

**SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE**

**BOROUGH OF SNYDERTOWN  
NORTHUMBERLAND COUNTY, PENNSYLVANIA**

**Borough Hall Copy**

**SUBDIVISION AND  
LAND DEVELOPMENT ORDINANCE**

**FOR**

**SNYDERTOWN BOROUGH  
NORTHUMBERLAND COUNTY, PENNSYLVANIA**

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ORDINANCE NO. \_\_\_\_\_

ARTICLE I

PURPOSE AND JURISDICTION

SECTION 100 - TITLE

An ordinance establishing rules, regulations and standards governing the subdivision and development of land within Snyderstown Borough, setting forth the procedures to be followed by the Snyderstown Borough Planning Commission and the Snyderstown Borough Council in administering these rules, regulations and standards and setting forth the penalties for the violation thereof as established by the Commonwealth of Pennsylvania. This Ordinance may be cited as the "Snyderstown Borough Subdivision and Land Development Ordinance".

SECTION 110 - JURISDICTION

111 - Grant of Power

Section 501 of the Pennsylvania Municipalities Planning Code (Act 247) provides that Snyderstown Borough may regulate subdivision and land development within the municipality by enacting a subdivision and land development ordinance.

112 - Applicability

This Ordinance requires that all plats of land lying within Snyderstown Borough be submitted for approval to the Snyderstown Borough Council. Further, all such plats shall be reviewed by the Snyderstown Borough Planning Commission in accordance with procedures set forth in this Ordinance prior to submission to the Snyderstown Borough Council.

113 - Interpretation

The provisions of this Ordinance shall be held to be minimum requirements to meet the purposes stated herein. Where the provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this Ordinance shall prevail. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than those of this Ordinance, the provisions of such statute, ordinance or regulation shall prevail.

## 114 - County Authority

The Northumberland County Planning Commission is empowered under Section 502 of the Pennsylvania Municipalities Planning Code (Act 247) to review and report upon each subdivision or land development request before local approval and recording, as required by law. The submission of plats to the Northumberland County Planning Commission for review and report must take place at the preliminary plan stage. After consideration of the County report, the Planning Commission and the governing body may proceed to preliminary and final action.

### SECTION 120 - PURPOSE

It is the general purpose of this Ordinance to regulate the division and development of land, including:

- A. Regulating the flow of traffic in the streets and highways;
- B. Furthering the orderly and appropriate use of land;
- C. Securing safety from fire, panic and other dangers;
- D. Facilitating adequate provision for transportation, water, sewerage, schools, parks, playgrounds and other public facilities;
- E. Assuring sites suitable for building purposes and human habitation and providing for the harmonious development of the Susquehanna Region and the municipality;
- F. Coordinating existing streets with proposed streets, parks or other features of the Susquehanna Region and the municipality;
- G. Insuring adequate open space for traffic, recreation, light and air;
- H. Providing proper distribution of population; and
- I. Giving effect to the policies and proposals of the Comprehensive Plan.

### SECTION 130 - SANCTIONS

#### 131 - Effect of Ordinance

Hereafter, no person shall sell, agree to sell, transfer or otherwise convey by deed, agreement, lease or other instrument and no street, sanitary sewer, storm sewer, water main 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 the provisions of this Ordinance.

### 132 - Penalties

Any person, partnership or corporation being the owner or agent of the owner of any lot, tract or parcel of land, who shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvements for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon or who sells, transfers, agrees or enters into an agreement to sell any land in a subdivision or land development, whether by reference to or other use of a plat of such subdivision or land development or otherwise, or erect any building thereon, unless and until a final plat has been prepared in full compliance with the provisions of this Ordinance and the regulations adopted hereunder and has been recorded as provided herein, shall be guilty of a misdemeanor; and upon conviction thereof, such person, the members of such partnership or the officers of such corporation or the agent of any of them responsible for such violation shall pay a fine not exceeding One Hundred Dollars (\$100.00) per lot or parcel or per dwelling within each lot or parcel. All fines collected for such violations shall be paid over to the governing body. 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 the remedies herein provided. Each day that a violation is continued shall constitute a separate offense.



## ARTICLE II

### DEFINITIONS

#### SECTION 200 - INCLUSIONS

As used in these regulations, words expressed in the singular include their plural meanings; and words expressed in the plural include their singular meanings. The word "person" includes a corporation, unincorporated association and a partnership, as well as an individual. The words "building" and "street" are used generally and shall be construed as if followed by the phrase "or part thereof". The word "may" is permissive; the words "shall" and "will" are mandatory, subject to the provisions of Section 810 hereof.

#### SECTION 210 - DEFINITIONS

The following words or phrases, when used in these regulations, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Any word or term not defined herein shall be used with a meaning of standard usage.

##### 211 - Agent

Any person, other than the developer, who, acting for the developer, submits to the Commission and governing body plans for the purpose of obtaining approval thereof.

##### 212 - Alley

A right-of-way providing secondary vehicular access to the side or rear of two or more properties.

##### 213 - Arterial Street (See "Street")

##### 214 - Block

An area bounded by streets.

##### 215 - Building

A structure or any part thereof having a roof which is used for the shelter or enclosure of persons, animals or property.

##### 216 - Building Setback Line

A line within a property defining the required minimum distance between any structure and the adjacent street line.

##### 217 - Cartway

The portion of a street or alley intended for vehicular use.

218 - Chairman

The Chairman of the Snyderstown Borough Planning Commission.

219 - Clear Sight Triangle

An area of unobstructed vision at street intersections defined by two street lines and by a line of sight between two points on the street lines at a given distance from the intersection.

220 - Collector Street (See "Street")

221 - Commission or Planning Commission

The Snyderstown Borough Planning Commission, unless otherwise noted.

222 - County

Northumberland County, Pennsylvania, unless otherwise noted.

223 - Cul-de-sac

A street intersecting another street at one end and terminating at the other in a vehicular turn-around.

224 - Dedication

The deliberate appropriation of land by its owner for any general and public uses, reserving to himself no other rights than are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

225 - Developer

Any landowner, agent of such landowner or tenant with the permission of such landowner who makes or causes to be made a subdivision of land or a land development.

226 - Double Frontage Lot

A lot with front and rear street frontage.

227 - Drainage Facility

Any ditch, gutter, pipe, culvert, storm sewer or other structure designed, intended or constructed for the purpose of diverting surface waters from or carrying surface waters off streets, public rights-of-way, parks, recreational areas or any part of any subdivision or contiguous land areas.

228 - Driveway

A minor vehicular right-of-way providing access between a street and a parking area or garage within a lot or property.

229 - Dwelling Unit

Any structure or part thereof designed to be occupied as living quarters as a single housekeeping unit.

230 - Easement

A limited right of use granted in private land for public or quasi-public purposes.

231 - Engineer

A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the Snyderstown Borough engineer.

232 - Future Right-of-Way

(1) The right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads; (2) a right-of-way established to provide future access to or through undeveloped land.

233 - Governing Body

The Snyderstown Borough Council.

234 - Half or Partial Street

A street parallel and adjacent to a property line having a lesser right-of-way width than required for satisfactory improvement and use of the street.

235 - Improvements

Those physical additions, installations and changes required to render land suitable for the use proposed.

236 - Interior Walk

A right-of-way easement for pedestrian travel across or within a block.

237 - Land Development

(1) The improvement of one or more contiguous lots, tracts or parcels of land for any purpose involving a group of two or more buildings or the division or allocation of land between or among two or more existing or prospective occupants by means or for the purpose of streets, common areas, leaseholds, building groups or other features. (2) A division of land into lots for the purpose of conveying such lots singly or in groups to any person, partnership or corporation for the purpose of the erection of buildings by such person, partnership or corporation.

238 - Landowner

The legal or beneficial owner or owners of 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 having a remaining term of not less than forty (40) years or other person having a proprietary interest in land shall be deemed to be a landowner for the purposes of this Ordinance.

239 - Lot

A plot or parcel of land which is or in the future may be offered for sale, conveyance, transfer or improvement as one parcel, regardless of the method or methods by which title was acquired.

240 - Lot Area

The area contained within the property lines of the individual parcels of land as shown on a plan, excluding any area within a street right-of-way but including the area of any easement or future right-of-way.

241 - Lot Line

Any boundary line of a lot.

242 - Lot, Corner

A lot which has an interior angle of less than 135 degrees at the intersection of two street lines. A lot abutting upon a curved street or streets shall be considered a corner lot if the tangents to the curve at the points beginning with the lot or at the points of intersection of the side lot lines with the street right-of-way lines intersect at an interior angle of less than 135 degrees.

243 - Marginal Access Street

Minor streets, parallel and adjacent to major traffic streets providing access to abutting properties and control of intersections with the major traffic street.

244 - Mobile Home

A vehicle so constructed as to permit its being used as a conveyance upon the public streets or highways and duly titled as such and constructed in such a manner as will permit occupancy as a dwelling or sleeping place for one or more persons; except, where such facility is placed on a permanent foundation, it shall not be considered a mobile home.

245 - Mobile Home Court

Any lot, parcel or plot of ground upon which three (3) or more mobile homes occupied for dwelling or sleeping purposes are located for more than thirty (30) days.

246 - Multiple Family Structure

A building providing separate dwelling units for two or more families.

247 - Municipality

Snydertown Borough

248 - Plan, Final

A complete and exact subdivision or development plan, prepared for official recording, to define property rights and proposed streets and other improvements.

249 - Plan, Preliminary

A tentative subdivision or development plan, in lesser detail than a final plan, showing the salient existing features of a tract and its surroundings and approximate proposed street and lot layout as a basis for consideration prior to preparation of a final plan.

250 - Plan, Record

An exact copy of the approved final plan on map material acceptable to the Northumberland County Recorder of Deeds.

251 - Plan, Sketch

An informal plan, not necessarily to scale, indicating the salient existing features of a tract and its surroundings and the general layout of the proposed subdivision or land development.

252 - Region or Susquehanna Region

The land area encompassed by the various municipalities forming the Susquehanna Regional Planning Commission.

253 - Resubdivision

Any subdivision or transfer of land laid out on a plan approved by the Commission which changes or proposes to change property lines and/or public rights-of-way not in strict accordance with the approved plan.

254 - Reverse Frontage Lot

A lot extending between and having frontage on a major street and a minor street with vehicular access solely from the latter.

255 - Right-of-Way

Land set aside for use as a street, alley or other means of travel.

256 - Secretary

The Secretary of the Snyderstown Borough Planning Commission.

257 - Sewage Facility

Any sewer, sewage system, sewage treatment works or parts thereof designed, intended or constructed for the collection, treatment or disposal of liquid waste (including industrial waste).

258 - Sight Distance

The length of street, measured along the centerline, which is continuously visible from any point three (3) feet above the centerline.

259 - Street

A strip of land, including the entire right-of-way, intended primarily as a means of vehicular and pedestrian travel. Streets are classified in the Snyderstown Borough Comprehensive Plan and defined as follows:

- A. Arterial Street - Streets serving large volumes of comparatively high speed traffic, including those facilities designated Class 1 and 2 highways by the Pennsylvania Department of Transportation.
- B. Collector Street - Streets which, in addition to giving access to abutting properties, intercept minor streets and provide routes to community facilities and major traffic streets.
- C. Local Street - Streets primarily used for access to abutting properties and generally serving internally developed areas.

260 - Street Line

The dividing line between the street and the lot. The street line shall be the same as the legal right-of-way; provided that, where a future right-of-way width for a road or street has been established, then that width shall determine the location of the street line.

261 - Structure

Any man-made object having an ascertaining stationary location on or in land or water, whether or not affixed to the land.

262 - Subdivider

Any landowner, agent of such landowner or tenant with the permission of such landowner who makes or causes to be made a subdivision of land or a land development.

### 263 - Subdivision

The division or redivision of a lot, tract or parcel of land by any means into two 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; provided, however, that the division of land for agricultural purposes into parcels of more than ten (10) acres not involving any new street or easement of access shall be exempted.

- A. Major Subdivision - A subdivision where one or more lots suitable for building do not have frontage on an existing public street.
- B. Minor Subdivision - A subdivision where lots suitable for building all have frontage on an existing public street.

### 264 - Undeveloped Land

Land in parcels, sufficiently large for future subdivision which is presently in agriculture, woodland or lying fallow.

### 265 - Use

Any activity carried on or intended to be carried on in a building or other structure or on a tract of land.

### 266 - Water Facility

Any water works, water supply works, water distribution system or part thereof designed, intended or constructed to provide or distribute potable water.

### 267 - Yard

An open space unobstructed from the ground up on the same lot with a structure, extending along a lot line or street line and inward to the structure. The size of a required yard shall be measured as the shortest distance between the structure and a lot line or street line.

### 268 - Zoning Ordinance

The Snyderstown Borough Zoning Ordinance.

## ARTICLE III

### PROCEDURES

#### SECTION 300 - GENERAL

The procedure for review of subdivision or land development plans normally includes three stages - sketch, preliminary and final. These stages are necessary to provide the Planning Commission and governing body adequate opportunity to review each proposal and insure that their recommendations may be included in the final plan. Review is required according to the following table.

<u>Plan Stage</u>	<u>Subdivision</u>		<u>Land Development</u>
	<u>Minor</u>	<u>Major</u>	
Sketch	Optional	Recommended	Required
Preliminary	Optional	Required*	Required*
Final	Required	Required	Required

\* Preliminary review may be waived by the Planning Commission if the sketch plan is unusually detailed.

For each stage of review, the review process shall include no more than forty (40) days from the meeting of the governing body at which complete submission is made.

#### SECTION 310 - SKETCH PLAN

##### 311 - Purpose

The purpose of the sketch plan stage is to enable the developer to consult early and informally with the Planning Commission before preparation of the preliminary plan and formal application for approval.

During the sketch plan review, the developer can make use of the services of both the County and municipal Planning Commission to help him analyze the site and plan for its coordination with the community. Also, both Planning Commissions have an early opportunity to give informal guidance at a stage when potential conflicts can be more easily resolved.

##### 312 - Submission

The developer shall submit five (5) copies of the sketch plan to the Secretary of the Planning Commission at least fifteen (15) days prior to the meeting of the Commission at which the plan is to be considered. The Secretary shall check the submission for completeness. If incomplete, he shall return the submission to the developer indicating deficiencies or, if complete, accept



submission and immediately distribute one (1) copy of the plan to the governing body, two (2) copies to the Planning Commission and one (1) copy to the County Planning Commission, retaining one (1) file copy. At its first regular meeting following receipt of the complete submission and following the 15-day waiting period, the Planning Commission shall receive and review the developer's submission, discuss the plan with the developer, evaluate the plan and, together with appropriate comments, direct whether the developer may proceed to the preliminary or final plan stages.

## SECTION 320 - PRELIMINARY PLAN

### 321 - Purpose

The purpose of the preliminary plan is to require formal conditional approval of plans in order to minimize changes and revisions before final plans are submitted.

### 322 - Submission

The developer shall submit eight (8) copies of the preliminary plan and data, three (3) copies of the application (Appendix "E") and the required fee and deposit to the Secretary of the Planning Commission. The Secretary shall check the submission for completeness. If incomplete, he shall immediately return the submission to the developer indicating deficiencies or, if complete, accept the submission and immediately distribute two (2) copies of the plan to the Planning Commission, two (2) copies of the plan and one (1) copy of the application to the governing body, one (1) copy each of the plan to the municipal Engineer and one (1) copy of the plan to any applicable municipal authority, retaining one (1) file copy of the plan and application.

Official acceptance and commencement of the forty (40) day review period shall begin at the first regular meeting of the Planning Commission following submission of the plan with the Secretary.

### 323 - Fees

A filing fee and a deposit shall accompany the preliminary plan. No application shall be accepted by the Secretary or acted upon unless payment is made to the Secretary in accordance with the current fee schedule adopted by resolution of the governing body.

The deposit is established to reimburse the Commission for all reasonable engineering, legal or planning expenses incurred by the Commission or municipality in connection with the subdivision or development. As the deposit is expended, the developer shall make further deposits upon notice by the Secretary that the total deposit shall equal the original amount.

Upon approval of the final plan, the Secretary shall refund to the applicant any deposit remaining.

324 - Procedures

- A. The County Planning Commission and the Engineer review the preliminary plan and submit reports to the Planning Commission within thirty (30) days of submission by the Secretary.
- B. At its second regular meeting following acceptance of the preliminary plan submission by the Secretary, the Planning Commission shall review the developer's submission, discuss the plan with the developer and consider the reports of the County Planning Commission and the Engineer.
- C. Following the review of the preliminary plan with the developer, the Planning Commission shall evaluate the plan in regard to the general purposes and specific provisions of this Ordinance and act thereon as submitted or modified; and, if approved, the Planning Commission shall express its approval and state the conditions of such approval, if any, or, if disapproved, shall express its disapproval and its reasons therefor. The action of the Planning Commission shall be noted on three (3) copies of the preliminary plan, and the Commission's recommended conditions shall be attached thereto. The Planning Commission shall immediately forward both copies to the governing body for action.
- D. At its first regular meeting following the Planning Commission's meeting at which action is taken on a plan, the governing body shall (1) review the developer's submission, together with the reports of the Planning Commission, the Engineer and the County Planning Commission; (2) express its conditional approval, stating the conditions of such approval, or its disapproval, stating the reasons therefor; and (3) within five (5) days following the decision, inform the developer in writing. The action of the governing body shall be noted on three (3) copies of the plan, together with its conditions, if any, or its reasons for disapproval. One (1) copy of the notated plan shall be forwarded to the developer, one (1) copy to the County Planning Commission and the remaining copy returned to the Planning Commission.
- E. Conditional approval of a preliminary plan of lots shall not constitute approval of the final plan of lots. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plan of lots as a guide to the preparation of the final plan of lots which will be submitted for approval of the Planning Commission and the governing body and for recording.

- F. Failure of the governing body to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of the presentation of communication of the decision; in which case, failure to meet the extended time or change in manner of the presentation of communication shall have like effect.

## SECTION 330 - FINAL PLAN

### 331 - Purpose

The purpose of the final plan is to obtain formal approval by the governing body for completed plans and to enter into necessary performance bonds or contracts prior to recording and commencement of work. The final plan shall conform substantially to the preliminary plan as approved; but if desired by the developer, it may constitute only that portion of the approved preliminary plan of lots which he proposes to record and develop at the time.

### 332 - Submission

Within six (6) months following approval of the preliminary plan, the developer shall submit (1) an original tracing of the final plan in waterproof ink on tracing cloth or other permanent drafting film, (2) seven (7) copies of the final plan, (3) three (3) copies of required exhibits and agreements and (4) the fee or additional deposit, if required, to the Secretary of the Planning Commission. The Secretary shall check the submission for completeness. If incomplete, he shall immediately return the submission to the developer indicating deficiencies or, if complete, accept the submission and immediately distribute one (1) copy of the plan to the Planning Commission, one (1) copy each of the plan, exhibits and agreements to the governing body, one (1) copy each of the plan, exhibits and agreements to the Engineer and one (1) copy of the plan to the County Planning Commission, retaining one (1) copy each of the plan, exhibits and agreements for the file. Official acceptance and commencement of the forty (40) day review period shall begin at the first regular meeting of the Planning Commission following submission of the plan with the Secretary.

### 333 - Review and Approval

- A. Upon receipt of a copy of the final plan from the Secretary, the Engineer shall review the engineering considerations and guarantees of the submission and prepare a report of adequacy for the Planning Commission and governing body.

- B. The Planning Commission shall, at its first regular meeting following acceptance of the final plan by the Secretary, approve the final plan, provided all conditions made at the time of preliminary plan approval are adequately provided for. If not so provided, the plan shall be disapproved, indicating to the developer the reasons for such disapproval.
- C. At either the first or second regular meeting of the governing body following action by the Planning Commission, the governing body shall approve such plan, stating any additional conditions of such approval, or, if disapproved, state the reasons therefor and within five (5) days following the decision inform the developer of such decision in writing.
- D. Every final plan shall carry the signature of the:
1. Owner of the land.
  2. Notary Public.
  3. Registered engineer or surveyor, plus his seal.
  4. Engineer.
  5. Chairman of the Planning Commission.
  6. Authorized representative of the governing body.

#### 334 - Recording

Upon the approval of a final plan, the developer shall, within ninety (90) days of such final approval, record such plan in the office of the Recorder of Deeds of Northumberland County.

The recording of the plan shall not constitute grounds for assessment increases until such time as lots are sold or improvements installed on the land included within the subject plan.

### SECTION 340 - SPECIAL PROCEDURES

#### 341 - Minor Subdivisions

Minor subdivision plans are not required to be reviewed until the final plan stage, although developers are encouraged to take advantage of earlier review stages to avoid modifications at the final plan stage. Fees shall be submitted in accordance with Section 323 herein. All submission, review,

approval and recording procedures applicable to normal final plans shall be met. Plans and data required by Section 740 herein shall be submitted.

#### 342 - Auction Sales

When a developer proposes to offer his land for sale at auction in two or more parts, the following procedures shall be followed.

- A. Preliminary plans, showing the manner in which the owner desires to divide his land for sale at auction, shall be submitted for approval or review as required under Sections 320 and 720 of this Ordinance prior to advertisement of the sale.
- B. After preliminary approval, the land may be advertised and offered for sale as shown on the approved preliminary plan.
- C. All agreements of sale shall be subject to approval of the final plans; and final settlement shall not be made until after such final approval and recording of the plan has been completed in accordance with the provisions of Sections 330 and 730 of this Ordinance.

#### 343 - Resubdivision

For any replatting or resubdivision of land, the same procedures, rules and regulations shall apply as prescribed herein for an original subdivision, except that lot sizes may be varied on an approved plan after recording, provided that: (1) no lot or tract of land shall be created or sold that is smaller than the size shown on the approved plan, (2) drainage easements or rights-of-way shall not be changed, (3) street alignment and block sizes shall not be changed, (4) the property lines between the backs of the lots shall not be changed, (5) the rear portion of lots shall not be subdivided from the front part and (6) the character of the area shall be maintained.

## ARTICLE IV

### REQUIRED IMPROVEMENTS

#### SECTION 400 - REQUIREMENTS

The following improvements contained in this article shall be constructed at the expense of the subdivider or developer as stipulated in the Improvement Agreement (Appendix "C") and in a manner approved by the Planning Commission and governing body, consistent with sound construction and local practice. Where specific standards and specifications are required in other sections of this Ordinance, they shall apply.

In all respects in which standards for required improvements are not set forth herein or specified by the Commission hereunder, the applicable standard requirements of the Pennsylvania Department of Transportation shall govern; and all work shall be performed in the manner prescribed in the standard specifications for road construction of said Department for the type of construction under consideration.

#### 401 - Specifications

All improvements shall be constructed in accordance with the specifications of the municipality, the Pennsylvania Department of Transportation and other governmental agencies having jurisdiction.

Where there are no such specifications, improvements shall be constructed in accordance with specifications furnished by the Engineer.

#### SECTION 410 - MONUMENTS AND MARKERS

- A. Monuments shall be of concrete or stone, with a minimum size of six (6) inches by six (6) inches by thirty (30) inches, and marked on top with a copper or brass dowel. Markers shall consist of iron pipe or of iron or steel at least fifteen (15) inches long and not less than three-fourths (3/4) inch in diameter.
- B. Monuments and markers shall be placed so that the scored or marked point shall coincide exactly with the intersection of lines to be marked and shall be set so that the top of the monument or marker is level with the surface of the surrounding ground.
- C. Monuments shall be set:
  1. At the intersection of all lines forming angles in the boundary of the subdivision or land development;

2. At the intersection of all street lines.

D. Markers shall be set:

1. At the beginning and ending of all curves along street property lines;
2. At all points where lot lines intersect curves, front or rear;
3. At all angles in the property lines of lots;
4. At all other lot corners.

SECTION 420 - STREETS AND SIDEWALKS

421 - Streets

- A. Streets shall be graded to the full width of the right-of-way, surfaced and improved to the grades and dimensions shown on the plans, profiles and cross-sections submitted by the subdivider or developer and approved by the Commission.
  1. Pavement base shall be constructed according to the specifications of the Pennsylvania Department of Transportation.
  2. Pavement wearing surface shall be constructed according to the specifications of the Pennsylvania Department of Transportation.
  3. In areas where curb is not used, the gutters must be stabilized to avoid erosion.
- B. Where unusual or peculiar conditions prevail with respect to the prospective traffic and/or safety of pedestrians, the governing body may require different standards of improvements than those set forth in the previous paragraphs. Crosswalks may be required when deemed necessary by the governing body.
- C. General street design shall be in accordance with Section 510 herein, and grading shall be in accordance with Section 541 herein.

422 - Street Signs

Street name signs shall be placed at all intersections. Their design shall be approved by the Commission and the governing body.

#### 423 - Curbs

- A. Curbs may be provided at the option of the developer, except in circumstances where it is the opinion of the governing body, with the advice of the Engineer, that curbs are necessary for reasons of public safety or public convenience.
- B. Along the existing street on which a subdivision or land development abuts, curbs shall be constructed; and the existing paved cartway shall be widened to the curb. The location of curbing along a boundary street shall be determined by the width of the existing or future right-of-way of the street in accordance with Section 510 herein or as established by the governing body.
- C. Curb construction shall be in accordance with current municipal specifications and Section 518 herein.

#### 424 - Sidewalks

A system of sidewalks shall be provided within all housing developments and along both sides of all streets; except when, in the opinion of the governing body, with the advice of the Planning Commission, they are unnecessary for public safety and convenience. Construction shall be in accordance with current municipal specifications and Section 519 herein.

### SECTION 430 - OFF-STREET PARKING

Each proposed dwelling unit in a subdivision shall be provided with an off-street parking space. Such off-street parking space may be provided as an individual garage, carport or driveway located behind the building line or in a parking compound adjacent to or near the dwelling unit it serves. Parking areas shall be paved unless a specific waiver is granted by the governing body.

### SECTION 440 - UTILITIES

#### 441 - Storm Drainage

Complete drainage systems for the entire subdivision or land development area must be provided. All existing drainage features which are to be incorporated in the design shall be so identified. If the final plat is to be presented in sections, a general drainage plan for the entire area shall



be presented with the first section and appropriate development stages for the drainage systems for each section presented. All plans shall meet the design requirements of Section 540 herein.

#### 442 - Water Facilities

In all new subdivisions, all lots or parcels must be provided with an adequate means of water supply by one of the following methods.

- A. Where possible, lots or parcels in all new subdivisions shall be connected to a public water supply system. Approval of design and proposed construction shall be obtained from the water utility engineer.
- B. Where the Planning Commission and governing body, after consideration of engineering studies, are of the opinion that connection to the public water system is impractical, they shall, with the consent of the Pennsylvania Department of Health, grant permission, either temporarily or permanently, to make use of other water supply systems approved by the Pennsylvania Department of Health.

Where local, County or regional comprehensive plans indicate to the Planning Commission and governing body that a public water supply system will serve the subdivision within a reasonable time, the installation of mains and house connections, in addition to the installation of temporary water supply systems provided for in Paragraph B above, may be required.

#### 443 - Sewer Facilities

Within an area of the region having a public sewer system which is, in the judgment of the governing body, based on a sewerage feasibility study, reasonably accessible to the subdivision and available for connection thereto, the subdivision shall be provided with a complete sanitary sewer system to be connected to the public sanitary sewer system.

In all new subdivisions, all lots or parcels which cannot be connected to a public or community sanitary sewage system shall be provided within an on-lot sewage disposal system prior to the occupancy or use of buildings constructed thereon. In order to determine the adequacy of the soil involved to properly absorb subsurface sewage effluent and the minimum lot area required for such installations, soil percolation tests will be performed and the results reported utilizing Appendix "B". The results of these tests will be reviewed by the Planning Commission and the Pennsylvania Department of Health to determine the general suitability of the soil for on-lot disposal systems.

All sanitary sewer systems proposed shall conform to existing local ordinances or, in the absence thereof, the requirements of the Pennsylvania Sewage Facilities Act (No. 537) of December 22, 1965.

Where local, County and regional comprehensive plans indicate that construction or extension of sanitary sewers may serve the subdivision area within a reasonable time, the Planning Commission shall require the installation and capping of sanitary sewer mains and house connections in addition to the installation of temporary individual on-lot sanitary disposal systems. Responsibility for the design and supervision of installation of all capped sewers, laterals and house connections shall be that of the Engineer. Wherever individual on-lot sanitary sewage disposal systems are proposed, the subdivider or developer shall either install such facilities or require by deed restriction or otherwise, as a condition of the sale of each lot or parcel within such subdivision, that the on-lot sanitary sewage disposal facilities be installed by the purchaser of said lot at the time the principal building is constructed. In all other cases, sanitary sewage disposal facilities shall be provided for every lot or parcel by a complete community or public sanitary system.

#### 444 - Fire Hydrants

Wherever a public or community water supply system is provided, fire hydrants shall be installed within six hundred (600) feet of all existing and proposed structures, measured along accessible streets (as specified by the Middle Department Association of Fire Underwriters).

### SECTION 450 - RECOMMENDED IMPROVEMENTS

#### 451 - Street Trees

Where street tree plantings are required by the governing body, they shall meet the standards contained in Section 552 herein.

#### 452 - Street Lights

When street lights are required by the governing body, the developer shall make the necessary arrangements with the municipality and the public service company involved.

#### 453 - Underground Utilities

Underground cables for communication and electrical utilities should be installed when and where practical.

## ARTICLE V

### DESIGN STANDARDS

#### SECTION 500 - APPLICATION

All subdivisions and land developments approved by the Planning Commission and governing body must comply with the following standards. The standards outlined herein shall be considered minimum requirements for the promotion of the public health, safety, morals and general welfare.

##### 501 - General Standards

- A. In the design and development of subdivisions and land developments, every possible means to preserve the natural terrain, natural drainage, existing topsoil, trees, historic sites and appropriate community landmarks and assets shall be taken.
- B. Land shall be subdivided or developed only for uses in conformance with the comprehensive plan, zoning ordinance and other ordinances and regulations in effect in the Region.
- C. Land subject to hazardous conditions such as open quarries, floods, precipices and a water supply which does not meet U.S. Public Health Service standards shall not be subdivided or developed until the hazards have been eliminated or unless adequate safeguards against such hazards are provided by the final plans.
- D. All portions of a tract being subdivided or developed shall be taken up in lots, streets, public lands or other proposed uses so that remnants and landlocked areas are not created.
- E. Reserve strips controlling access to lots, public rights-of-way, public lands or adjacent private lands are prohibited.
- F. Subdivisions or land developments shall be designed to avoid the necessity for excessive cut or fill.

#### SECTION 510 - STREETS

##### 511 - General Requirements

- A. Proposed streets shall conform in all respects to the official map and general development plan of the municipality or such other street plans or parts thereof as have been officially prepared and adopted by the region.

- B. Proposed streets shall further conform to such regional, County or State street and highway plans as have been prepared, adopted and/or filed as prescribed by law.
- C. Streets shall be logically related to topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.
- D. Residential streets shall be laid out so as to discourage thru traffic; however, the arrangement of streets shall provide for continuation of existing or platted streets and proper access to adjoining undeveloped tracts suitable for future development.
- E. If lots resulting from an earlier subdivision are large enough to permit resubdivision or a portion of the tract is not subdivided, openings for future rights-of-way to permit further development shall be provided as necessary.
- F. Dead-end streets shall be prohibited, except as stubs to permit future street extension into adjoining tracts or when designed as cul-de-sacs.
- G. Stub streets greater than one lot depth in length and joining acreage available for future development shall be provided with a temporary turn-around to the standards required for cul-de-sacs or paved to the full width of the right-of-way for the last twenty-five (25) feet of their length.
- H. Streets that are extensions of or obviously in alignment with existing streets shall bear the names of the existing streets. Street names should generally not be repeated within the Region, and all street names shall be subject to the approval of the governing body and the Commission.
- I. Private streets serving more than two single family dwellings or more than five dwelling units in a multiple dwelling project shall be prohibited; unless, in the design and development of such, streets are approved by the governing body and Planning Commission and providing the design and construction standards of this Ordinance and other applicable regulations are met.

#### 512 - Street Standards

Where a subdivision or land development abuts or contains an existing street of inadequate right-of-way width, a future right-of-way width shall be indicated on the plan to conform to the standards herein. Provision for additional street width may be required by the governing body in specific cases for (1) on-street parking in commercial, industrial or high density residential areas; (2) additional widening where minimum widths will not meet the requirements of a specific street; and (3) public safety and convenience.

TABLE OF STREET STANDARDS.

Street Classification	Minimum Requirements			
	Right-of-Way	Cartway	Curb/Curb Radius at Intersections	Sidewalk
Major Arterial	As required by the Pennsylvania Department of Transportation.			
Minor Arterial	As required by the Pennsylvania Department of Transportation.		As required by the governing body.	
Collector: Major	80'	40-48'	When Required/35'	Yes*
Minor	60'	36'	No/35'	Yes*
Local	50'	26'	Yes/15'	Yes*
Cul-de-sac	50'	26'	Yes/15'	Yes*
Turn-around	100'	80'	Yes/NA	Yes*
Marginal Access	40'	26'	Yes/15'	Yes*
Alleys	33'	22'	No/10'	No

\* Subject to the provisions of Section 424.

513 - Street Alignment

- A. Horizontal Curves - To ensure adequate sight distance when street cartway lines deflect more than 5 degrees, connection shall be made by horizontal curves. The minimum centerline radii for local streets shall be one hundred fifty (150) feet; and of all other streets, three hundred (300) feet. A tangent shall be required between curves and between a curve and street intersection.
- B. Vertical Curves - Vertical curves shall be used as changes of grade exceeding one percent and designed to provide minimum sight distances of two hundred (200) feet for minor streets and three hundred (300) feet for all other streets (as determined by the current specifications of the American Association of State Highway Officials).
- C. Grades - Centerline grades shall not be less than one-half of one percent (0.5%). Centerline grades shall not exceed 6 percent for collector and arterial streets and 10 percent for all other streets. Where the grade of any street at the approach to an intersection exceeds 7 percent, a leveling area shall be provided having not greater than 4 percent grades. The maximum grade within any intersection shall not exceed one percent.

514 - Street Intersections

- A. Intersections of local streets with collector streets shall be kept to the minimum which will permit sound development of the abutting land.
- B. No more than two (2) streets shall intersect at one point.

- C. Streets shall intersect as nearly as possible at right angles; except, if shown to be impractical, angles of less than 90 degrees may be permitted, providing the angle of intersection is not less than 60 degrees.
- D. Two streets intersecting from opposite sides of another street shall intersect at their centerlines; if off-set, however, the offset shall be at least one hundred twenty-five (125) feet.
- E. Clear sight triangles of fifty (50) feet measured along street right-of-way lines from their points of junction shall be provided at all intersections; and no building, structure, fence, grade or planting higher than two (2) feet above the centerline of the street shall be permitted within such sight triangles. Necessary utility poles and street light standards may be placed within the aforementioned sight triangles.
- F. Intersections with arterial or collector streets shall be located not less than eight hundred (800) feet apart, measured from centerline to centerline.

515 - Street Access

Where a subdivision or land development abuts or contains an existing or proposed public street, the Planning Commission may require such measures considered appropriate to protect abutting properties, reduce the number of intersections with major streets and separate local and thru traffic.

- A. Arterial or Collector Streets - Marginal access streets, reverse frontage lots or in the case of corner lots, access to the street of lower classification may be required where a subdivision or land development abuts or contains an arterial or collector street.
- B. Access Driveways - Driveways connecting public streets with parking lots or parking stalls shall meet the following requirements.

Type of Development	Driveway		Minimum Curb Radius	Minimum Intervals
	Minimum Width	Maximum Grade		
Single Family Residential	9'	8%	5'	40'*
Multi-Family Residential	10' Each Lane (12' Desired)	8%	10'	200'**
Non-Residential	12' Each Lane (15' Maximum)	5%	15'	200'**

\* Between intersection and first driveway.

\*\* Between any two points of access, including both driveways and public streets.

All access driveways shall provide a stopping area measured twenty (20) feet behind the right-of-way line, with a grade not exceeding 4 percent.

#### 516 - Cul-de-sacs

Cul-de-sacs permanently designed as such shall not exceed six hundred (600) feet in length and shall furnish access to not more than fifteen (15) dwelling units. Cul-de-sacs shall have, at the closed end, a turn-around with a right-of-way having a minimum outside radius of not less than fifty (50) feet and paved to a radius of not less than forty (40) feet. Drainage of cul-de-sacs shall preferably be toward the open end.

#### 517 - Alleys

Alleys should not generally be permitted except where required to assure continuity in present street patterns and where other methods of entrance and exit are impractical. No lots shall front on an alley.

#### 518 - Sidewalks

Sidewalks shall be required on both sides of the street in residential subdivisions having a typical lot width of one hundred (100) feet or less and in all residential land developments. Sidewalks may also be required in non-residential developments or residential subdivisions having a lot width greater than one hundred (100) feet if the character of the neighborhood is such that continuation of existing sidewalks, access to community facilities or intra-site access is important.

- A. The minimum width of combination sidewalk and curb shall be six (6) feet. Where the sidewalk and curb are separated by an unpaved planting section, the minimum width of the sidewalk alone shall be four (4) feet along all streets. The sidewalk should be located within the street right-of-way, starting one (1) foot inside the right-of-way line and extending toward the curb.
- B. The grades and paving of the sidewalk shall be continuous across driveways except in non-residential and high density residential developments and in certain other cases where heavy traffic volume dictates special treatment.

### SECTION 520 - OFF-STREET PARKING

#### 521 - Parking Requirements

Off-street automobile parking facilities shall be provided in accordance with the requirements of the applicable municipal zoning ordinance. At no time shall angle or perpendicular parking be permitted along the public

streets; parallel parking along public streets shall not count toward meeting the zoning requirements.

522 - Parking Lot Design

All parking lots and bays shall be:

- A. Set back from the street line a distance of at least five (5) feet;
- B. Confined by curbing;
- C. Not exceeding thirty-six (36) cars in any one lot;
- D. Separated from one another by eight (8) foot planting strips;
- E. Separated from the outside wall of any dwelling unit by twenty (20) feet;
- F. Designed so that vehicles may proceed to and from any stall without requiring the moving of any other vehicle;
- G. Designed so that dead-end lots are provided with back-up areas for end stalls.

The design and installation of individual parking stalls shall be not less than the following dimensions.

Angle of Parking	Stall		Driveway*	
	Width	Depth	One-Way Use	Two-Way Use
90 Degrees	10'	20'	20'	24'
60 Degrees	10'	21'	18'	21'
45 Degrees	10'	20'	15'	18'
30 Degrees	10'	18'	12'	15'
Parallel	8'	22'	12'	18'

\* Refers only to driveway serving lot or stall in question; access driveways between lots and public streets are governed by Section 515.

SECTION 530 - LOT AND BLOCK DESIGN

531 - Lot Requirements

The size, shape and orientation of lots shall be appropriate for the location of the subdivision and the type of development and use contemplated.

- A. Lot dimensions shall meet the requirements of the Zoning Ordinance.



- B. All lots shall abut on a public street. Lots where front and rear property lines abut public streets are prohibited except where employed to prevent vehicular access to arterial or collector streets.
- C. Lot depths shall be not less than one nor more than two and one-half times the average width.
- D. Depth and width of parcels laid out or reserved for non-residential use shall be adequate for the use proposed and sufficient to provide satisfactory space for off-street parking and unloading.
- E. Side lot lines shall be substantially at right angles or radial to street lines.

#### 532 - Block Requirements

The length, width and shape of blocks shall be determined with due regard to the provision of adequate sites for the type of buildings proposed, applicable municipal zoning requirements, topography and the requirements for safe and convenient vehicular and pedestrian circulation.

- A. Blocks shall have a maximum length of twelve hundred (1,200) feet and, insofar as practical, a minimum length of five hundred (500) feet. Special consideration shall be given to the requirements of satisfactory fire protection.
- B. Residential blocks shall be of sufficient depth to accommodate two tiers of lots, except where reverse frontage lots bordering an arterial street are used.
- C. Pedestrian interior walks may be required where necessary to assist circulation or provide access to community facilities. Such easements shall have a width of not less than fifteen (15) feet and a paved walk of not less than four (4) feet.

#### 533 - Easements

- A. Easements shall be provided as necessary for utilities and drainage. To the fullest extent possible, easements shall be centered on or adjacent to rear or side lot lines and be at least twenty (20) feet wide.
- B. Consistent with the functional requirements of the utility involved, accessory uses may be permitted within the area of easement. The area shall be kept as lawn if not utilized for other purposes.
- C. Where a subdivision or land development is traversed by a watercourse, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse and of such width as will

be adequate to preserve natural drainage but not less than twenty (20) feet or as may be required or directed by the Pennsylvania Department of Environmental Resources. The owner shall properly grade and seed slopes and fence any open ditches when it is deemed necessary by the governing body.

## SECTION 540 - GRADING AND DRAINAGE

### 541 - Grading

- A. Blocks and lots shall be graded to secure proper drainage away from buildings and prevent the collection of storm water in pools.
- B. All drainage provisions shall be of such design as to carry surface waters to the nearest practical street, storm drain or natural watercourse.
- C. The owner shall construct and/or install such drainage structures and/or pipes necessary to prevent erosion damage and satisfactorily carry off such surface waters.
- D. No excavation shall be made with a cut face steeper in slope than two horizontal to one vertical, except under one or more of the following conditions.
  - 1. The excavation is located so that a line having a slope of one horizontal to one vertical and passing through any portion of the cut face will be entirely inside of the property lines of the property on which the excavation was made.
  - 2. The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than one horizontal to one vertical and a written statement of a civil engineer (licensed by the Commonwealth of Pennsylvania and experienced in erosion control) to that effect is submitted to the Engineer and approved by him. The statement shall state that the site has been inspected and the deviation from the slope specified hereinbefore will not result in injury to persons or damage to property.
  - 3. A concrete or stone masonry wall constructed in accordance with approved standards is provided to support the face of the excavation.
- E. No fill shall be made which creates any exposed surface steeper in slope than three horizontal to one vertical, except under one or more of the following conditions.

1. The fill is located so that settlement, sliding or erosion will not result in property damage or be a hazard to adjoining property, streets, alleys or buildings.
  2. A written statement from a civil engineer (licensed by the Commonwealth of Pennsylvania and experienced in erosion control) certifying that he has inspected the site and the proposed deviation from the slope specified above will not endanger any property or result in property damage, is submitted to and approved by the Engineer.
  3. A concrete or stone masonry wall constructed in accordance with approved standards is provided to support the face of the excavation.
- F. The top or bottom edge of slopes shall be a minimum of five (5) feet from property or right-of-way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property.

#### 542 - Storm Sewerage System

- A. Storm drains and appurtenances shall be required to be constructed by the owner to take surface water from the bottom of vertical grades, lead water away from springs and avoid excessive use of cross gutters at street intersections and elsewhere.
- B. Only natural watercourses which are of sufficient size to come under the regulations of the Pennsylvania Department of Environmental Resources (i. e. , draining one-half square mile or more) shall be permitted to enter or flow through a developed subdivision within an open (non-conduit) channel. All other drainage, watercourses, channels or ditches shall be incorporated into a storm sewer system and shall flow through pipes from a point of intersection with the exterior boundary lines of a subdivision or land development at its exits.
- C. In the design of storm sewerage systems, the future use of undeveloped areas upstream shall be taken into account in calculating pipe sizes.

#### 543 - Bridges and Culverts

- A. Bridges and culverts shall be designed to meet current Pennsylvania Department of Transportation standards to support expected loads and carry expected flows. They shall be constructed to the full width of the right-of-way.
- B. Approval of the Water and Power Resources Board of the Commonwealth is required when the area drained upstream of the point under consideration exceeds one-half square mile.

SECTION 550 - ENVIRONMENTAL AND LANDSCAPE CONSIDERATIONS

551 - Community Facilities

The governing body may require the dedication or reservation of land for parks, playgrounds, schools, open space or other public use when such use has been proposed in the comprehensive plan for location in a subdivision or land development or when otherwise deemed suitable because of the scale of a project or the character and location of a site. In considering the needs for recreation space, the following standards shall apply.

- A. Areas set aside for recreational purposes shall be reasonably compact parcels, placed to serve all parts of the subdivision or land development and accessible from a public street.
- B. Playgrounds for active sports shall be of adequate size to provide sufficient area for proposed uses.
- C. In developments intending to provide housing for more than fifty (50) families, recreation space shall be required as follows:

<u>Dwelling Units to be Served</u>	<u>Min. Required Recreation Space</u>
50 - 150	3 Acres
151 - 350	5 Acres
351 - 600	7 Acres
601 - 900	9 Acres
Each Additional 300 Units	2 Acres

552 - Street Tree Plantings

- A. Trees should be planted along the development side of all streets where suitable street trees do not exist. They shall be planted forty (40) to fifty (50) feet apart, or an equivalent number shall be planted in an informal arrangement acceptable to the Planning Commission. No street trees shall be planted within the street right-of-way.
- B. At intersections, trees shall be located at least twenty (20) feet from the intersection of the street right-of-way lines. Where the planting strip between the street curb and the sidewalk is less than six (6) feet, the trees shall be planted on the lots.
- C. Trees shall be of nursery stock grown under climatic conditions comparable to those of the region. They shall be of symmetrical growth, free of insects, pests and disease and suitable for street use and durable under the maintenance contemplated. The average trunk diameter measured at a height of six (6) feet above the finished grade level shall be a minimum of two and one-half (2½) inches.
- D. In particular, approved trees include the following:

1. *Acer ginnala* - Amur Maple
2. *Acer platanoides* - Norway Maple
3. *Acer saccharum* - Sugar Maple
4. *Cornus florida* - Flowering Dogwood
5. *Fraxinus americana* - White Ash
6. *Fraxinum pennsylvanica lanceolata* - Green Ash
7. *Ginkgo biloba* - Ginkgo
8. *Gleditsia tricanthos inermis* - Moraine Locust
9. *Liquidambar styraciflua* - Sweet Gum
10. *Liriodendron tulipifera* - Tulip Tree
11. *Phellodendron amurense* - Amur Cork Tree
12. *Platanus acerifolia* - London Plane Tree
13. *Quercus alba* - White Oak
14. *Quercus borealis* - Red Oak
15. *Quercus coccinea* - Scarlet Oak
16. *Quercus phellos* - Willow Oak
17. *Robina pseudoacacia inermis* - Thornless Black Locust
18. *Tilia* - Linden; all species hardy to the area.
19. *Zelkova serrata* - Japanese Zelkova

#### 553 - Buffering

Along the border of two different land uses, the developer shall provide lots with extra depth for an evergreen planting strip. The plant material used shall be of a minimum height of four (4) feet at the time of planting and shall be planted in a staggered arrangement in order to provide an immediate effect. The following are evergreens recommended for screening purposes.

- A. *Pinus strobus* - White Pine
- B. *Picea abies* - Norway Spruce
- C. *Pinus nigra* - Austrian Pine
- D. *Thuja orientalis* - Oriental Arbor-vitae
- E. *Tsuga canadensis* - Canada Hemlock
- F. *Tsuga caroliniana* - Carolina Hemlock

### SECTION 560 - LAND DEVELOPMENT STANDARDS

#### 561 - Multi-Family Development

- A. The density, parking and area and building requirements shall in all respects conform to the Zoning Ordinance provisions for multi-family developments.
- B. Arrangement of Buildings and Facilities -

1. All of the elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and shape of the plot, the character of the adjoining property and the type and size of the buildings in order to produce a livable and economic land use pattern.
2. Arrangement of buildings shall be in favorable relation to the natural topography, existing desirable trees, views within and beyond the site and exposure to the sun and other buildings on the site. Grading around buildings shall be designed to be in harmony with natural topography, at the same time assuring adequate drainage and safe and convenient access.

C. Access and Circulation -

1. Access to the dwellings and circulation between buildings and other important project facilities for vehicular and pedestrian traffic shall be comfortable and convenient for the occupants.
2. Access and circulation for fire-fighting equipment, furniture moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience.
3. Walking distance from the main entrance of a building to a street, driveway or parking area shall usually be less than one hundred (100) feet; exception to this standard should be reasonably justified by compensating advantages, such as desirable views and site preservation through adaptation to topography. In no case shall the distance exceed two hundred fifty (250) feet.

D. Yards shall assure adequate privacy, desirable outlook, adequate natural light and ventilation, convenient access to and around the dwellings and other essential uses.

E. Streets, driveways and parking areas shall be as specified in other sections of this article.

F. Sidewalks -

1. Street sidewalks and on-site walks shall be provided for convenience and safe access to all living units from streets, driveways, parking areas or garages and convenient circulation and access to all project facilities.
2. Width, alignment and gradient of walks shall provide safety, convenience and appearance for pedestrian traffic.

3. The alignment and gradient of walks shall be coordinated with the grading plan to prevent the passage of concentrated surface water on or across the walk and to prevent the pocketing of surface water by walks.

G. Planting - The appeal and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features; and additional new plant material shall be added for privacy, shade, beauty of buildings and grounds and to screen out objectionable features.

#### 562 - Mobile Home Court Development

Mobile home courts shall generally be located in areas appropriate for general residential usage and not in commercial areas. Sites selected for mobile home courts should be shielded from public streets and non-residential land uses by topography, buffering or compatible land uses.

- A. Zoning Requirements - Mobile home courts shall meet all appropriate municipal zoning provisions. If not otherwise specified, mobile home courts shall have a site area of not less than three (3) acres, individual mobile home lots not less than three thousand (3,000) square feet and setbacks of fifty (50) feet from each external boundary line.
- B. Street and Driveway Improvements - Mobile home courts shall have paved driveways or streets, as appropriate, to, from and within each site. Such driveways or streets shall be constructed in accordance with specifications contained in Sections 421, 512 and 515 B. herein.
- C. Open Space - All mobile home courts shall provide not less than 10 percent of the total land area for open space purposes, and such lands shall be improved whereby the same will be accessible to all families residing within said tract and may be used for recreational purposes.
- D. Utility Improvements - All mobile home courts shall provide to each lot line a continuing supply of safe and palatable water as approved by the Pennsylvania Department of Health, as well as a sanitary sewerage disposal system in accordance with and as approved by the Pennsylvania Department of Health, all such systems being provided to the lot lines of all lots in any such mobile home court.
- E. Other Site Improvements - There shall be provided in each mobile home court such other improvements as the Planning Commission may require whereby such requirements shall at times be in the best interests of the public's health, safety and general welfare and may include, but not be limited to, garbage and trash collection and disposal facilities as approved by the Pennsylvania Department of Health, and an adequate park lighting system.

### 563 - Non-Residential Development

- A. Lotting of individual lots for commercial purposes shall be avoided in favor of a comprehensive design of the land to be used for such purposes.
- B. All of the elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and shape of the plot, the character of the adjoining property and the type and size of the buildings in order to produce a livable and economical land use pattern.
- C. Additional width of streets adjacent to areas proposed for non-residential use may be required as deemed necessary by the governing body to assure the free flow of thru traffic from vehicles entering or leaving parking areas.
- D. When adjacent lots proposed for non-residential uses front on a collector or arterial street, the owner may be required to provide a service road for ingress and egress; or, in lieu thereof, the owner may be required to provide an area adjacent to the proposed lots for off-street parking purposes.
- E. Alleys shall be required in commercial and industrial districts, at the discretion of the governing body, where other adequate provisions have not been made for off-street loading and parking. Dead-end alleys shall be avoided; but where this proves impossible, they shall be terminated with a paved turn-around of adequate dimensions.
- F. Every effort shall be made to protect adjacent residential areas from potential nuisance of the proposed non-residential developments, including the provisions of extra depths in parcels backing up on existing or potential residential developments and provisions for a permanently landscaped evergreen buffer strip.
- G. Streets carrying non-residential traffic shall not normally be extended to the boundaries of the adjacent existing or potential residential areas or connected to streets intended for predominantly residential traffic.
- H. When possible, parking areas shall be located or designed in such a manner that they are visibly secluded from eye level of the surrounding area. Grading to depress the parking area, raised berms, landscaping or fencing are satisfactory methods to create such seclusion.
- I. All area, design and parking requirements shall conform to the Zoning Ordinance.



## ARTICLE VI

### IMPROVEMENTS AGREEMENT

#### SECTION 610 - AGREEMENTS

Before the governing body shall approve any final plans (except in the case of minor subdivisions) and as a requirement for the approval thereof, the developer shall enter into a written agreement (Appendix "C") with the municipality in the manner and form set forth by the municipal solicitor wherein he shall agree:

- A. To construct or cause to be constructed, at his own expense, all streets, curbs, sidewalks, fire hydrants, street lights, drainage facilities, street signs, monuments, capped sewers, parks and other improvements shown on the approved final plan and in strict accordance with the standards and specifications of this Ordinance and applicable municipal ordinances. To maintain, at his own cost, these same improvements until the same are accepted or condemned by the municipality for public use; and, for a period of one year thereafter, to repair and reconstruct the same or any part of one of them when such repair or reconstruction shall be specified by the governing body as necessary by reason of faulty construction, workmanship or materials.
- B. To pay all costs, charges or rates of the utility furnishing electric service for the lighting of the streets on or abutting said development from the lights installed by the owner until such time as the streets shown on the development plans shall be accepted as public streets.
- C. To obtain the easements and releases required when any street, drainage facility or other improvement wherein a subdivision or land development abuts or traverses lands of persons other than the person holding legal title to the lands of the subdivision or land development at his own cost and obtain from the owner of lands so abutted or traversed full releases from all damages which may change in grade, construction or otherwise of the street, drainage facility or other improvement, and such releases shall insure to the benefit not only of the owner of the subdivision or land development but to the municipality as well.
- D. To promptly reimburse to the Planning Commission the required attorneys' and engineers' fees.

### 611 - Required Completion of Improvements

To assure the municipality that the streets, walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains and other improvements required by this Ordinance are installed in accordance with this Ordinance and the final plan, the requirement of a deposit with the municipality of a corporate bond or other security acceptable to the governing body in an amount sufficient to cover the costs of any improvements which may be required is provided. Such bond or other security shall provide for and secure the completion of all required improvements within three (3) years from the date of preliminary plan approval. In cases where development is projected over a period of years, the governing body may authorize submission of final plans by sections, 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.

### 612 - Release From Improvement Bond

- A. When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the governing body, in writing, by certified or registered mail of the completion of the required improvements and shall send a copy to the Engineer. The governing body shall, within ten (10) days after receipt of such notice, direct the Engineer to inspect the required improvements. The Engineer shall thereupon file a written report with the governing body and promptly mail a copy to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Engineer of authorization from the governing body; the report shall be detailed and indicate recommended approval or rejection of the required improvements, either in whole or in part; and if the improvements or any portion thereof shall be rejected by the Engineer, the report shall contain a statement of reasons for rejection.
- B. The governing body shall notify the developer, in writing, by certified or registered mail of the action of the governing body upon the Engineer's report.
- C. If the governing body or the Engineer fail to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved; and the developer shall be released from all liability, pursuant to its performance guaranty bond.
- D. If any portion of the improvements are rejected by the governing body, the developer shall proceed to complete the same; and upon completion, the same procedure of notification shall be followed.

- E. Nothing herein shall be construed in limitation of the developer's right to contest or question, by legal proceedings or otherwise, any determination of the governing body or the Engineer.

### 613 - Remedies

In the event any improvements which may be required have not been installed as provided for in this Ordinance or in accordance with the approved final plan, the governing body shall enforce any corporate bond or other security by appropriate legal and equitable remedies. If the proceeds of such bond or other security are insufficient to pay the cost of installing or making repairs or corrections to all of the required improvements, the governing body may 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 monies necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or 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 municipal purpose.

### SECTION 620 - OPEN SPACE MANAGEMENT

- A. Preliminary Plan - The developer shall, at the time of submission of the preliminary plan, delineate on the plan those open spaces, if any, proposed for common ownership and management by an association of residents or owners and those proposed for public dedication, the governing body shall, at the time of approval of the preliminary plan, indicate those areas it is willing to accept for public dedication.
- B. Final Plan - In such cases, the developer shall, at the time of submission of the final plan, present documents creating and governing a property owner's organization and containing the declaration of covenants, restrictions, easements, changes and liens deemed necessary to own, manage and maintain the open space areas and any associated recreational facilities. These documents shall contain the following minimum essential provisions with respect to such organizations.
1. Powers and duties in maintaining and administering open spaces and recreational facilities, administering and enforcing all covenants and restrictions and in the levying, collecting and disbursing of assessments and changes.
  2. Membership and voting rights.
  3. Establishment of bonds as required to guarantee the initial construction and installation of all recreation facilities within the open space areas.

4. Rights and duties of the municipality, members of the organization and other residents of the proposed development in the event of a breach of any covenant or restriction.

C. Failure to Maintain - If any private individual or organization established to own and maintain open space, including any successor individual or organization, shall breach any covenant or restriction or fail to maintain the open space in reasonable order and condition, the organization, municipality and any other parties in interest shall be guided by the provisions of Section 705(d) of the Pennsylvania Municipalities Planning Code.

ARTICLE VII  
PLAN REQUIREMENTS

SECTION 710 - SKETCH PLAN

Data furnished in a sketch plan is at the discretion of the developer. For fullest usefulness, it is suggested that it include the following information.

- A. Tract boundary.
- B. Location map.
- C. North point, approximate scale and date.
- D. Streets on and adjacent to the tract.
- E. Topographical and physical features.
- F. Proposed general street layout.
- G. Proposed general lot layout.

SECTION 720 - PRELIMINARY PLAN

- A. The developer shall supply eight (8) copies of the preliminary plan and data, along with three (3) copies of a written application (Appendix "E"), to the governing body. The copies of the preliminary plan can be either black and white or blue and white prints; the sheet size shall be 22" x 36".
- B. The preliminary plan shall be at a scale of fifty (50) or one hundred (100) feet to the inch and show the following information.
  - 1. Proposed name of the subdivision or land development and the municipality in which it is located.
  - 2. Name and address of the owner of the tract or his authorized agent, if any, and the developer, plus the architect, surveyor or engineer who prepared the plan.
  - 3. Date, north point and graphic scale.
  - 4. Total acreage of the tract and number of lots.
  - 5. Zoning requirements (district and basic dimensional requirements).

6. A location map showing the relation of the tract to all streets, roads and municipal boundaries existing within one thousand (1,000) feet of any part of the property proposed to be developed. This map shall be at a scale of eight hundred (800) feet to the inch.
7. Tract boundaries showing distances and bearings.
8. Contours at vertical intervals of two (2) feet and the location of bench mark and datum used; intervals of five (5) feet may be used if specific permission is granted by the Planning Commission.
9. The names of all owners of all immediately adjacent unplatted land; the names of all proposed or existing subdivisions immediately adjacent and the locations and dimensions of any streets or easements shown thereon; the locations and dimensions of all existing streets, roads, railroads, public sewers, aqueducts, water mains and feeder lines, fire hydrants, gas, electric and oil transmission lines, water-courses and other significant features within two hundred (200) feet of any part of the property proposed to be developed; and the locations of all buildings and approximate locations of all tree masses within the property.
10. The location and widths of any streets or other public ways or places shown upon an adopted regional, County or State plan, if such exists for the area to be developed.
11. The full plan of the development showing the location of all proposed streets, roads, alleys, utility easements, parks, playgrounds and other public areas; sewer and water facilities; proposed building setback lines for each street; proposed lot lines and approximate dimensions of lots; lot numbers in consecutive order; and all streets and other areas designed for appurtenant facilities, public use or proposed to be dedicated or reserved for future public use, together with the conditions of such dedications or reservations.
12. Provision for surface drainage of the tract to be developed.
13. Tentative cross-sections and centerline profiles for each proposed street shown on the preliminary plan. These plans may be submitted as separate sheets.
14. Preliminary designs of any bridges or culverts which may be required. These designs may be submitted as separate sheets.
15. Areas subject to periodic flooding.

16. Where the preliminary plan submitted covers only a part of the developer's entire holding, a sketch of the prospective future street system of the unsubmitted part shall be furnished. The street system of the unsubmitted part will be considered in the light of adjustments and connections with future streets in the part not submitted.
17. Proposed street names, to be accompanied by a letter from the Postmaster of the area in which the subdivision or land development is located, stating that the proposed names (except in the case of extensions of existing streets) do not duplicate the names of streets now in use.
18. A draft of any proposed covenants to run with the land.
19. A tentative timetable for the proposed sequence of development for the subdivision or land development.
20. When connection to public water and/or sewer facilities is proposed, assurance of the availability of such service must be presented to the Commission. This assurance shall be in the form of a letter signed by a responsible officer of the company or authority concerned, indicating its ability and willingness to make such service available.
21. When on-lot sewage disposal facilities are proposed, percolation tests shall be made at the developer's expense. The results and location of percolation tests made in accordance with the specifications of the Pennsylvania Department of Health shall be submitted to the Commission. The test locations must be shown on at least two (2) copies of the preliminary plan. A satisfactory Pennsylvania Department of Health feasibility report must be received by the Commission before approval of the preliminary plan.
22. The preliminary plan shall also be accompanied by a filing fee in an amount required by Section 323 herein.

#### SECTION 730 - FINAL PLAN

- A. The final plan to be submitted to the Secretary for approval by the governing body and subsequent recording shall be either drawn with India ink on tracing cloth or a transparent reproduction of the final plan with black line on cloth or stable plastic base film. The final plan shall be at a scale of fifty (50) feet or less to the inch. If the final plan is drawn in two or more sections, it shall be accompanied by a key map showing the location of the several sections.

The developer shall supply seven (7) copies of the proposed final plan, in addition to the original drawing, and three (3) copies of other required exhibits and agreements. The sheet size shall be 22" x 36".

B. The final plan shall show the following:

1. Name of the subdivision or land development and the municipality in which it is located.
2. Name and address of the owner of the tract or his authorized agent and the developer, plus the architect, surveyor or engineer who prepared the plan.
3. Date, north point and graphic scale.
4. Lot numbers (in consecutive order), dimensions, minimum area and total number of lots; acreage of the whole development; density and use of land.
5. Source of title to the land of the subdivision or land development and to all adjoining lots as shown by the books of the Recorder; names of the owners of all adjoining unsubdivided or undeveloped land.
6. A location map showing the relation of the property to all streets, roads and municipal boundaries existing within one thousand (1,000) feet of any part of the property proposed to be developed. This map shall be at a scale of eight hundred (800) feet to the inch.
7. Lot lines with accurate bearings and distances (distances to be to the nearest hundredth of a foot).
8. Pedestrian ways.
9. Accurate dimensions of existing public land and any property to be dedicated or reserved for public, semi-public or community use; all areas to which title is reserved by the owner.
10. Accurate boundary lines, with dimensions and bearings, which provide a survey of the tract, closing with an error of not more than one (1) foot in ten thousand (10,000) feet.
11. Accurate distances and directions to be nearest established street corners or official monuments. Reference corners shall be accurately described on the plan.
12. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.



13. Complete curve data for all curves included in the plan, including radius, delta angle, tangent, arc and chord.
14. Street lines, with accurate dimensions in feet and hundredths of feet, with the bearing of such street lines.
15. Street names.
16. Locations and materials of all permanent monuments and lot markers.
17. Easements for utilities and any limitations on such easements.
18. Setback lines not less than the minimum fixed by the applicable zoning ordinance or any other setback lines established by this Ordinance or public authority or those specified in the deed restrictions, whichever is greater.
19. The following information, where applicable, shall be shown on the plan using the format indicated in Appendix "A".
  - a. Seals -
    - (1) The impressed seal of the licensed engineer or surveyor who prepared the plan.
    - (2) The impressed corporation seal, if the developer is a corporation.
    - (3) The impressed seal of a notary public or other qualified officer acknowledging the owner's statement of intent.
  - b. Acknowledgements -
    - (1) A statement to the effect that the applicant is the owner of the land proposed to be developed and that the subdivision or land development shown on the final plan is made with his or their free consent and it is desired to record the same.
    - (2) An acknowledgement of said statement before an officer authorized to take acknowledgements.
  - c. The following signatures in black India ink shall be placed directly on all copies of the plan submitted for approval.

- (1) The signatures of the owner or owners of the land. If the owner of the land is a corporation, the signatures of the president and secretary of the corporation shall appear.
- (2) The signature of the notary public or other qualified officer acknowledging the owner's statement of intent.
- (3) The signature of the licensed engineer or surveyor who prepared the plan.

C. The final plan shall be accompanied by the following material.

1. Final profiles, cross-sections and specifications for street improvements, sanitary and storm sewerage and water distribution systems shall be shown on one or more separate sheets.
2. Restrictions of all types which will run with the land and become covenants in the deeds of lots shown on the drawing.
3. All covenants running with the land governing the reservation and maintenance of dedicated or undedicated land or open space which shall bear the certificate of approval of the municipal solicitor as to their legal sufficiency.
4. Certification of dedication of streets and other public property.
5. Completed agreements required by Section 610 herein.
6. One of the following to guarantee the completion of required improvements.
  - a. A certificate from the developer and signed by the Engineer that all improvements and installations in the subdivision or land development required by this Ordinance have been made or installed in accordance with specifications; or
  - b. A bond, certified check or other security satisfactory to the municipality which shall:
    - (1) Be made payable to the municipality and
    - (2) Be in an amount determined by the governing body to be sufficient to complete the improvements and installations in compliance with this Ordinance.
    - (3) In the case of a bond, it shall also be with surety satisfactory to the governing body and Commission and

in form, sufficiency and execution acceptable to the governing body and Commission.

- D. The final plan shall be accompanied by a check or money order drawn to the Planning Commission Secretary as required to supplement the original deposit.

#### SECTION 740 - MINOR SUBDIVISIONS

Minor subdivision plans shall show or be accompanied by the following information.

A. Drafting Standards -

1. The plan shall be drawn at a scale of 1" = 50' or 1" = 100'.
2. Dimensions shall be in feet and decimal parts thereof and bearings in degrees, minutes and seconds.

B. General Information -

1. Name of the subdivision or land development.
2. Name and address of the owner.
3. Name and address of the engineer or surveyor responsible for the plan.
4. Zoning classification and basic dimensional requirements.
5. Date, north point and scale.
6. A location map for the purpose of locating the site at a scale of not less than eight hundred (800) feet to the inch.

C. Existing Features -

1. Complete outline survey of the property to be developed, showing all courses, distances and area and tie-ins to all adjacent street intersections.
2. The location, names and widths of streets; the location of property lines and names of owners; the location of watercourses, sanitary sewers, storm drains and similar features.
3. The location and character of existing buildings, wooded areas and other features.

D. Proposed Layout -

1. Proposed layout of lots.
2. Lots numbered.
3. Building setback lines.
4. Total area and minimum lot size.

## ARTICLE VIII

### ADMINISTRATION

#### SECTION 810 - VARIANCES

- A. The provisions of this Ordinance are the minimum standards for the protection of the public welfare. The governing body reserves the right to modify or extend them as may be necessary in the public interest.
- B. If any mandatory provision of this Ordinance is shown by the applicant to be unreasonable and cause unique and undue hardship as they apply to his proposed subdivision or land development, the governing body may grant a variance in writing to such applicant from such mandatory provisions so that substantial justice may be done and the public interest secured, provided such variation will not have the effect of nullifying the intent and purpose of this Ordinance.

A variance shall only be granted by a majority of the governing body present at a specially or regularly scheduled public meeting. Further, the subdivision or land development plans will be available for public inspection at a designated place for a period of ten (10) days immediately preceding the date set for said meeting.

- C. In granting variances and modifications, the governing body may impose such conditions as will, in its judgment, substantially secure the objectives of the standards or requirements so varied or modified.

#### SECTION 820 - APPEALS

##### 821 - Zoning Hearing Board

Except as specified in Section 822 herein, challenges to the validity of this Ordinance and appeals from any action of the Secretary, Engineer or other public officer or body shall be heard by the Zoning Hearing Board in accordance with procedures set forth by the Board for appeals.

##### 822 - Court Appeals

In any case where a plan is disapproved by the governing body and the governing body or Planning Commission has held a hearing upon the application for subdivision or land development, such hearing shall be deemed in lieu of a hearing by the Zoning Hearing Board; and further appeal shall lie directly to the Court of Common Pleas of Northumberland County, which Court shall hear the matter de novo and, after hearing, enter a decree affirming, reversing or modifying the action of the governing body as may appear just

in the premises. The Court shall designate the manner in which notices of the hearing of such appeal shall be given to all parties interested.

823 - Time Limitations

Appeals from any decision or action must be made within thirty (30) days following such decision or action.

SECTION 830 - LEGAL PROVISIONS

831 - Validity

Should any section, subsection or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any other part thereof.

832 - Repealer

All other municipal ordinances or parts of ordinances are hereby repealed insofar as they are inconsistent with the provisions of this Ordinance.

833 - Amendment

Amendments to this Ordinance may be made by the governing body. Such amendments shall be made only by ordinance and shall become effective only after a public hearing pursuant to public notice is held. In addition, in case of an amendment other than that prepared by the Planning Commission, the governing body shall submit each such proposed amendment to the Planning Commission for recommendations at least thirty (30) days prior to the date fixed for the public hearing on such proposed amendment.

SECTION 840 - ENACTMENT

This Ordinance shall become effective immediately.

Enacted and ordained this 7 day of August, 1972.

Attest:

SNYDERTOWN BOROUGH COUNCIL

Myrtle Smink  
Secretary

William E. Mowey  
President

Approved:

Leon E. Clayberger  
Mayor

APPENDIX A

STATEMENTS AND ACKNOWLEDGEMENTS

Affidavits and acknowledgements required on plans shall be worded as follows:

1. Owner's Statement of Intent

I (we) \_\_\_\_\_ have laid out upon my (our) land situated in \_\_\_\_\_ (Municipality) County of \_\_\_\_\_, Commonwealth of Pennsylvania, lots, streets and buildings according to this plan which is intended to be recorded.

Witness my (our) hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

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

If the owner is a corporation, the president and secretary shall sign below the corporate name and affix the corporate seal to the plan.

2. Acknowledgement of Owner's Statement of Intent

On the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_, before me, the subscriber, a notary public of the Commonwealth of Pennsylvania, personally appeared \_\_\_\_\_

\_\_\_\_\_  
(names of all owners), who acknowledged this plan to be the official plan of streets and property shown thereon, situated in \_\_\_\_\_ (Municipality) \_\_\_\_\_, County of \_\_\_\_\_, Commonwealth of Pennsylvania, and desired that this plan be recorded according to law.

\_\_\_\_\_  
(SEAL) \_\_\_\_\_ Notary Public

My commission expires \_\_\_\_\_.

This plan has been prepared and approved by:

\_\_\_\_\_  
Registered Engineer (Surveyor)  
\_\_\_\_\_, 19\_\_.

3. Approval of Municipality

Approved by resolution of the \_\_\_\_\_ (Governing Body)  
of \_\_\_\_\_ (Municipality) \_\_\_\_\_, County of \_\_\_\_\_,  
Commonwealth of Pennsylvania at a meeting held on the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_.

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

If the municipality has a seal, the Recorder will require it to be impressed on the plan.

4. Approval of Planning Commission

Approved by the \_\_\_\_\_ Planning Commission  
\_\_\_\_\_, 19\_\_.

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

5. Approval of Planning Commission Engineer

\_\_\_\_\_  
Engineer

Date \_\_\_\_\_, 19\_\_

6. Review of County Planning Commission

Reviewed by the \_\_\_\_\_ County Planning Commission  
\_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Director



SEWAGE DISPOSAL REPORT FORM

File No. \_\_\_\_\_

Date Received \_\_\_\_\_

The following information is required for all subdivisions or land developments where on-lot sewage disposal systems are planned. Three (3) completed copies of this form shall be included with the preliminary plan submission where required.

Subdivision or Land Development Name \_\_\_\_\_

Developer \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Total Area of Subdivision or Land Development \_\_\_\_\_ sq. ft.

Typical Lot Area \_\_\_\_\_ sq. ft.

Provide information and data on subsoil conditions for the subdivision or land development area. \_\_\_\_\_

Provide information and data on water table elevations for the subdivision or land development area. \_\_\_\_\_

REMARKS:

SEWAGE DISPOSAL REPORT FORM

File No. \_\_\_\_\_

Soil Percolation Test Report

Test Hole	Time	Depth of Water	Drop	Comments
No. _____				
Depth _____				
Soil Type _____				
_____				
_____				
Rate of Fall _____ min. /in.				
_____				
_____				
_____				
_____				
No. _____				
Depth _____				
Soil Type _____				
_____				
_____				
Rate of Fall _____ min. /in.				
_____				
_____				
_____				
_____				
No. _____				
Depth _____				
Soil Type _____				
_____				
_____				
Rate of Fall _____ min. /in.				
_____				
_____				
_____				
_____				

SEWAGE DISPOSAL REPORT FORM

File No. \_\_\_\_\_

Soil Percolation Test Report (Cont.)

Test Hole	Time	Depth of Water	Drop	Comments
No. _____				
Depth _____				
Soil Type _____				
_____				
_____				
Rate of Fall _____ min. /in.				
_____				

I hereby certify that the above information is true and correct and that these tests were made under supervision by \_\_\_\_\_ in accordance with the procedures required by this Ordinance.

\_\_\_\_\_  
Registered Engineer or Qualified Sanitarian

(SEAL)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Developer

\_\_\_\_\_  
Date

SEWAGE DISPOSAL REPORT FORM

ANALYSIS OF SUBDIVISION SEWAGE DISPOSAL REPORT  
(by Pennsylvania Department of Health)

Subdivision or Land Development Name \_\_\_\_\_

Developer \_\_\_\_\_

We have examined the results of the soil percolation tests and the other information listed in this report. Our analysis is as follows:

\_\_\_\_\_ Suitable for the use of individual septic tank systems, provided that:

1. the design of the subdivision or land development provides for each building lot a subsurface disposal field having a gross area of at least \_\_\_\_\_ sq.ft. per bedroom.
2. the tract or portions of the tract designated conforms to the following conditions:

\_\_\_\_\_ Suitable for use of individual septic tank systems for the following reasons.

\_\_\_\_\_ Suitable alternate method of sewage disposal.

Pennsylvania Department of Health, Region \_\_\_\_\_

Reviewing Officer

Date

It is understood that the conclusions rendered on this report do not cover the installation of the individual septic tank systems. The design, construction and installation of each facility should be based upon specific conditions affecting each building lot.

APPENDIX C

IMPROVEMENTS AGREEMENT

Prior to the endorsement of the record plat of any subdivision or land development, duplicate originals of this agreement must be filed with the Planning Commission and the governing body. A performance guarantee in a form satisfactory to the municipal solicitor equal to the amount of the total estimated improvements must also be submitted to the governing body.

Estimated construction costs should be determined by the Engineer.

IMPROVEMENTS AGREEMENT

In re: \_\_\_\_\_  
Name of Subdivision or Development \_\_\_\_\_ Location \_\_\_\_\_

The undersigned developer hereby agrees to provide throughout his subdivision or land development and as shown on the development plan of \_\_\_\_\_ dated \_\_\_\_\_, 19\_\_\_\_, the following municipal improvements.

Improvements	Unit	(1) Estimated Construction Cost
Street Grading		
Street Base		
Street Paving		
Curbs		
Sidewalks		
Storm Sewer Facilities		
Sanitary Sewers:		
Trunk Lines		
Mains		
Laterals or House Connections		
On-Site Sewage Facilities		
Fire Hydrants		
Street Monuments		
Street Name Signs		
Street Lights		

Improvements Agreement (Cont.)

SUBTOTAL \_\_\_\_\_

Supervision of all installations  
(should normally not exceed  
4% of subtotal). \_\_\_\_\_

Total Estimated Cost of  
Improvements and Supervision

\$ \_\_\_\_\_

The above improvements shall be constructed in accordance with all municipal requirements and specifications, and conformance with this provision shall be determined solely by the \_\_\_\_\_ (Municipality).

The developer intends to be legally bound hereby.

\_\_\_\_\_  
Signature of Developer

(If corporation, to be signed by president  
and attested to by secretary, together with  
corporate seal.)

Dated: \_\_\_\_\_, 19\_\_.

Acceptance

Approved by Resolution of the \_\_\_\_\_  
at the meeting of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
Signature of Authorized Municipal Officer

APPENDIX D

STATEMENTS AND ACKNOWLEDGEMENTS  
WHICH WILL BE SEPARATE INSTRUMENTS

A. The Offer of Dedication

We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and hereby lay off, plat and subdivide, said real estate in accordance with the within plat, that the subdivision or land development shall be known and designated as \_\_\_\_\_ and that all streets and alleys shown and not heretofore dedicated to the public use.

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

B. Where lot sizes are based on the availability of public water supply and/or sewage disposal systems, the applicable certificates shall be used.

1. Water

It is hereby certified that all lots in the subdivision or land development known as \_\_\_\_\_ will be served with water by the \_\_\_\_\_ (Name of Company or Authority), which is a public water facility.

\_\_\_\_\_  
(Signature of Developer)

2. Sewer

It is hereby certified that all lots in the subdivision or land development known as \_\_\_\_\_ will be provided with public sanitary sewer facilities. The sewers will become a part of the \_\_\_\_\_ (Name of Company or Authority) sewerage system.

\_\_\_\_\_  
(Signature of Developer)

APPENDIX E

APPLICATION

File No. \_\_\_\_\_

Date of Application \_\_\_\_\_

Application for Subdivision or Land Development Approval

Name of Subdivision or Land Development \_\_\_\_\_

Municipality \_\_\_\_\_

Location \_\_\_\_\_

Owner \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Applicant \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Registered Engineer or Surveyor \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

Existing Zoning \_\_\_\_\_

No. of Lots \_\_\_\_\_

Total Acreage \_\_\_\_\_

Minimum Lot Size \_\_\_\_\_

Lineal Feet of New Streets \_\_\_\_\_

Water Supply: Public System \_\_\_\_\_ On-Lot System \_\_\_\_\_

Sewerage System: Public System \_\_\_\_\_ On-Lot Disposal \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner

REMARKS: