_\_ 121. Sanitary sewer structures?
- \_\_\_ \_\_\_ 122. Curb and sidewalk details?

SUPPORTIVE DOCUMENTS AND INFORMATION

Are the following documents and information included:

- \_\_\_ \_\_\_ 123. Private deed restrictions or covenants already imposed or to be imposed as a condition of sale?
- \_\_\_ \_\_\_ 124. Deed of dedication together with an 8 1/2" x 11" plan of each such improvement?
- \_\_\_ \_\_\_ 125. Nondedicated Streets Agreement?
- \_\_\_ \_\_\_ 126. Open Space Agreement?
- \_\_\_ \_\_\_ 127. Utilities Agreements and Permits?
- \_\_\_ \_\_\_ 128. Storm Drainage Calculations (see Appendix D)?
- \_\_\_ \_\_\_ 129. Development Statement and Schedule?
- \_\_\_ \_\_\_ 130. Current Deed of Tract Being Subdivided?

Applicant

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: The Township may require the submission of additional copies of the Plan and other information.

## APPENDIX C

### REGISTERED ENGINEER'S AND SURVEYOR'S STATEMENT, OWNER'S STATEMENT AND APPROVAL/REVIEW BLOCK FORMS

#### C.1 ENGINEER'S STATEMENT.

I, \_\_\_\_\_, a registered engineer of the Commonwealth of Pennsylvania, do hereby certify that the above Plan or Plat to be correct in all its details and that the requirements of the Subdivision and Land Development Ordinance of West Penn Township have been fully complied with.

---

Registered Engineers' Signature  
Registered Engineers' Address

#### C.2 REGISTERED SURVEYOR'S STATEMENT.

I, \_\_\_\_\_, a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that the Plan, prepared from field survey, correctly represents the proposed lots as surveyed by me for the owners.

---

Registered Surveyors' Signature  
Registered Surveyors' Address

#### C.3 OWNER'S STATEMENT.

We, the owners of this plat of land being duly sworn according to law, depose and say we are the sole owners of this property in peaceful possession of it and that there are no suits pending affecting the title of same, hereby dedicate to the Township of West Penn for public use all the road rights-of-way, utility easements and rights-of-way of public improvements such as sewer lines and storm drainage facilities as shown on this Subdivision Plan. We do further depose and say that we have complied with all requirements and provisions of the West Penn Township Subdivision and Land Development Ordinance and shall save the Township harmless

and indemnify the Township of West Penn against any liability or loss resulting from the subdivision of this plat for whatever reason present or future.

---

OWNER'S SIGNATURES

SWORN AND SUBSCRIBED BEFORE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 1993.

---

NOTARY PUBLIC

SEAL

C.4 APPROVAL/REVIEW BLOCK.

REVIEWED BY THE SCHUYLKILL COUNTY PLANNING COMMISSION

---

County Staff Person Responsible for Review

---

Date

REVIEWED BY THE WEST PENN TOWNSHIP PLANNING COMMISSION

---

Chairman

---

Secretary

---

Date

APPROVED BY THE WEST PENN TOWNSHIP BOARD OF SUPERVISORS

---

Chairman

---

Secretary

---

Date

---

REVIEWED BY THE WEST PENN TOWNSHIP ENGINEER

---

Township Engineer

---

Date

REVIEWED BY THE WEST PENN TOWNSHIP CODE ENFORCEMENT OFFICER

\_\_\_\_\_  
Township CEO

\_\_\_\_\_  
Date

REVIEWED BY THE WEST PENN TOWNSHIP SEWAGE ENFORCEMENT OFFICER

\_\_\_\_\_  
Township SEO

\_\_\_\_\_  
Date

C.5 WETLAND STATEMENT FOR ALL SUBMITTED PLANS.

"By approval of this Plan, the Township of West Penn has neither confirmed nor denied the existence and/or extent of any wetland areas whether or not delineated on the said Plan and any encroachment thereon for any reason whatsoever shall be the sole responsibility of the subdivider and/or developer, his heirs and assigns and shall be subject to the jurisdiction of the Corps of Engineers and/or the Pennsylvania Department of Environmental Resources and the said encroachment shall conform to the rules and regulations of the jurisdictional agencies."



## APPENDIX D

### STORM WATER DRAINAGE RUNOFF CALCULATION

D.1 RATIONAL FORMULA. The method used in calculating runoff shall be the Rational Formula  $Q=CIA$ , in which "Q" is the storm flow in cubic feet per second, "C" is a coefficient indicating the degree of imperviousness of the drainage area, "I" is the intensity of rainfall in inches per hour for the particular frequency of storm used, and "A" is the drainage area in acres. Other formulae may be utilized with approval of the Township Engineer. Computations for storm water detention may utilize Soil Conservation Service Design material.

D.2 VALUES OF COEFFICIENT "C". Coefficient "C" used for the calculation of runoff shall be based on the anticipated ultimate use of the land. Accepted "C" values to be used are as follows:

<u>Type of Surface</u>	<u>Normal Range</u>	<u>Recommended Values*</u>
Pavements: concrete or bituminous	0.75-0.95	0.90
Pavements: bituminous, macadam or surface-treated gravel	0.65-0.80	0.75
Pavements: gravel, macadam, etc.	0.25-0.60	0.50
Sandy soil: cultivated or light growth	0.15-0.30	0.20
Sandy soil: woods or heavy brush	0.14-0.30	0.20
Clay soil: bare or light growth	0.35-0.75	0.50
Clay soil: woods or heavy growth	0.25-0.60	0.40
Mixed: Industrial Commercial Developments	0.70-0.95	0.90
Mixed: Moderate Density Residential Developments	0.50-0.70	0.60
Mixed: Low Density Residential Developments		
Mixed: Rural Areas, Parks, Golf Courses	0.35-0.60	0.35
	0.15-0.30	0.25

\*Use of lower values must be fully justified and approved by the Township Engineer.

D.3 VALUES OF STORM INTENSITY "I".

A. The values of "I", in inches per hour, shall be in accordance with Pennsylvania Department of Transportation design charts for the area.

- B. Storage structures shall be designed such that the post-development twenty-five (25) year peak discharge will not exceed the predevelopment two-year peak discharge for the primary outlet structure. The basin capacity shall be designed at a fifty (50) year storm outside of floodplain areas and one-hundred (100) year storm within floodplain areas.
- C. All storage structures shall be designed with emergency spillways. The minimum design capacity of the emergency spillway shall be the 25 year post-development peak discharge while maintaining a minimum 1.0 foot freeboard, and shall be adequate to convey the fifty (50) year post-development peak discharge.
- D. Storms with a frequency of twenty-five (25) years shall be used for drainage facilities other than storage structures. A one-hundred (100) year design will be required for all structures, pipes, ditches and channels located within floodplain areas.

D.4 SUGGESTED RUNOFF VELOCITIES. Suggested runoff velocities are as follows:

Description of Course of Runoff Water	Percent Slope vs. Velocities						
	0-3	4-7	8-10	11-15	16-20	21-25	26-30
Woodland	0.5	1.0	1.5	1.7	2.0	2.7	3.5
Pasture	0.8	1.5	2.2	2.6	3.0	4.1	4.5
Cultivated (Row Crop)	1.0	2.0	3.0	3.5	4.0	4.5	5.0
Pavement	5.0	12.0	15.5	18.0	--	--	--
Natural Draw Not Well Defined	0.8	2.5	4.0	6.0	--	--	--

D.5 VELOCITY OF FLOW IN OPEN CHANNELS.

- A. The velocity of flow in open channels, and in closed drains not under pressure, shall be determined by Manning's velocity equation:

$$v = \frac{1.486}{n} \left( \frac{a}{p} \right)^{2/3} S^{1/2}$$

v = velocity in feet per second  
 n = coefficient of roughness  
 a = cross-section area of structure  
 p = perimeter of the wetted channel  
 s = slope in feet per foot

B. The coefficient of roughness, "n", shall be as follows unless otherwise approved by the Township Engineer:

1. 0.015 for concrete pipe and similar paving.
2. 0.025 for corrugated metal pipes and flumes.
3. 0.040 for earth ditches.

D.6 PERMISSIBLE STREAM VELOCITIES IN OPEN CHANNELS.

<u>Material</u>	<u>Allowable Velocity (Feet per second)</u>
Well established grass on good soil -	
Short pliant bladed grass	5-6
Bunch grass, soil exposed	2-4
Stiff stemmed grass	2-3
Earth without vegetation -	
Fine sand or silt	1-2
Ordinary firm loam	2-3
Stiff clay	3-5
Clay and gravel	4-5
Coarse gravel	4-5
Soft shale	5-6
Other -	
Bituminous or cement stabilized channels	6
Paved channels	10-15

D.7 CALCULATIONS. The Grading and Storm Drainage Plan shall include calculations indicating velocities of flow, grades, sizes, and capacities of water carrying structures, debris or sediment basins, and retention and detention structures and sufficient design information to construct such facilities.