

West Mead Township

SUBDIVISION and LAND DEVELOPMENT ORDINANCE



CRAWFORD COUNTY

PENNSYLVANIA

2008

**SUBDIVISION and
LAND DEVELOPMENT
ORDINANCE**

FOR

**WEST MEAD TOWNSHIP
CRAWFORD COUNTY
PENNSYLVANIA**

2008

West Mead Township Planning Commission

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**WEST MEAD TOWNSHIP
CRAWFORD COUNTY, PA**

**SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE**

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**ARTICLE I
GENERAL PROVISIONS**

100. Title. This Ordinance shall be known as the West Mead Township Subdivision and Land Development Ordinance.

101. Purposes.

To protect and provide for the public health, safety and general welfare of the Township;

To insure that property boundaries that are created through the land subdivision and/or development process are accurately determined, marked on the land and established on a drawing which is available for public inspection;

To encourage the efficient use of land and orderly, coordinated development throughout the Township, insuring that road systems are coordinated; that roads, and their appurtenances are built to adequate standards and widths and that necessary easements or rights-of-way are provided for storm water drainage and public utilities;

To provide, where needed, open space areas in suitable locations to enable communities to attain adequate park and recreation grounds;

To minimize development in flood hazard and unstable soils areas where such development could be vulnerable to the destructive effects of periodic flooding and subsidence;

To encourage energy efficient land development techniques and reduce the Township's dependence on nonrenewable fuels by encouraging alternative renewable energy sources;

To protect, conserve and develop the natural resources of the Township by preventing pollution of waterways, ponds and lakes, by safeguarding the water table and by protecting natural, scenic, historic and archaeological sites;

To assist in guiding the future growth and development of the Township in accordance with Township plans as they now exist and as they may be prepared in the future.

102. Prohibited Activities Related to Subdivision and Land Development.

102.1 No subdivision or land development shall be undertaken except in conformity with the requirements, standards and provisions of this Ordinance, the West Mead Township Zoning Ordinance, the West Mead Township Stormwater Management Ordinance, and other applicable ordinances and regulations.

102.2 No subdivision or land development shall be undertaken until plans and plats therefore have been submitted and approved in accordance with the requirements of this Ordinance.

102.3 No subdivision plat, no land development plan or plat, and no deed for a subdivided lot or land development shall be recorded with the Crawford County Office of the Recorder of Deeds until approved in accordance with the requirements of this Ordinance.

102.4 No subdivision or land development of any lot, tract or parcel of land shall be made, no roadway, sanitary sewer facilities, storm water facilities, water supply facilities, or other improvements in connection therewith shall be laid out, constructed, installed, opened or dedicated for public use, or for the common use of persons owning or using or occupying affected property until plans therefor have been submitted and approved in accordance with the requirements and provisions in this Ordinance.

102.5 No subdivision or land development of any lands and no roadway, sanitary sewer facilities, storm water facilities, water supply facilities or other improvements related thereto shall be laid out, constructed, installed, opened or dedicated for public use or common use of persons owning, occupying or using affected property except in accordance with approved plans, plats and conditions pertaining thereto, and with the requirements of this Ordinance.

103. Administration and Enforcement.

103.1 *Administration.* The Township Board of Supervisors and their designated representatives shall be responsible for the administration and enforcement of this Ordinance.

103.2 *Fees.* Fees for the submission, review, and processing of plats and plans for subdivisions and land developments, including fees for inspections of improvements, shall be established from time to time as permitted by law, by Resolution of the Board of Supervisors.

104. Interpretation and Construction.

104.1 *Relation to Municipalities Planning Code.* These regulations shall be interpreted in accordance with and governed by the applicable provisions of the Pennsylvania Municipalities Planning Code and amendments thereto.

104.2 *Relation to Public Regulation.* These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. Where any provision of this Ordinance imposes restrictions different from those imposed by any other provision of this Ordinance or any other ordinance, rule or regulation, or other provisions of law, whichever provisions are more restrictive or impose higher standards shall control.

104.3 *Relation to Private Regulation.* These regulations are not intended to abrogate any easement, covenant or other private agreement or restriction, provided that where the provisions of this Ordinance are more restrictive or impose higher

standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of this Ordinance shall govern.

104.4 Severability. If any part or provision of this Ordinance or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Ordinance or the application thereof to other persons or circumstances. The Board of Township Supervisors hereby declares that it would have enacted the remainder of this Ordinance, even without any such part, provision, or application.

105. Waiver or Modification of Requirements.

105.1 Modifications Allowed. The Township Supervisors may grant a modification of the requirements of one or more provisions of this Ordinance when the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, when literal compliance with mandatory provisions is shown to be unreasonable, to cause undue hardship, or when an alternate standard can be demonstrated to provide equal or better results, provided that such modification will not be contrary to the public interest and that the purpose and intent of the ordinance is observed.

105.2 Procedure for Obtaining Waiver.

- (a) All requests for a modification shall be in writing and shall accompany and be a part of the application for plan approval. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the Ordinance involved and the minimum modification necessary.
- (b) The request for modification shall be referred to the Planning Commissions for advisory comments.
- (c) The Township Supervisors shall determine whether to grant the modification based upon the criteria set forth above and shall keep a written record of all action taken with respect to the modification request.
- (d) In approving modifications, the Township Supervisors may require such conditions as will, in their judgment, substantially secure the objectives, standards and requirements of this Ordinance.

106. Revisions to Approved Plans and Specifications During Construction. If a request for a revision to the approved plan or a specification is initiated after construction has commenced, the Township Supervisors shall have the authority to approve or disapprove the revision based on field inspections provided that the requested revision does not result in any revisions to other components of the approved plan, does not diminish or interfere

with compliance with other applicable regulations, does not result in substantial deviations from the approved plans or required standards, does not create conditions potentially detrimental to the public safety and welfare, and is documented in writing for the Township's records.

107. Changes to Preexisting Subdivisions or Land Developments.

107.1 For any change in the plat or plan of a recorded subdivision or land development, involving previously approved or constructed streets or other improvements, lot lines, easements or other specifically designated development of areas shown on such plat or plan, such change shall be approved by the Township under the same procedure as for a new subdivision or land development and in accordance with the rules and regulations in place at the time said change is requested. Before any change with a direct impact on the use of property by other owners of land within the subdivision or land development or the public may be approved, the Township must receive a written instrument, satisfactory to the Township Supervisors, executed by the impacted owners of real estate within the subdivision or land development, and suitable for recording, that demonstrates and establishes their informed consent to the change.

107.2 For any change in the plat or plan of a recorded subdivision or land development involving only lot line changes, the transaction may be considered and processed as a minor subdivision in accordance with the procedures set forth in Article III of this Ordinance.

107.3 For any change in the plat or plan of a recorded subdivision or land development involving the merger of lots owned by the same persons and nullification of lot lines on the recorded plat or plan, the transaction may be considered and processed in a single stage of review with a written instrument approved by the Township Supervisors and suitable for recording which shall clearly delineate the lot lines being voided or nullified with reference to a copy of the recorded plot/plan or otherwise.

108. Vacation of Plats.

108.1 A subdivision plat or land development plan, or part thereof, may be vacated or nullified by the owner of the subdivided premises at any time before the sale of any lot therein, by a written instrument, to which a copy of such plat shall be attached, declaring the same to be vacated. Such an instrument shall be approved by the Township Supervisors in like manner as subdivisions, and shall be recorded, and shall operate to nullify the force and effect of the plat so vacated and to divest all public rights in public uses, improvements and roadways.

108.2 After lots delineated on a recorded plat or plan have been sold, the plat or plan or portions thereof may be vacated in the manner established in Section 107 provided all the owners of lots within the subdivision join in the execution of such written instrument.

109. Effect of Adoption of or Changes to this Ordinance on Pending or Approved Plans.

- 109.1** From the time an application for approval of a plat or plan, whether preliminary or final, is duly filed as provided in this Ordinance, and while such application is pending approval or disapproval, no change or amendment of this Ordinance, the Zoning Ordinance, or other governing ordinance or plan shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application was duly filed. In addition, when a preliminary application has been duly approved, the applicant shall be entitled to final approval in accordance with the terms of the approved preliminary application as hereinafter provided. However, if an application is properly and finally denied, any subsequent application shall be subject to the intervening change in governing regulations.
- 109.2** When an application for approval of a plat, whether preliminary or final, has been approved without conditions or approved by the applicant's acceptance of conditions, no subsequent change or amendment in the zoning, subdivision or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five years from such approval. The five-year period shall be extended for the duration of any litigation, including appeals, which prevent the commencement or completion of the development, and for the duration of any sewer or utility moratorium or prohibition which was imposed subsequent to the filing of an application for preliminary approval of a plat. In the event of an appeal filed by any party from the approval or disapproval of a plat, the five-year period shall be extended by the total time from the date the appeal was filed until a final order in such matter has been entered and all appeals have been concluded and any period for filing appeals or requests for reconsideration have expired. Provided, however, no extension shall be based upon any water or sewer moratorium which was in effect as of the date of the filing of a preliminary application.
- 109.3** Where final approval is preceded by preliminary approval, the aforesaid five-year period shall be counted from the date of the preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.
- 109.4** Where the applicant has substantially completed the required improvements as depicted upon the final plat or plan within the aforesaid five-year limit, or any extension thereof as may be granted in writing by the Township Supervisors, no change of ordinance enacted subsequent to the date of filing of the preliminary plat or plan shall modify or revoke any aspect of the approved final plat pertaining to zoning classification or density, lot, building, street or utility location.

110. Effect of New Regulations/Ordinances on Plats/Plans for Phased Development.

110.1 In the case of a preliminary plat or plan calling for the installation of improvements beyond the five-year period referenced above, a schedule shall be filed by the landowner/developer with the preliminary plat or plan delineating all proposed sections as well as deadlines within which applications for final plat or plan approval of each section are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plat approval, until final approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to approval of the Board of Township Supervisors in its discretion.

110.2 Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of 25% of the total number of dwelling units as depicted on the preliminary plan, unless a lesser percentage is approved by the Township in its discretion. Provided the landowner has not defaulted with regard to or violated any of the conditions of the preliminary plat approval, including compliance with applicant's aforesaid schedule of submission of final plats for the various sections, then the aforesaid protections afforded by substantially completing the improvements depicted upon the final plat within five years shall apply and for any section or sections, beyond the initial section, in which the required improvements have not been substantially completed within said five-year period the aforesaid protections shall apply for an additional term or terms of three years from the date of final plat approval for each section.

110.3 Failure of landowner to adhere to the aforesaid schedule of submission of final plats for the various sections shall subject any such section to any and all changes in this Ordinance, the Zoning Ordinance, Stormwater Management Ordinance, or other governing ordinances or plans enacted by the municipality subsequent to the date of the initial preliminary plan submission.

111. Development of Pre-existing Subdivisions and Land Developments.

111.1 In the case of previously recorded subdivision plans, and of unrecorded subdivisions or land developments previously approved (preliminary or final), no land development and no construction of structures shall be permitted except or unless:

- (a) In conformity with the requirements of this Ordinance, as applicable; and
- (b) Public improvements for access and utilities, including sewer and water, shall have been installed or financially secured in accordance with the requirements of this Ordinance; and
- (c) Storm water management controls have been planned and constructed or financially secured in accordance with the requirements of this Ordinance.

112. Remedies for Violation.

112.1 *Refusal to Grant Other Permits.* The Township may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Ordinance. This authority to deny such a permit or approval shall apply to any of the following applicants:

- (a) The owner of record at the time of such violation.
- (b) The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
- (c) The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
- (d) The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.

112.2 *Penalty for Violation.* The Township may institute a proceeding in the Magisterial District Court against any person who has violated the provisions of this Subdivision and Land Development Ordinance. Upon being found liable therefor in a civil enforcement proceeding, the defendant shall pay a judgment of not more than \$500.00 plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied, or payable until the date of the determination of a violation by the District Magistrate. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.

112.3 *Other Remedies as Allowed by Law.* In addition to other remedies, the Township may institute and maintain appropriate actions at law to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises.

113. Impact on Township.

113.1 The granting of a permit or approval of a subdivision or land development plan shall not constitute a representation, guarantee or warranty of any kind by the Township or by any official or employee thereof of the practicability or workability of the proposed plan and shall create no liability upon the Township, its officials or employees.

113.2 The Township shall have the right to refuse to accept any and all improvements planned and dedicated to the Township or the public for Township and public use, whether the improvements have been constructed in accordance with applicable specifications and requirements or not.

113.3 The Township shall not accept improvements intended and dedicated for Township acceptance and public use unless the improvements have been constructed in accordance with all applicable specifications and requirements.

113.4 The Township reserves the right to alter or change public improvements on previously approved subdivisions or land developments accepted by the Township when it has been determined that such changes are necessary to protect and promote the health, safety and welfare of the public and Township, regardless of whether or not the subdivision or land development has been previously recorded. Any such alterations to public improvements as determined by the Township shall supersede any previously approved public improvements plans.

114. Conflicting Ordinances: Effective Date. All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect. This Subdivision and Land Development Ordinance shall take effect five days after its enactment.

115. Amendments. The Township Supervisors may from time to time amend this Ordinance in the manner prescribed by law. Appendices attached to this Ordinance may be amended from time to time by Resolution of the Supervisors without amending this Ordinance.

ARTICLE II DEFINITIONS

200. Words and Terms Defined.

Accessory Use or Structure. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to the principal use or structure and which contributes to the comfort, convenience and necessities of occupants of the principal use or structure which is located on the same lot with the principal use or structure. Devices and equipment part of a solar energy system shall be considered accessory structures. Off-street parking and loading serving the principal structure or use on a property would be termed an accessory use.

Alley. A public street which affords only a secondary means of access to abutting property and is not intended for general traffic.

Applicant. Any person, partnership, business, or corporation, including landowners or developers and their heirs, successors and assigns who seek authorization under the provisions of this Ordinance to engage in an activity governed in whole or in part by this Ordinance.

Block. A tract of land bounded by roads, or by a combination of roads and public parks, cemeteries, railroad rights-of-way, bulkhead lines or shore lines of waterways or corporate boundary lines of the Township.

Building. An assembly of materials constructed for the support, shelter, protection, or enclosure of persons, animals, goods or property. The term shall include mobile or manufactured homes.

Building Setback Line. A line parallel with the lot lines and setback from the lot lines at a distance required by zoning or other regulations to designate an area of the lot adjacent to the lot lines where no structures may be constructed. This line is also referred to as “building line” or “setback line.”

Campground. A site or tract of land or contiguous tracts of land under single ownership or controlled by a group of owners acting jointly which has been planned and improved for the accommodation of two or more campsites to be occupied as temporary living quarters for recreation or vacation purposes.

Cartway. That portion of the road right-of-way surfaced and used for vehicular travel. Cartway width is from one edge of the surface to the other.

Cluster Development. A building venture developed by a single owner or a group of owners acting jointly involving a number of dwelling units often of various types, common areas, and in some instances commercial uses ancillary thereto, and planned as an entity, therefore amenable to development and regulation as one complex land use unit rather than as an aggregation of individual buildings located on separate lots where lot size, setback, and density requirements normally govern development.

Common Area/Common Space. Any space designed for joint use of residents of a mobile home park, a travel trailer park, a campgrounds or other residential development. Such area is intended for recreation and open space use and shall not include areas devoted to vehicular circulation, etc.

Crosswalk. A public right-of-way through a block providing pedestrian access to adjacent roads or area.

Cul-de-sac. A local road having one open end and being permanently terminated by a vehicular turnaround.

DEP. The Pennsylvania Department of Environmental Protection or its successors.

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.

Development. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, the subdivision of land, the placement of mobile homes, roadways and other paving, utilities, filling, grading, excavation, mining, dredging or drilling operations.

Dwelling Units. One or more rooms in a dwelling which are used as living quarters for occupancy by one family, and which unit contains permanently installed bathroom and kitchen facilities reserved for the occupants of such rooms.

Easement. A right granted by a property owner for the use of a portion of the landowner's land by the general public, or a person or persons for a specific purpose or purposes.

Engineer. A professional Engineer who is licensed as such in the Commonwealth of Pennsylvania.

Frontage. The total length of the lot line(s) along the major abutting public street.

Gross Land Area or Gross Acreage. The entire area of a subdivision including lots and roads, measured to the right-of-way on any adjoining roads.

Gross Residential Density. A unit of measure indicating the number of dwelling units per gross land area. Where a density figure is given, the allowable number of dwelling units is determined by multiplying the density figure by the gross acreage.

Improvements. Physical changes to the land and infrastructure necessary to produce safe, healthful and usable land developments, including but not limited to grading, highway facilities, stormwater facilities and stormwater management best management practices (BMPs), changes to or protection of existing watercourses, monuments, water supply facilities, sewage disposal facilities, and other utility facilities.

Land Development. Any of the following activities:

- (a) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - (1) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively; or
 - (2) a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - (3) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of roadways, common areas, leaseholds, condominiums, building groups or other features.
- (b) A subdivision of land.
- (c) Land developments as defined herein, excluding, however, the following:
 - (1) The conversion of an existing single family detached dwelling or a single family semi-detached dwelling into not more than 3 residential units, unless such units are intended to be a condominium; and
 - (2) The addition of an accessory structure, including farm buildings, on a lot or lots subordinate to an existing principal building.
- (d) For purposes of this Ordinance, a substantial addition to any existing non-residential building or multi-family residential building shall be considered a land development. For purposes of this Section, a substantial addition shall be presumed to include any structural addition of more than 2,500 square feet.** see Ordinance No. 2013-1 for additional regulations.

Landowner. Any person, group of persons, partnership, business, corporation, or any legal entity having legal title to or sufficient proprietary interest in land including the holder of an option or contract to purchase, a lessee if he is authorized under the lease to exercise the rights of the landowner.

Lot. A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

Lot, Double Frontage. A lot with opposite ends both abutting on public roads.

Lot Line. One of the boundaries of a lot designating the horizontal extent of the lot. Also referred to as a property line.

Lot, Mobile Home. A parcel of land within a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home.

Mobile Home. A transportable, single family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

Mobile Home Park. A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

Monument. A point on the land of known location, which is established by a registered professional land surveyor, and used to locate property lines.

Planning Commission. The West Mead Township Planning Commission, also referred to as the Commission or the Planning Commission.

Plat. A map or plan of a subdivision or land development, whether preliminary or final, and which is submitted for approval and which, if final, will be suitable for recording and will be recorded when approved.

Public Improvement. Any improvement that is planned for dedication and acceptance by a public entity and for which the public entity has required construction specifications.

Recreational Vehicle. A vehicular type unit designed to provide temporary living quarters for recreational, camping, or travel use which either has its own motor power or is mounted on or drawn by another vehicle. The term shall include travel trailers, camping trailers, truck campers, recreational trailers and motor homes.

Recreational Vehicle Park. A site or tract of land or contiguous tracts of land under single ownership or controlled by a group of owners acting jointly upon which two or more recreational vehicles, used as temporary living quarters for recreation or vacation purposes, are (or are intended to be) located whether operated for or without compensation.

Right-of-Way. A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates curbs, lawn strips, sidewalks, lighting and drainage facilities.

Road. A travel way which primarily serves or is intended to serve as a vehicular and pedestrian access to abutting lands or to other roads. The word "road" refers to the entire width of the right-of-way or easement designated for such use, whether public or private, and not only to the surfaced roadway or paving or other improvements within the road right-of-way. It includes the terms highway, roadway and street.

Road, Private. Any road which is privately owned and maintained by an individual or legal entity other than the Township or State.

Road, Marginal Access. A local road which is parallel and adjacent to a highway carrying through traffic and which provides access to abutting properties while separating them from the highway, protecting local traffic from the fast moving, through moving traffic on the highway.

Road, Public. Any road which is, or is to be, dedicated, for public use, or which has been accepted as and is being maintained by the Township or State.

Sight Distance. The required length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic. Sight distance measurement shall be made from a point 4.5 feet above the centerline of the road surface to a point in the distance 0.5 feet above the centerline of the cartway.

Structure. Any man-made object having an ascertainable stationary location on or in land or water whether or not affixed to the land, including, but not limited to, buildings, sheds, billboards, signs, carports, porches, swimming pools, structural walls and other building features but not including sidewalks, driveways, and patios.

Subdivision. The division or re-division 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, partition by the Court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that (1) the subdivision by lease of land for agricultural purpose into parcels of more than 10 acres, not involving any new roadway or easement of access or any residential dwelling or habitable building, shall be exempted, and (2) conveyances executed for the sole purpose of settling *bona fide* property line disputes between adjoining owners shall be exempted.

Substantial Completion. The condition of a subdivision or land development where, in the judgment of the Township engineer or other authorized township official, at least 90% of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use. The terms “substantially complete” and “substantially completed” as applied to the improvements refer to substantial completion thereof.

Survey, Property. An accurate drawing prepared by a registered professional land surveyor.

Surveyor. A Professional Land Surveyor registered as such by the Commonwealth of Pennsylvania.

Township. West Mead Township.

Township Supervisors. The duly elected governing officials of the Township of West Mead also referred to as the “Township”, the “Board of Township Supervisors” or the “Board”.

201. Usage.

Words used in the present tense shall include the future; words used in the singular number shall include the plural number, and the plural singular.

The word “shall” is mandatory and not discretionary.

The words “may” and “should” are permissive.

The term “person” includes individuals, corporations, partnerships and unincorporated associations and similar entities.

202. Incorporation of Other Definitions.

The definitions set forth in the Pennsylvania Municipalities Planning Code, and the West Mead Township Zoning and Stormwater Management Ordinances, are hereby adopted and incorporated by reference as the definitions applicable to this Ordinance.

ARTICLE III
PROCEDURES FOR APPLICATION, REVIEW, APPROVAL, AND RECORDING

300. Application.

300.1 *Submittal.* Applications for Subdivisions or land developments, together with all plans, materials and fees required by this Ordinance or Resolution of the Township Board of Supervisors, shall be submitted to the Township Secretary in person or by mail. No application shall be considered complete until all required materials and fees shall have been received.

300.2 *Information to be Submitted.* All subdivision and land development plan submissions shall be accompanied by one copy of a narrative of facts and explanations relative to the subdivision and land development. The information shall be presented on a form provided by the Township or otherwise acceptable to the Township. The application shall include the information required under Section 400.

300.3 *Classification of Subdivisions and Land Developments.* Subdivisions and/or land developments shall be classified as follows:

- (a) *Minor Subdivision.* A subdivision resulting in five lots or less, and where,
 - (1) the lots abut existing public roads which are maintained by the Township or state, and
 - (2) no new roads are planned, and
 - (3) each lot will have an on-lot sewage disposal system or access to an existing public sewer and will have water supplied by an on-lot well or an existing public water system, and
 - (4) no construction of publicly dedicated storm water facilities or other public improvements are planned or necessary, and
 - (5) no land is reserved or dedicated for any public purpose.
- (b) *Major Subdivision.* Any subdivision not classified as a minor subdivision. For purposes of determining whether a subdivision/land development contains more than 5 lots, the Township Supervisors may include adjacent lands planned for future development, or previously subdivided that are related to the subdivision under consideration by reason of location, planned use, and impact on the public health, safety and welfare.
- (c) *Minor Land Development.* A land development involving:
 - (1) the construction of only one commercial, industrial or other non-residential building or substantial addition thereto, or a single

residential apartment building with no more than four dwelling units, and

(2) the development of less than 12,000 square feet for buildings and parking.

(d) *Major Land Development.* A land development other than a minor land development. Major land developments shall include mobile home parks, recreational vehicle parks, apartment complexes, shopping centers, industrial developments and cluster developments. A land development shall also be considered a major land development once the aggregate development exceeds 12,000 square feet for buildings, parking, and other impervious surfaces. For purposes of determining whether a development exceeds 12,000 square feet, the Township Supervisors may include additional planned or previously completed land development that is related to the development under consideration by reason of location, ownership, planned use, and impact on the public health, safety and welfare.

301. Sketch Plan Stage.

301.1 *Applicability.* The sketch plan stage is mandatory for major subdivisions and major land developments. For minor subdivisions and minor land developments, the sketch plan stage is encouraged, but not required. Submittal of a sketch plan does not constitute a formal plan filing with the Township and shall not commence the statutory review period as required by the Municipalities Planning Code.

301.2 *Purpose.* The purpose and benefits of the sketch plan stage are as follows:

- (a) It is normally beneficial to discuss a proposal with the Township zoning administrator, Planning Commission, and Supervisors before a substantial amount of design and engineering time is invested in the development.
- (b) The sketch plan stage provides an opportunity for the applicant to present a rough plan for informal examination of road and lot patterns, public facility improvements, utility system requirements, relationships to existing conditions and proposed development in the area, requirements of the Township ordinances and applicable state regulations and other pertinent concerns.
- (c) The requirements of the Township can be clarified, including the requirements of this Ordinance.
- (d) Relationships to existing conditions and proposed development in the area surrounding the subdivision or land development can be reviewed.

- (e) An evaluation of the benefits of conservation design when compared to traditional subdivision and land development layouts can be discussed at the sketch plan stage.
- (f) Other requirements of local and state governments can be discussed.

301.3 *Submittal of Sketch Plan.* The applicant shall submit two (2) copies of the sketch plan to the Township Secretary, conforming to the requirements of Section 401. The Township may refuse to accept a sketch plan and begin the sketch plan stage if the sketch plan as submitted is incomplete.

301.4 *Review.* The sketch plan shall be reviewed at the Planning Commission meeting following acceptance of the sketch plan, unless that the plan is submitted fewer than seven (7) days prior to said meeting, in which case the review may be delayed until the following Planning Commission meeting. Applicants should have a representative present at the Planning Commission meeting at which the sketch plan is reviewed. The Supervisors shall review the sketch plan at their meeting which follows the Planning Commission meeting at which the sketch plan is reviewed. Review of the sketch plan by the Planning Commission and Supervisors shall be for discussion purposes only, and there will be no formal approval or disapproval of the sketch plan.

302. Preliminary Plan Stage.

302.1 *Applicability.* The preliminary plan stage is mandatory for all subdivisions and land developments. For minor subdivisions and minor land developments, the preliminary plan stage and final plan stage reviews may be combined at the discretion of the Township Supervisors. For major subdivisions and major land developments, the preliminary plan stage will not commence until the sketch plan Stage has been completed.

302.2 *Purpose.* Review and approval of a preliminary plan shall not constitute approval of the final plan for any purpose or reason, but shall constitute conditional approval of the proposed subdivision and/or land development as to its general character and layout in conformance with the requirements of this Ordinance. If a subdivision or land development is to be developed in phases, the preliminary plan stage serves as an overall guide to the development, delineating each phase of the entire area considered for development.

302.3 *Submittal of Preliminary Plan.* The applicant shall submit three (3) copies of the preliminary plan to the Township Secretary, conforming to the requirements of Section 402. Additional copies shall be submitted at the request of the Township Secretary. The Township may refuse to accept a preliminary plan and begin the preliminary plan stage if the preliminary plan as submitted is incomplete. No preliminary plan shall be accepted until the Township has received the required fees in accordance with the schedule of fees as may be adopted from time to time by the Township.

302.4 *Review by Planning Commission and other Entities.* Prior to taking action on a preliminary plan, the Township Supervisors shall solicit comment from the Planning Commission and other entities as follows:

- (a) *Crawford County Planning Commission.* Upon acceptance of the preliminary plan, the Township Secretary shall forward one copy of the submittal to the Crawford County Planning Commission for its review and comment. The Crawford County Planning Commission or its staff shall have 45 days from the date it receives the preliminary plan in which to provide comments.
- (b) *Township Planning Commission.* Within 45 days of acceptance, the preliminary plan shall be reviewed by the Township Planning Commission. Attendance at the Township Planning Commission meeting by parties having an interest in the proposed subdivision and/or land development is strongly encouraged. Preliminary plans not submitted within seven (7) days prior to a Township Planning Commission meeting may be reviewed at the following meeting.
- (c) *Other Governmental Entities.* Upon acceptance of the preliminary plan, the Township Secretary shall determine whether review by other governmental entities is necessary, and if so, forward one copy of the submittal to the each entity for its review and comment. These entities may include adjacent municipalities, the Meadville Area Water Authority, the Meadville Area Sewer Authority, the Crawford County Conservation District, and the Pennsylvania Department of Transportation. Each governmental entity shall have 45 days from the date it receives the preliminary plan in which to provide comments. As necessary, additional copies shall be provided by the applicant.

302.5 *Action by Township Supervisors.* The Township Supervisors shall review the preliminary plan submission to assure conformance with the requirements of this Ordinance. Action by the Board of Supervisors shall be as follows:

- (a) The Board of Supervisors shall render its decision on the preliminary plan and communicate it to the applicant no later than 90 days following the date the preliminary plan submission is delivered to and accepted by the Township Secretary. The Supervisors should provide the decision in a lesser time whenever possible.
- (b) The Supervisors shall not approve a preliminary plan until they receive comment from the County Planning Commission or their staff, the Township Planning Commission, or any other governmental entity from which comment was requested, or until the expiration of the 45 days allowed for such comment.

- (c) In processing and rendering a decision on the preliminary plan, the Board may take one of the following actions:
 - (1) Approve the plan.
 - (2) Approve the plan subject to specified conditions relating to additions, corrections, collateral approvals, and/or changes to be made or supplied in the plan. Any such conditions shall be addressed by the applicant in the submission of the final plan.
 - (3) Table action on the preliminary plan until additional information, corrections, collateral approvals, and/or changes are made to the plan, but only with written consent of applicant if such action will delay decision on the preliminary plan for more than 90 days from date of application.
 - (4) Disapprove the preliminary plan if it finds that the plan does not comply with the requirements of this Ordinance or other applicable regulations or if, in its opinion, the subdivision or land development plan would adversely affect the health, safety, or the general welfare of the Township.
- (d) The decision of the Board of Supervisors shall be communicated to the applicant in writing, delivered either personally or mailed to the applicant's last known address, no later than 15 days following the decision. Where the plan is disapproved, the written decision shall specify the deficiencies in the plan and describe the requirements which have not been met and cite the provisions of law or ordinance relied upon.
- (e) Extensions or modifications of the time restrictions, or changes in the prescribed manner of communication of the decision as set forth above shall not be made except with written consent and approval of the applicant.

303. Final Plan Stage.

303.1 *Applicability.* The final plan stage is mandatory for all subdivisions and land developments. For minor subdivisions and minor land developments, the final plan stage may run concurrently with the preliminary plan stage. For major subdivisions and major land developments, the final plan stage will not commence until the preliminary plan review stage has been completed.

303.2 *Purpose.* The final plan stage is a continuation of the review begun in the preliminary plan stage. Review and approval of a final plan shall be required before any construction of the subdivision or land development may commence to assure compliance with this Ordinance and other applicable regulations. Where a subdivision or land development is to be constructed in phases as delineated on

the preliminary plan, construction plans and specifications need be prepared only for the phase for which final approval is requested.

303.3 *Submittal of Final Plan.* The applicant shall submit three (3) copies of the final plan to the Township Secretary, conforming to the requirements of Section 403. Additional copies shall be submitted at the request of the Township Secretary. Acceptance by the Township of the final plan for review shall be contingent upon the following:

- (a) Submission of the final plan shall occur not more than five years following the date of approval or conditional approval of the preliminary plan. Failure to submit the final plan within this period shall nullify the preliminary plan approval unless an extension of time has been granted by the Township Supervisors.
- (b) The final plan shall basically conform to the approved preliminary plan except for any modifications or changes required by the Township. Where, in the opinion of the Planning Commission, the final plan differs substantively from the approved preliminary plan other than those differences required by the Township, the applicant must resubmit the preliminary plan.
- (c) The Township may refuse to accept the final plan and begin the final plan stage review if the final plan as submitted is incomplete. In the event the final plan is incomplete, applicant shall be notified of the deficiency and the fact that the review process will not begin until the requirements for review are complete.
- (d) No final plan shall be accepted until the applicant has paid the Township the appropriate fees in accordance with the schedule of fees as may be periodically adopted by the Township.

303.4 *Review by Planning Commission and other Entities.* Prior to taking action on a final plan, the Township Supervisors shall solicit comment from the Planning Commission and other entities as follows:

- (a) *Crawford County Planning Commission.* Upon acceptance of the final plan, the Township Secretary shall forward one copy of the submittal to the Crawford County Planning Commission for its review and comment. The Crawford County Planning Commission or its staff shall have 45 days from the date it receives the final plan in which to provide comments.
- (b) *Township Planning Commission.* Within 45 days of acceptance, the final plan shall be reviewed by the Township Planning Commission. Attendance at the Township Planning Commission meeting by parties having an interest in the proposed subdivision and/or land development is strongly encouraged. Final plans not submitted within seven (7) days

prior to a Township Planning Commission meeting may be reviewed at the following meeting.

- (c) *Other Governmental Entities.* Upon acceptance of the final plan, the Township Secretary shall determine whether review by other governmental entities is necessary, and if so, forward one copy of the submittal to the each entity for its review and comment. These entities may include adjacent municipalities, the Meadville Area Water Authority, the Meadville Area Sewer Authority, the Crawford County Conservation District, the Crawford Central School District, and the Pennsylvania Department of Transportation. Each governmental entity shall have 45 days from the date it receives the final plan in which to provide comments. As necessary, additional copies shall be provided by the applicant.

303.5 Action by Township Supervisors. The Township Supervisors shall review the final plan submissions to assure conformance with the requirements of this Ordinance. Action by the Board of Supervisors shall be as follows:

- (a) The Board of Supervisors shall render its decision on the final plan and communicate it to the applicant no later than 90 days following the date the final plan submission is delivered to and accepted by the Township Secretary as complete. The Supervisors should provide the decision in a lesser time whenever possible.
- (b) The Township Supervisors shall not approve a final plan until they receive comment from the County Planning Commission or their staff, the Township Planning Commission, or any other governmental entity from which comment was requested, or until the expiration of the 45 days allowed for such comment.
- (c) The Township Supervisors shall not approve a final plan until appropriate financial security for planned improvements as required in Article VI has been received.
- (d) In processing and rendering a decision on the final plan, the Township Supervisors may take one of the following actions:
 - (1) Approve the plan as submitted.
 - (2) Approve the plan subject to specified conditions relating to additions, corrections, collateral approvals, and/or changes to be made or supplied in the plan. In the case of a final plan, provision shall be made for the applicant to accept or reject the proposed conditions. If any condition is rejected, or if the applicant takes no action to accept or reject the conditions within 15 days of the date the applicant receives from the Township a written decision regarding conditional approval, then the Township's approval of the final plan shall be automatically rescinded. The acceptance or

rejection of the conditions shall be noted by signature of the applicant on the form provided by the Township. In instances where the final plan is given a conditional approval, the subdivision plat shall not be signed until each condition has been satisfactorily met as ascertained by the Township.

- (3) Table action on the final plan until additional information, corrections, collateral approvals, and/or changes are made to the plan, but only with written consent of applicant if such action will delay decision on the final plan for more than 90 days from date of application.
- (4) Disapprove the final plan if the Township Supervisors find that the plan does not comply with the requirements of this Ordinance or other applicable regulations or if, in its opinion, the subdivision or land development plan would adversely affect the health, safety, or the general welfare of the Township.

303.6 The decision of the Township Board of Supervisors shall be communicated to the applicant in writing, delivered either personally or mailed to the applicant's last known address, no later than 15 days following the decision. Where the plan is disapproved, the written decision shall specify the deficiencies in the plan and describe the requirements which have not been met and cite the provisions of law or ordinance relied upon.

303.7 Extensions or modifications of the time restrictions, or changes in the prescribed manner of communication of the decision as set forth above shall not be made except with written consent and approval of the applicant.

304. Recording. Upon the approval of a final plat or plan, the developer shall, within 90 days of such final approval or within 90 days after the approved plat or plan has been signed by the Township Supervisors following completion of conditions imposed for such approval, whichever is later, record such plat or plan in the Office of the Recorder of Deeds of Crawford County. Whenever such plat or plan approval is required, the Recorder of Deeds shall not accept any plat or plan for recording, unless such plat or plan officially notes the approval of the Township Supervisors and review by the County Planning Commission. A stamped copy of the recorded plan must be filed with the Township Secretary within 30 days of recording. If not recorded, the Board's approval becomes void unless an extension of time is requested in writing and granted by the Board.

ARTICLE IV
SUBDIVISION AND LAND DEVELOPMENT PLAN REQUIREMENTS

- 400. Application Contents.** Applications for subdivisions and land developments shall be submitted on a form provided by the Township (refer to Appendix I), or in another form acceptable to the Township. Applications shall include the following information:
- 400.1** Name of the subdivision or land development;
 - 400.2** Name, address and telephone number of the property owner and/or his agent if one exists;
 - 400.3** Name, address and telephone number of the professional engineer or land surveyor responsible for preparing the subdivision and land development plans;
 - 400.4** Description of the location of the proposed subdivision or land development in order that it may be located on a property map of the Township;
 - 400.5** Number of lots in the subdivision and the gross acreage of the subdivision or land development; the area of any existing public road right-of-way shall not be included in the gross acreage figure;
 - 400.6** Type of development proposed, whether single family or multi-family residential, mobile home or recreational vehicle park, commercial or industrial buildings, recreational facility, etc.;
 - 400.7** General statements on how sanitary waste and storm water will be handled, how potable water will be obtained, how electric power will be obtained, how any other utilities will be provided, and any other information pertinent to the review of the subdivision;
 - 400.8** Zoning district(s) involved in the subdivision or land development;
 - 400.9** Additional information on the area surrounding the subdivision or land development including but not limited to roads and other community facilities, zoning, existing uses of land, topography and other relevant features.
 - 400.10** Determination of the need to revise the Township's official sewage facilities plan is encouraged to be done at the time of application. Refer to Section 402.2(a).
- 401. Sketch Plan Information.** The sketch plan shall consist of one or more drawings of sufficient size and scale to adequately depict the proposed subdivision or land development. The sketch plan may also consist of narrative statements, reports, and exhibits as necessary to convey the applicant's intent and depict the information required herein.
- 401.1** Sketch plan drawings should be roughly to scale, but may be prepared freehand. Drawings prepared by a registered professional engineer, surveyor, or landscape

architect are encouraged but not required for the sketch plan stage. Detailed construction drawings and specifications for proposed improvements need not be submitted with the sketch plan.

401.2 Information submitted with the sketch plan shall include the following:

- (a) Name of the person or firm, including address and phone number, preparing the plan and the date of preparation.
- (b) North arrow and scale.
- (c) Location map, which may be a separate U.S. Geological Survey topographic map or photocopy of a tax map.
- (d) Existing man-made features including roads, buildings, and existing lot lines.
- (e) Approximate location and extent of existing natural features including streams, watercourses and bodies of water, floodplains, wetlands, trees and brush.
- (f) Proposed lot lines, roads, and buildings.
- (g) Proposed parks, recreation areas, and green space.
- (h) Existing public sanitary sewers and proposed sanitary sewers; or in the case of on-lot sewage disposal the proposed disposal system location.
- (i) Information on the water supply proposed for the project.
- (j) Sketch of stormwater management facility locations.
- (k) Elevations, cross sections, perspective drawings, and other information that may be useful in explaining the intent of the proposal.

401.3 Sketch plans for major subdivisions and land developments should also include a conservation design alternative depicting all of the information required in Section 401.2. The conservation design alternative shall be developed using the following four-step process:

- (a) *Delineate greenway lands.* Primary greenway lands are comprised of floodplains, wetlands, and slopes over 25 percent. Secondary greenway lands are comprised of other resources of natural or cultural significance, including but not limited to streams, meadows, woodlands, large trees, hedgerows, etc. To the extent that secondary greenway lands are left undisturbed as a percentage of the total developable area, the Township may grant the developer incentives in the form of reduced lot sizes and reduced frontage in accordance with the Zoning Ordinance, and in the

form of reduced stormwater management requirements in accordance with the Stormwater Ordinance.

- (b) *Locate building sites.* Potential building sites shall be located, using the proposed greenway lands as a base map. Building sites should generally be located not closer than 100 feet from primary greenway lands and 50 feet from secondary greenway lands, taking into consideration the potential negative impacts of development on such lands as well as the potential positive benefits of such locations to provide attractive views and visual settings for both the property owner and passersby.
- (c) *Alignment of streets and trails.* Upon designating building sites, a street plan shall be designed to provide vehicular access to each building, and bearing a logical relationship to topographic conditions. Impacts of the street plan on proposed greenway lands shall be minimized, particularly with respect to crossing environmentally sensitive areas such as wetlands and traversing slopes exceeding 15 percent. Street connections shall generally be encouraged to minimize the number of new cul-de-sacs to be maintained by the Township and to facilitate access to and from buildings in different parts of the tract and adjoining parcels.
- (d) *Drawing in the lot lines.* Upon completion of the preceding three steps, lot lines are drawn as required to delineate the boundaries of individual residential lots.

402. Preliminary Plan Information. The preliminary plan shall consist of one or more drawings of sufficient size and scale to adequately depict the information required herein. The preliminary plan may also consist of narrative statements, reports, and exhibits as necessary to convey the applicant's intent and depict the information required herein.

402.1 Drawings. Preliminary plan drawings shall be prepared by a registered professional engineer or land surveyor. Drawings shall be drafted on sheets no larger than 24 inches by 36 inches, plotted to scale; freehand drawings will not be accepted. The scale of drawings shall be a commonly used scale generally not smaller than 1 inch equals 100 feet. Where more than one sheet is used, each sheet shall be suitably numbered, titled, and dated. Information to be shown on the preliminary plan drawings shall include the following:

- (a) Proposed name of subdivision or land development and the township and county in which it is located, together with the name, address and telephone number of the property owner and/or his agent.
- (b) Name of the person or firm, including address and phone number, preparing the plan.
- (c) Each document submitted with the preliminary plan submission, including drawings, shall bear the date of preparation. Subsequent revisions must bear the date of the revision.

- (d) North arrow and graphic scale.
- (e) Location map. A small, scaled location map showing the area of the proposed subdivision or land development in relation to surrounding roads and other significant features shall be placed on the drawings, oriented on the drawings in the same direction the subdivision is oriented.
- (f) Names of adjacent subdivisions and/or land developments and the location and owners' names of adjacent parcels that are not part of named subdivisions.
- (g) Zoning district of the proposed site and adjacent lands, and any zoning district boundaries within the site to be subdivided or land developed, or within approximately 200 feet of the site.
- (h) Topographic contours. Contours shall be accurately plotted where road improvements, sanitary sewers, storm water facilities, or water utility systems are proposed, or where the average area of the lots proposed is 22,000 square feet or less. Contours shall be at an interval of five feet or less and may be based on topographic information as obtainable from U. S. Geological Survey maps; providing, however, that where site planning considerations for roads, storm water management facilities and sanitary sewer services to serve proposed development are complex because the terrain has a considerable amount of slope or lot sizes are small, more detailed topographic information obtained from field surveys shall be required.
- (i) Existing roads. Within the site to be subdivided or developed and within approximately 200 feet of the site, the location of all existing roads, public or private, shall be accurately plotted, including right-of-way lines, cartway widths, road names, and type of construction (e.g. asphalt, concrete, or gravel).
- (j) Other existing man-made features. The location of other existing man-made features shall be accurately plotted, including all buildings, driveways, parking areas, easements, sanitary and storm sewers, drainage ditches, water lines, railroads, utility rights-of-way, oil and gas facilities, parks, cemeteries, and any other information pertinent to the evaluation of the proposed subdivision or land development.
- (k) Natural features. The location of natural features shall be accurately plotted, including watercourses, wetlands, tree masses, and any other information pertinent to the evaluation of the proposed subdivision or development.
- (l) Information on flood hazard areas. The extent of 100-year floodplains and floodways as shown on Federal Emergency Management Agency Flood Insurance Rate Maps and Flood Hazard Maps shall be accurately plotted.

- (m) Lots, property lines, right-of-ways, and easements. Existing and proposed property lines shall be accurately plotted and annotated appropriately with distances and bearings. Distances shall be dimensioned to the nearest hundredth of a foot. Bearings shall be displayed to at least the nearest ten seconds. Existing and proposed right-of-way lines and easement lines shall be similarly plotted and annotated. Existing and proposed property line, right-of-way, and easement monuments shall be shown and a description provided. Lots shall be numbered in an orderly fashion, and the area of each lot shall be noted in acres, to the nearest hundredth of an acre, exclusive of road right-of-way.
- (n) Building setback lines, which shall be dimensioned and labeled.
- (o) Proposed improvements. Proposed improvements shall be accurately plotted, including roads and road names, buildings, driveways, parking areas, easements, sanitary sewers, stormwater management facilities, drainage ditches, culverts, bridges, wells, and water lines. Where changes in grades are proposed, proposed contours shall be shown at the same contour interval as the existing contours.
- (p) Location and area of the property, if any, proposed to be dedicated for public use, or to be reserved by deed covenant for the use of property owners in the subdivision or development.
- (q) Delineation of sections or phases of the development, if proposed for development in stages and timetables for submission of final plans for each stage of development.

402.2 *Sewage Planning.* Prior to submittal of the preliminary plan, the applicant shall submit to the Township and to the Pennsylvania Department of Environmental Protection (DEP) an “Application for Sewage Facilities Planning Module” with all required supporting documentation for purposes of determining whether a revision to the Township’s official sewage plan will be required.

- (a) If a revision of the official plan is not required, the applicant shall submit with the preliminary plan (or prior to submittal of the preliminary plan) documentation from the DEP stating that no such revision is required.
- (b) If a revision of the official plan is required, the applicant shall submit with the preliminary plan (or prior to submittal of the preliminary plan) a completed Sewage Facilities Planning Module. DEP will provide to the applicant the appropriate Planning Module with instructions after receipt of the “Application for Sewage Facilities Planning Module” mailer.

402.3 *Sewage Systems.*

- (a) For subdivisions or land developments where common or public sewage facilities are proposed for the development, preliminary information about

the system shall be submitted, together with comments of the municipality, authority or other entity responsible for operation and maintenance of the sewage facilities system concerning the feasibility and acceptability of the proposal.

- (b) For subdivisions and land developments where individual sewage systems are proposed for sewage disposal, information concerning the soils and their suitability for such systems, concerning the results of site suitability analyses and other tests or investigations to document that required sewage permits are obtainable.

402.4 *Water Supply.* The preliminary plan shall contain information about the proposed source of potable water and the proposed water system, and information showing that the water supply will be adequate and safe for the proposed or likely uses of the lots and development, and that the water supply for adjoining lands will not be adversely affected. Where use of an existing water system, public or private, is proposed, there shall be provided evidence that the authority, municipality, or other entity responsible for the operation of the water system has reviewed and approved the proposed addition to the system and general plans for the additional water lines. Where a new public water system is proposed, as defined by Pa. DEP regulations, there shall be provided evidence that the applicant has initiated contact with the Pa. DEP regarding a public water supply permit.

402.5 *Storm Water Management Plan.* For major subdivisions and land developments, and for minor subdivisions and minor land developments where storm water management considerations are determined by the Township in consultation with the Township Engineer to be critical, the preliminary plan shall include a storm water management plan prepared in accordance with the requirements of this Ordinance and other applicable regulations. At the preliminary plan stage, the storm water management plan shall be sufficiently completed, in the opinion of the Township in consultation with the Township Engineer, such that decisions can be made on the acceptability of the general layout of and plan for the subdivision or land development.

402.6 *Preliminary Design for Roads.* Preliminary plans, profiles, and typical sections for public roads shall be submitted with the preliminary plan. Use of bridges for vehicle traffic should be avoided. Where deemed necessary, the applicant shall provide information to the Township concerning the proposed design, location, load capacity, costs and maintenance of any proposed bridge.

402.7 *Environmental Permits.* The applicant shall submit information on permits required by the Pennsylvania Department of Environmental Protection (DEP). At the preliminary plan stage, the applicant shall have initiated contact with the DEP regarding required permits.

402.8 *Highway Occupancy Permits.* The applicant shall submit information on permits required by the Pennsylvania Department of Transportation (PennDOT) or West

Mead Township. At the preliminary plan stage, the applicant shall have initiated contact with the PennDOT and the Township regarding required permits.

- 402.9** *Landscaping.* A description of the plans for complying with the landscaping requirements of this Ordinance.
- 402.10** *Private Restrictions.* A description of what restrictive covenants or private deed restrictions, if any, are proposed.
- 402.11** *Assurance for Future Maintenance.* Information shall be provided concerning the manner in which proposed improvements are to be maintained, whether by the Township or a private entity, and if privately maintained, the means by which the entity will be organized, perpetuated and financed for future maintenance responsibilities.
- 402.12** *Traffic Impact Study.* Where determined to be necessary by the Township in consultation with the Township Engineer, a traffic impact study shall be submitted in accordance with Section 502.4 of this Ordinance.
- 402.13** *Schedule for Sections or Phases.* Where the subdivision or land development is to be completed in sections or phases, the preliminary plan submittal shall include a description and schedule in accordance with Section 404 of this Ordinance.
- 402.14** *Construction of Improvements Before Final Plan Approval.* In the event Applicant/Developer intends to complete the improvements required for final plan approval before the final plan is submitted for final approval, then Applicant/Developer shall so notify the Township and shall submit plans for the design and construction of such improvements meeting the requirements of this Ordinance for approval as part of the Preliminary Plan review process.
- 402.15** *Other Information.* Any other information that the Township, in consultation with the Township Engineer and Township Solicitor, shall determine is necessary for a comprehensive review shall be provided.
- 403. Final Plan Information.** The final plan shall consist of one or more drawings of sufficient size and scale to adequately depict the information required herein. The final plan may also consist of narrative statements, reports, and exhibits as necessary to convey the applicant's intent and depict the information required herein.
- 403.1** *Revised Preliminary Plan.* The final plan is a revision of the preliminary plan. As such, all information from Section 402.1 shall be resubmitted with the final plan, with applicable revisions or changes having been made.
- 403.2** *Recordable Plat.* A single plat drawing shall be prepared as part of the final plan for the purpose of recording. The plat shall be prepared by and signed and sealed by a registered professional land surveyor. At least one copy of the plat shall be on a drafting medium of sufficient quality to make clear and distinct reproductions, no larger than 24 inches by 36 inches, plotted to scale; freehand

drawings will not be accepted. The scale of drawings shall be a commonly used scale generally not smaller than 1 inch equals 100 feet. The final plan plat shall be on a single sheet if possible, multiple sheets may be used if each sheet meets the standards herein and appropriate match-line data is provided on each sheet. Information to be shown on the final plan plat shall include the following, regardless of whether it is shown elsewhere in the final plan submittal:

- (a) Proposed name of subdivision and the township and county in which it is located. Name of the owner of the subdivision shall also be provided.
- (b) Name of the professional land surveyor, including address and phone number, responsible for the plat.
- (c) Date of preparation. Subsequent revisions must bear the date of the revision.
- (d) North arrow and graphic scale.
- (e) Location map. A small, scaled location map showing the area of the proposed subdivision or land development in relation to surrounding roads and other significant features shall be placed on the plat, oriented on the drawings in the same direction the subdivision is oriented.
- (f) Names of adjacent subdivisions and/or land developments and the location and owners' names of adjacent parcels that are not part of named subdivisions.
- (g) Zoning district of the proposed site and adjacent lands, and any zoning district boundaries within the site to be subdivided or land developed, or within approximately 200 feet of the site.
- (h) Existing and proposed roads. Within the site to be subdivided or developed and within approximately 200 feet of the site, the location of all existing and proposed roads, public or private, shall be accurately plotted, including right-of-way lines, cartway widths, road names, and type of construction (e.g. asphalt, concrete, or gravel).
- (i) Information on flood hazard areas. The extent of 100-year floodplains and floodways as shown on Federal Emergency Management Agency Flood Insurance Rate Maps and Flood Hazard Maps shall be accurately plotted. If there are no flood hazard areas present, it shall be so noted on the plat.
- (j) Lots, property lines, right-of-ways, and easements. Existing and proposed property lines shall be accurately plotted and annotated appropriately with distances and bearings. Distances shall be dimensioned to the nearest hundredth of a foot. Bearings shall be displayed to at least the nearest ten seconds. Existing and proposed right-of-way lines and easement lines shall be similarly plotted and annotated, and the width dimensioned.

Existing and proposed property line, right-of-way, and easement monuments shall be shown and a description provided. The distance(s) and bearing(s) to some described and readily locatable and permanent point outside the subdivision shall be provided, preferably a nearby road intersection, or a County, State, or Federal monument.

- (k) The total area within the exterior boundary of the subdivision shall be noted to the nearest hundredth of an acre. Lots shall be numbered in an orderly fashion, and the area of each lot shall be noted in acres, to the nearest hundredth of an acre, exclusive of road right-of-way.
- (l) The assessment index number of the existing parcel(s) involved in the subdivision.
- (m) Existing buildings and dimensions of existing buildings relative to proposed lot lines.
- (n) Building setback lines, which shall be dimensioned and labeled.
- (o) Accurate location of approved site for on-lot sewage disposal, where applicable.
- (p) The following certifications in accordance with Appendix II:
 - (1) West Mead Township Planning Commission review.
 - (2) Crawford County Planning Commission review.
 - (3) Board of Supervisors approval.
 - (4) Registered professional land surveyor's statement.
 - (5) Owner's declaration statement and dedication statement.
 - (6) Statement regarding additional plan approval information on file at the Township.
- (q) Statements as appropriate to describe the grantee, purpose, and restrictions of easements or right-of-ways shown on the plans. If easements or right-of-ways are recorded in a separate instrument, such instrument shall be referenced on the plat.
- (r) Other certification statements in the manner set forth in Appendices III through IV that may be applicable (refer to Section 403.3).
- (s) Covenant statements originated and enforced by the subdivider or developer to protect and guide the use of land in the subdivision or land

development may also be on the plat. If covenants are recorded in a separate instrument, such instrument shall be referenced on the plat.

403.3 *Other information to be submitted with final plan.*

(a) *Sewage Facilities.*

- (1) Evidence that a Sewage Facilities Planning Module, as required, has been approved by the Pennsylvania Department of Environmental Protection (DEP), or DEP concurrence that no such Planning Module is necessary, shall be submitted with the final plan.
- (2) For subdivisions or land developments where community or public sewage facilities will be utilized, the following items shall be submitted for review and be required before final approval shall be given: plans detailing the system and its design, and documentation that the necessary permits, approvals, and agreements have been or shall be approved for issue by DEP and the municipality, authority or other entity that will be responsible for operation and maintenance of the sewage facilities system.
- (3) For subdivisions and land developments where individual sewage systems are to be used, documentation shall be submitted to establish that all soil and site suitability analyses, planning modules, plans, tests or studies as may be required by and under the applicable state laws and regulations to obtain a permit shall have been completed, reviewed and approved by the sewage enforcement officer, DEP, and any other governmental agencies or officials as necessary. Copies of all analyses, reports, comments and approvals shall be submitted to the Township. Developer shall likewise establish and document that sewage permits have been issued for all lots in the subdivision, or provide sufficient and satisfactory proof that necessary permits have been or can be approved for issue.
- (4) Appropriate statements regarding the handling of the sewage needs, substantially in the form of the statements set forth in Appendix III and as approved by the Township Supervisors, shall be included on the plat.
- (5) No subdivision shall be finally approved unless sewage disposal facilities meeting all federal, state and local regulatory requirements have been planned and provided for all lots and tracts, except that approval may be given if there is no plan for development or use of a lot that would require sewage facilities, in

which case a statement substantially in the form set forth in Appendix III shall be placed on the plat.

(b) *Water Supply.*

(1) Where water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence that the subdivision or development will have potable water supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. Such evidence may consist of a copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission, or an agreement with a public utility, cooperative association, municipal authority or similar entity establishing the ability and commitment to serve the area in question. Where lots are proposed to be served by an existing or new public water system, as defined in Title 25, Chapter 109 of the Pennsylvania Code, the applicant shall provide documentation of the issuance and applicability of a permit for the system by the Pennsylvania Department of Environmental Protection. The Township may require a report prepared by a registered professional geologist documenting the effects of an existing or proposed water supply on the availability of groundwater to the subdivision or land development and to adjacent areas.

(2) Where lots are proposed to be served by individual wells, the Township may require a report prepared by a registered professional geologist regarding the adequacy of the proposed wells, and documenting the effects of the wells on the availability of groundwater to the subdivision or land development and to adjacent areas.

(c) *Storm Water Management Plan.* For major subdivisions and land developments, and for minor subdivisions and minor land developments where storm water management considerations are determined to be critical by the Township in consultation with the Township Engineer, the final plan shall include a completed storm water management plan prepared in accordance with the requirements of this Ordinance and other applicable regulations.

(d) *Final Design for Roads.* Final plans, profiles, and typical sections for public roads shall be submitted with the final plan, along with written construction standards conforming to the requirements of this Ordinance.

(e) *Bridges.* Final plans and specifications for bridges and other structures, prepared and certified by a registered professional engineer, shall be

submitted, as well as any permits or approvals required by governmental agencies.

- (f) *Environmental Permits.* Documentation of the issuance by the DEP of all applicable permits shall be provided. For facilities which are to be dedicated to the Township, copies of the permits shall be provided and the applicant shall transfer said permits to the Township as necessary.
- (g) *Erosion and Sedimentation Control Plan.* Review and approval by the Crawford County Conservation District shall be required for all major subdivisions and major land developments. The applicant shall submit with the final plan a copy of the Erosion and Sedimentation Control Plan and evidence of review and approval by the Conservation District.
- (h) *Stormwater Discharge Associated with Construction Activities.* Final Plan approval shall not be granted until the Developer has obtained a Pennsylvania Department of Environmental Protection NPDES permit for stormwater discharges associated with construction activities, where applicable.
- (i) *Land Subject to Flooding.* No final plan for development on lands subject to flooding shall be approved unless plans are submitted which demonstrate compliance with all applicable floodplain and zoning regulations and unless all applicable permits required by DEP have been obtained.
- (j) *Highway Occupancy Permits.*
 - (1) For improvements to be constructed by the developer upon approval of the subdivision or land development, documentation of the issuance by PennDOT and/or the Township of highway occupancy permits shall be provided. For facilities which are to be dedicated to the Township, copies of PennDOT permits shall be provided and the applicant shall transfer said permits to the Township as necessary prior to Township acceptance of facility dedication.
 - (2) For lots abutting public roads where the access will not be constructed by the developer but may be required in the future, a statement shall be placed on the plat in the manner of the set forth in Appendix IV.
- (k) *Private Restrictions.* Statement as to what restrictive covenants or private deed restrictions, if any, will be imposed.

- (l) *Assurance for Future Maintenance.* Where the subdivider or developer intends to assure that subdivision and land development improvements or open or common space will be maintained through a homeowners' association, or similar entity, documents shall be drafted and prepared for filing with the Crawford County Recorder's Office which provide for the legal creation of such an association and which shall have statements concerning its organization and responsibilities, and legally adequate and proper provisions for its continuing existence and for carrying out the continuing maintenance responsibilities.
- (m) *Traffic Impact Study.* Plans for all improvements required as a result of the traffic impact study, where applicable, shall be submitted.
- (n) *Landscaping Plan.* A landscaping plan, if applicable, shall be submitted meeting the requirements of Section 902 of this Ordinance.
- (o) *Financial Security.* Financial security shall be submitted with the final plan in accordance with the requirements of Article VI of this Ordinance.
- (p) *Other Information.* Any other information that the Township, in consultation with the Township Engineer and Township Solicitor, shall determine is necessary for a comprehensive review shall be provided.

404. Construction in Sections and Time Frame for Completion.

- 404.1** Where a development is projected to occur over a period of years, the Township may authorize submission of final plans by sections or stages of development. Such sections or stages shall be delineated on the preliminary plan, and a schedule shall be filed by the applicant with the preliminary plan indicating deadlines within which applications for final plan approval of each section are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plan approval, until final plan approval of the final section has been granted, and any modification in the aforesaid schedule shall be subject to approval of the Township Supervisors in their discretion.
- 404.2** Each section in any residential subdivision or land development being undertaken in steps, except for the last section, shall contain a minimum of 25% of the total number of dwelling units as depicted on the preliminary plan, unless a lesser percentage is approved by the Township Supervisors in their discretion.
- 404.3** Subject to the limitations set forth in Section 110, failure of a Developer to adhere to the approved time frame for submission of final plans for the various sections shall subject any such section to any and all changes made to this Ordinance, the Zoning Ordinance, and other governing ordinances enacted by the Township subsequent to the date of the initial preliminary plan submission.

404.4 In cases of such failure, the Township may require resubmittal of the plans for the uncompleted sections in accordance with the provisions of this Ordinance. Said resubmittal shall be treated as a new subdivision or land development and shall comply with the requirements of this Ordinance, the Zoning Ordinance, and other governing ordinances applicable at the time of resubmittal.

ARTICLE V
STREET (ROAD) DESIGN AND CONSTRUCTION STANDARDS

500. Applicability. All street design and construction shall conform to the standards and specifications that follow in this ordinance. It is the intent of these specifications to designate acceptable quality, and any substitutions of design, construction, materials, and/or methods must be approved by the Township at the recommendation of the Township Engineer.

500.1 Public Roads. All public roads as defined and roads intended for public use (referred to as “Roads for Public Use”), whether or not intended for dedication to the Township, and whether or not intended for private use and maintenance, shall be designed and constructed in accordance with the standards and specifications established by this Ordinance. “Roads for Public Use” shall include roads providing access to commercial developments with more than one tenant or business enterprise, multi-family residential developments, planned residential developments, and access ways serving more than two (2) separate lots.

500.2 Other Roads. All roads which are not “Public Roads” or “Roads for Public Use” shall be constructed in a manner approved by the Township Engineer, so that the roadway is permanently usable and passable at all times of the year and the surface is in a mud- and dust-free condition at all times of the year.

500.3 Private Streets to be Publicly Dedicated. No private street shall be accepted as a Township/public street unless the owner(s) of the private street shall make and construct such improvements as necessary to bring the street into conformance with the standards established by the Township from time to time and in effect at the time.

501. Technical References. Where particular aspects of street design and construction are not specified in this ordinance, street design and construction shall conform to the standards and specifications outlined in the most current editions of Pennsylvania Department of Transportation (PennDOT) Design Manual Part 2 “Highway Design,” PennDOT Publication 70M, “Guidelines for the Design of Local Roads and Streets,” PennDOT Publication 408, “Specifications”, and the Federal Highway Administration publication “Manual on Uniform Traffic Control Devices”.

502. General Requirements.

502.1 Conformity with Related Plans and Ordinances. The location and function of all streets and improvements in street right-of-ways shall conform to the Township’s Comprehensive Plan, Official Map, Transportation Plan, and to other applicable ordinances and plans adopted by the Township. In addition, where street right-of-ways are shown on the Official Map to be located in the property proposed for subdivision or land development, the streets shall be built to the specifications of this ordinance in the locations shown on the Official Map as part of the subdivision or land development project.

- 502.2** *Roadway Integration.* Proposed roads shall also be designed in relation to topography, natural drainage, the surrounding road network and the uses designed to be served in the development. Roads in and bordering a subdivision or land development shall be coordinated, and be of such widths and grades and in such locations as deemed necessary to provide safe access to the subdivision to accommodate prospective traffic, to facilitate fire protection and emergency response, and to meet recognized traffic safety design standards.
- 502.3** *Plan Requirements.* Street plans, profiles, and typical cross-sections shall be submitted to the Township by the developer in accordance with Section 402 of this Ordinance, Preliminary Plan Stage, and Section 403 of this Ordinance, Final Plan Stage. Street plans, profiles, and typical cross-sections shall be approved by the Township in consultation with the Township Engineer.
- 502.4** *Traffic Impact Study.* A Traffic Impact Study shall be prepared for any subdivision or land development by a registered professional engineer, when in the opinion of the Township in consultation with the Township Engineer the proposed project will have a significant impact on the system of streets in the Township. The study must detail the effect of the subdivision or land development on existing traffic patterns, including estimates of traffic volumes on all roads in the vicinity of the site before and after development. The traffic study must also identify potential problems due to the subdivision or land development and propose solutions to those problems, including review and written comments by the Pennsylvania Department of Transportation. All improvements required as a result of the Traffic Impact Study shall be the responsibility of the developer.
- 502.5** *Design Speed.* The subdivision or land development plan shall state the proposed design speed of all proposed streets. The proposed design speed shall be approved by the Township at the recommendation of the Township Engineer.
- 502.6** *Street Classification.* The subdivision or land development plan shall designate the classification of streets based on their proposed functions. Street classification and function shall be approved by the Township at the recommendation of the Township Engineer. Streets shall be classified as indicated in the West Mead Township Comprehensive Plan as follows:
- (a) *Minor Arterial.* A road which serves interstate and inter-county travel and where trips are normally of long duration. In West Mead Township, examples of this classification of road include U.S. Route 322, U.S. Route 19, and Pa. Route 77.
 - (b) *Major Collector.* A road serving inter-county travel and which connects development centers within a county. In West Mead Township, an example of this classification is Pa. Route 86.
 - (c) *Minor Collector.* A road which collects traffic from the local road system and funnels it to the major collector and minor arterial systems. In West

Mead Township, an example of this classification is Franklin Pike (SR 20029).

- (d) *Local Roads.* These roads are primarily for access to adjacent property and have their chief significance in giving a subdivision or land development or a neighborhood form and pattern. Local roads are generally laid out to discourage through traffic.
- (e) *Alleys.* Alleys may be provided in commercial and industrial subdivisions or land developments or planned residential developments, in order to facilitate service access to the proposed buildings. Alleys shall remain privately owned and maintained roadways and the developer shall provide adequate means for their maintenance and repair.

502.7 *Access to Abutting Properties.* Proposed roads, except those clearly designed for internal circulation only, shall be extended to the boundary lines of the tract to be subdivided or developed unless prevented by topographic or other physical conditions, or unless in the opinion of the Township Supervisors such extensions are not necessary or desirable for the coordination of the layout of the subdivision or land development with the existing layout or the most advantageous future development of adjacent tracts. Subdivision of property shall not result in any parcels that have no access to roads.

502.8 *Access to Arterial or Major Collector Roads.* Where a subdivision borders on, or contains, an existing or proposed arterial road or major collector road, the Township may require that access points to the road be limited by one of the following means or some acceptable alternative:

- (a) The lot pattern in the subdivision or land development should be so organized that lots abutting the arterial or major collector road are accessed not from the arterial or major collector road, but from the opposite side of the lot to a local or collector road essentially parallel to the arterial or major collector road.
- (b) The lot pattern in the subdivision or land development should be so organized that the lots front on a local road which would be located between the arterial or major collector road and the subdivision or land development.

502.9 *Abutting Municipalities.* Where streets and sidewalks continue into abutting municipalities, the developer shall coordinate the design with both municipalities in order to ensure uniform design and construction.

502.10 *Existing Streets.* Where a subdivision or land development abuts an existing street of improper width or alignment, the Township may require the dedication of additional right-of-way sufficient to widen the street or correct the alignment.

502.11 *Streets in Flood-Prone Areas.* The finished grade elevation of all proposed streets shall not be lower than 1 foot below the regulatory flood elevation.

502.12 *Driveway Access to Streets.* For all proposed lots, the developer shall demonstrate the feasibility of safe driveway access to a public street in compliance with a Township Driveway Permit or Pennsylvania Department of Transportation Highway Occupancy Permit, as applicable.

502.13 *Names of Streets.* Names of new streets shall not duplicate or approximate the names of existing or platted streets, or approximate such names by the use of a different suffix such as “lane,” “way,” “drive,” “court,” or “avenue.” In approving the names of proposed streets, consideration should be given to existing or platted street names within the area served by the local post office. New streets shall bear the same name of any continuation or alignment with an existing or platted street.

502.14 *Street Signs.* Street name signs shall be installed at all street intersections. The design and placement of such signs shall be subject to approval by the Township. Regulatory signs, warning signs, markings, and traffic control signals shall be installed in accordance with the requirements of the Federal Highway Administration “Manual on Uniform Traffic Control Devices.”

503. Pedestrian Facilities. Sidewalks, shoulder widening, crosswalks, and pedestrian signage may be required by the Township where the gross residential density of a subdivision or land development is 4 residential units per acre or greater, or in commercial developments.

503.1 *Sidewalks.* Sidewalks shall be constructed in accordance Figure 1 of this ordinance, PennDOT Publication 408, and the following requirements.

- (a) The minimum width of sidewalks shall be 4 feet.
- (b) Sidewalks shall be graded to have a transverse slope of 2 percent.
- (c) The maximum longitudinal slope of sidewalks shall be 1 foot vertical to 12 feet horizontal.
- (d) Sidewalks shall be constructed of Class A cement concrete (reference PennDOT Publication 408), with 6 x 6 No. 10 wire mesh reinforcing approximately centered in the slab which shall have a minimum thickness of 3.5 inches. Sidewalks shall be lightly broom finished in the transverse direction.
- (e) Transverse contraction joints shall be formed at intervals of 5 feet, and shall be approximately 1/8 inch wide and at least 1 inch deep. Transverse expansion joints shall be placed at intervals of not less than 30 feet. Expansion joints shall also be placed where the sidewalk meets existing

walks, driveways, curbs, catch basins, utility castings and other rigid structures.

- (f) All utility castings for water and gas stops, manholes, etc. shall be adjusted to be flush with the surface of the finished sidewalk.
- (g) All sidewalks and curb cuts shall conform to the requirements of the Americans with Disabilities Act (ADA).

503.2 *Crosswalks.* Pedestrian crosswalks not less than 10 feet wide may be required through the center of blocks more than 800 feet long or other areas where convenient access to schools, playgrounds, shopping facilities or other community facilities can be achieved.

504. Cross Section Elements for Streets. Cross section design elements shall be designed as shown in Figure 1 of this ordinance, and shall conform to the following requirements.

504.1 *Right-of-Way Width.* The width of street right-of-ways shall be in accordance with Table 1. Provisions for additional right-of-way may be required by the Township in specific cases for additional cartway width, parking, or future widening of the street, or where topographic conditions necessitate additional width for construction of adequate side slopes.

504.2 *Cartway Paving Width.* The width of street cartways shall be in accordance with Table 1. Travel lanes shall slope away from the roadway centerline at a rate of 2 percent, except where superelevated in accordance with PennDOT Design Manual Part 2. Provisions for additional cartway paving width may be required by the Township in specific cases for public safety and convenience or parking.

504.3 *Shoulders.* The width of shoulders shall be in accordance with Table 1. Shoulders shall slope away from the roadway centerline at a rate of 6 percent, except where the roadway is superelevated in accordance with the AASHTO publication "A Policy on the Geometric Design of Highways and Streets."

504.4 *Curbs.* Use of curbs in lieu of shoulders must be approved by the Township in consultation with the Township Engineer. Curbs shall not be permitted for use on high speed roadways. Curbs shall be constructed in accordance with PennDOT Standards for Roadway Construction and PennDOT Publication 408, Figure 3 of this ordinance, and the following requirements.

- (a) An additional 4 feet of cartway paving width is required along all curbs.
- (b) The transition from streets with curb to streets without curb shall only occur at street intersections.
- (c) Expansion joints shall be placed at intervals of not less than 30 feet.

- (d) Curb cut ramps shall be located and constructed to conform to the requirements of the American Disabilities Act.
- (e) The minimum curb radius at the intersection of two roads shall be 15 feet.

504.5 *Side Slopes.* Side slopes for fills shall slope away from the outside edge of the shoulder at a maximum rate of 3 feet horizontal to 1 foot vertical. For fills greater than 15 feet in depth a guide rail a guide rail shall be installed in accordance with Figure 1.

505. Horizontal Alignment.

505.1 *Curves.* Horizontal curves and, if necessary, superelevation shall be designed in accordance with PennDOT Design Manual Part 2 based on the approved design speed for the street.

505.2 *Sight Distance.* Sight obstructions such as walls, cut slopes, trees, shrubs, tall crops, and buildings shall be offset from a horizontal curve in order to provide sufficient stopping sight distance for that curve. Sufficient stopping sight distance is defined in PennDOT Design Manual Part 2 based on the approved design speed for the street.

505.3 *Tangent Sections.* Straight sections of streets must be tangent to the beginning or end of adjacent curves. Tangent sections between curves shall be designed in accordance with PennDOT Design Manual Part 2.

505.4 *Cul-de-sac Streets.* There shall be no dead end streets. Where a street does not run into another street, a cul-de-sac shall be used. There shall be no limitations on the length of a cul-de-sac street. However, cul-de-sac streets up to 600 feet in length as measured from the centerline of the intersecting street to the end of the paved cul-de-sac shall have a minimum right-of-way for the turnaround area of 100 feet in diameter with a minimum paved cartway of 50 feet in diameter while cul-de-sac streets longer than 600 feet in length shall have a minimum right-of-way for the turnaround area of 120 feet in diameter with a minimum paved cartway of 60 feet in diameter. Cul-de-sacs generally shall be circular in shape and shall contain no islands or center planting. The Township may authorize alternative turnaround arrangements other than the circular form providing it is shown the alternatives can accommodate equally safe and convenient turning movements. Temporary cul-de-sacs on streets planned to become through streets in the future shall meet the same standards as permanent cul-de-sacs, except that equivalent easements may be used in lieu of right-of-ways.

506. Vertical Alignment.

506.1 *Street Grade.* Maximum street grades shall be in accordance with Table 1.

506.2 *Vertical Curves.* Vertical curves shall be parabolic, centered on the intersection of vertical tangents, and of sufficient length to provide for sufficient sight

distance. The minimum length of vertical curves shall be in accordance with PennDOT Design Manual Part 2 based on the approved design speed.

507. Intersections.

- 507.1** *Number of Streets.* No intersection shall involve the junction of more than two streets (i.e. there shall be no more than four directions to travel from an intersection).
- 507.2** *Existing Streets.* Proposed new intersections along one side of an existing road shall coincide with existing intersections on the opposite side of said road.
- 507.3** *Clear Sight Triangle.* Obstructions such as walls, cut slopes, trees, shrubs, tall crops, and buildings which obscure visibility at the intersection of two streets shall not be located within the clear sight triangle. The sides of a clear sight triangle are measured along the centerlines of the intersecting streets as shown in Figure 4 of this ordinance. The sides of a clear sight triangle shall not be shorter than the values specified in Table 1. Whenever a portion of the clear sight triangle occurs within the proposed building setback line, such portion shall be shown on the final plan of the subdivision or land development and shall be considered a building setback line.
- 507.4** *Sight Distance for Stop Control Intersections.* Intersections with stop control shall be designed and constructed such that stopped drivers have sufficient sight distance to make a safe departure through the intersection area. Sufficient sight distance for intersections with stop control is defined in the PennDOT Design Manual Part 2 based on the approved design speed for the through street.
- 507.5** *Angle of Intersection.* The horizontal angle between intersecting streets shall be 90 degrees wherever possible. In no instance, however, shall streets intersect at angles less than 60 degrees.
- 507.6** *Approaches to Intersection.* Within 50 feet of the intersection of the street centerlines, approaching streets shall follow a straight line and have a maximum grade of 3 percent.
- 507.7** *Minimum Distance Between Intersections.* The minimum distance between intersections shall be as specified in Table 1. The distance between intersections is measured along the centerline of the street, from the centerline of one intersecting street to the centerline of the second intersecting street.
- 507.8** *Corner Radii.* The radii of the edge of pavement (or curb, where applicable) at the corners of intersecting streets shall consider the number and type of turning vehicles and volume of pedestrians, need for crosswalks, etc. The minimum corner radii shall be 15 feet for pedestrian vehicles. Where occasional truck traffic is expected, the minimum corner radii shall be 30 feet or more.

508. Street Drainage, Grading and Paving Standards. Drainage facilities, side slopes, subgrade, subbase, and pavement shall conform to the typical section shown in Figure 1 and to the following requirements. It is the intent of these specifications to designate acceptable quality and any substitutions of materials or methods must be approved by the Township in consultation with the Township Engineer.

508.1 *Clearing and Grubbing.* All vegetation, top soil, roots, soft spots and other objectionable material shall be excavated and removed from the cartway and shoulder areas and from all the areas to be filled which are located within the right-of-way in accordance with the latest edition of PennDOT Publication 408.

508.2 *Drainage Facilities.* Ditches shall be installed on the sides of all streets except in fill sections where the topography clearly allows surface water to drain away from the street. Ditches shall be constructed deep enough to allow the subbase to drain freely. Storm sewers and subdrains may be used in lieu of ditches. Subdrains shall outfall to storm sewer catch basins or manholes, or to natural drainage channels. All subdrains shall parallel the roadway as nearly as possible and shall be constructed in accordance with the standard shown in Figure 5 of this ordinance. The Township may direct that additional subdrains be added where conditions warrant based on the recommendation of the Township Engineer. All storm sewers and ditches must be constructed in accordance with the Stormwater Management Plan for the site as approved by the Township. Where required, ditches or storm sewers shall be constructed in accordance with Figure 2.

508.3 *Subgrade.* The subgrade shall be uniformly shaped to facilitate drainage, and any irregularities from planned grade shall be corrected by excavation or embankment of the subgrade. The subgrade shall be graded to drain toward and be extended through to the ditch, fill slope, or subdrain on the nearest side of the street. Fill material and subgrade excavation, embankment, and compaction shall be performed in accordance with the latest edition of PennDOT Publication 408. The prepared subgrade shall be protected from undue rutting by trucks or other equipment and if such damage occurs, the subgrade shall be reshaped and compacted. The subgrade shall be inspected by an agent of the Township prior to placement of geotextile fabric.

508.4 *Geotextile Fabric.* Prior to the placement of subbase material, Class 4, Type A geotextile fabric shall be installed over the subgrade in accordance with the latest edition of PennDOT Publication 408.

508.5 *Subbase.* Street subbase shall be constructed in accordance with the latest edition of PennDOT Publication 408, with a minimum compacted depth of 6 inches of PennDOT approved No. 2A coarse aggregate. If paving does not immediately follow installation of the subbase, the subbase shall, if recommended by the Township Engineer, be regraded and new material added and compacted to provide an even and properly graded surface for the pavement. The subbase shall be inspected by an agent of the Township prior to construction of the pavement.

508.6 *Pavement.* Pavement base courses, binder courses, and wearing courses shall be constructed in accordance with the latest edition of PennDOT Publication 408.

- (a) *Local Streets Serving Residential Properties.* For local streets serving residential properties, the minimum pavement design shall consist of 4.5 inches depth superpave asphalt mixture design, HMA base course, PG 64-22, 0.0 to 0.3 million ESALs, 25 mm mix; and 1.5 inches depth superpave asphalt mixture design, HMA wearing course, PG 64-22, 0.0 to 0.3 million ESALs, 9.5 mm mix, SRL-L.
- (b) *All Other Streets.* For all streets other than local streets serving residential properties, the minimum pavement design shall consist of 3.0 inches depth superpave asphalt mixture design, HMA base course, PG 64-22, 0.0 to 0.3 million ESALs, 25 mm mix; and 3.0 inches depth superpave asphalt mixture design, HMA binder course, PG 64-22, 0.0 to 0.3 million ESALs, 25 mm mix; and 1.5 inches depth superpave asphalt mixture design, HMA wearing course, PG 64-22, 0.0 to 0.3 million ESALs, 9.5 mm mix, SRL-L.
- (c) *Additional Pavement Design Requirements.* For streets that are proposed to serve industrial and commercial developments or other developments which may generate extremely heavy traffic loads, the Township, at the recommendation of the Township Engineer, may require pavement design calculations and alternative pavement design as needed to accommodate the traffic anticipated by the proposed development.

508.7 *Shoulders.* Shoulders for local roads shall be constructed of PennDOT approved No. 2A coarse aggregate, spread and compacted in 4 inch layers to match the grade of the adjacent pavement. Shoulder material shall be placed over the compacted subbase aggregate. Shoulders for arterials and collectors shall be in accordance with PennDOT Design Manual Part 2.

Table 1. West Mead Township Street Design Criteria.

	Minor Arterial	Major Collector	Minor Collector	Local Roads	Alleys
Minimum Right-of-Way Width, feet	80	60	60	50	20
Minimum Cartway Paving Width, feet	24	24	22	18	12
Minimum Shoulder Width, feet	6	6	4	4	0
Maximum Grade, percent	6	10	10	10	15
Minimum Side of Clear Sight Triangle, feet	150	100	100	75	N/A
Minimum Distance Between Intersections, feet	800	300	300	150	N/A

Note: Arterial and collector design criteria are recommended values only. Arterial and collector street design criteria shall be determined by the Township on a case-by-case basis after consultation with the Pennsylvania Department of Transportation and the Township Engineer.

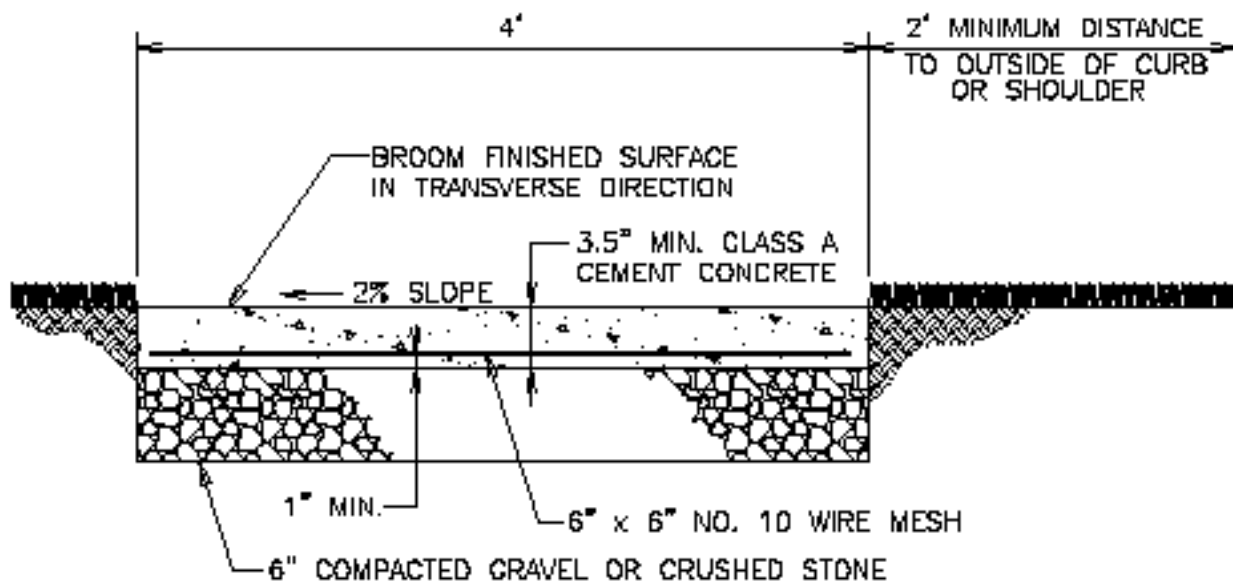
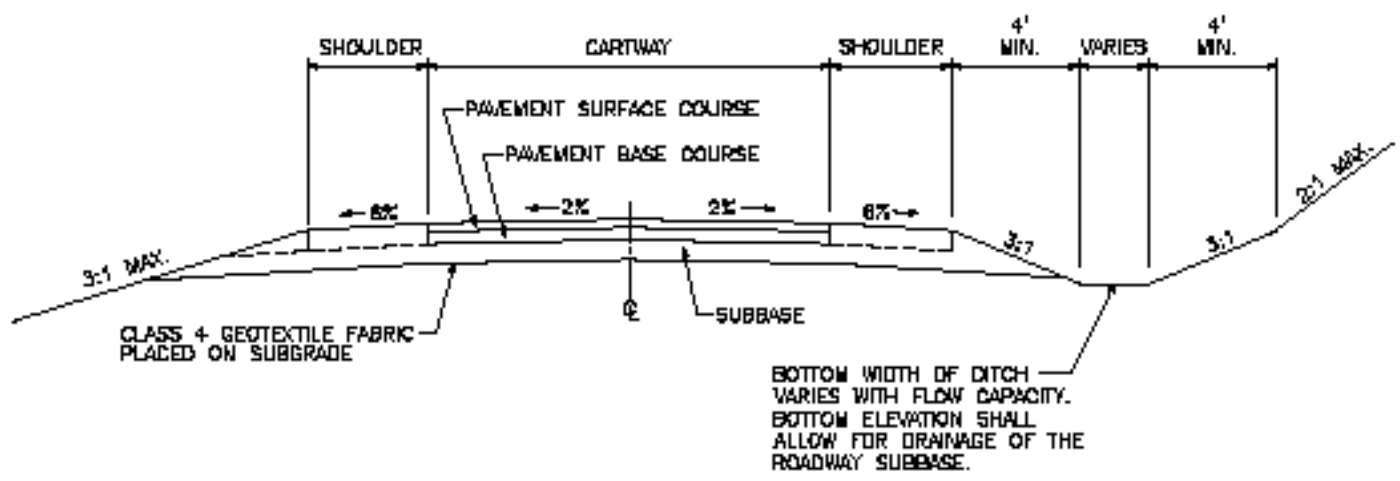
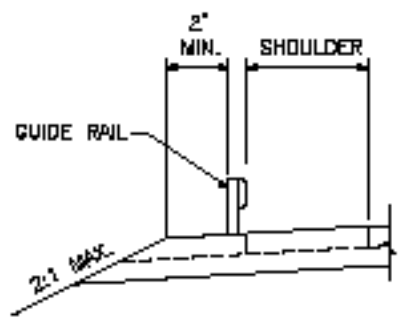


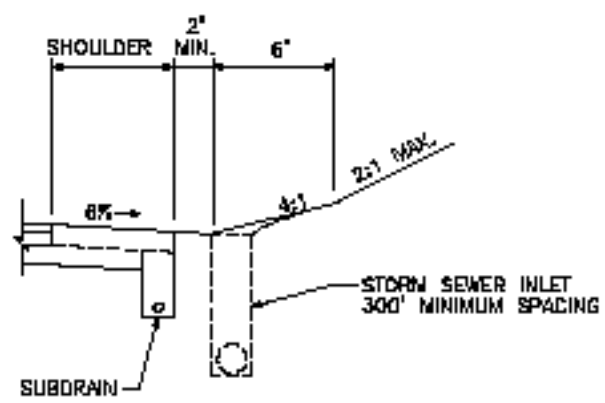
FIGURE 1. SIDEWALK TYPICAL SECTION



TYPICAL SECTION



FILL SECTION ALTERNATIVE
(FILLS OVER 15'-0")



STORM SEWER ALTERNATIVE

FIGURE 2. CROSS SECTION ELEMENTS

NOTE: WIDTHS OF CROSS SECTION ELEMENTS ARE SHOWN IN TABLE 1 OF THIS ORDINANCE. SUBBASE AND PAVEMENT TYPE AND THICKNESS ARE DESCRIBED IN SECTION 008 OF THIS ORDINANCE.

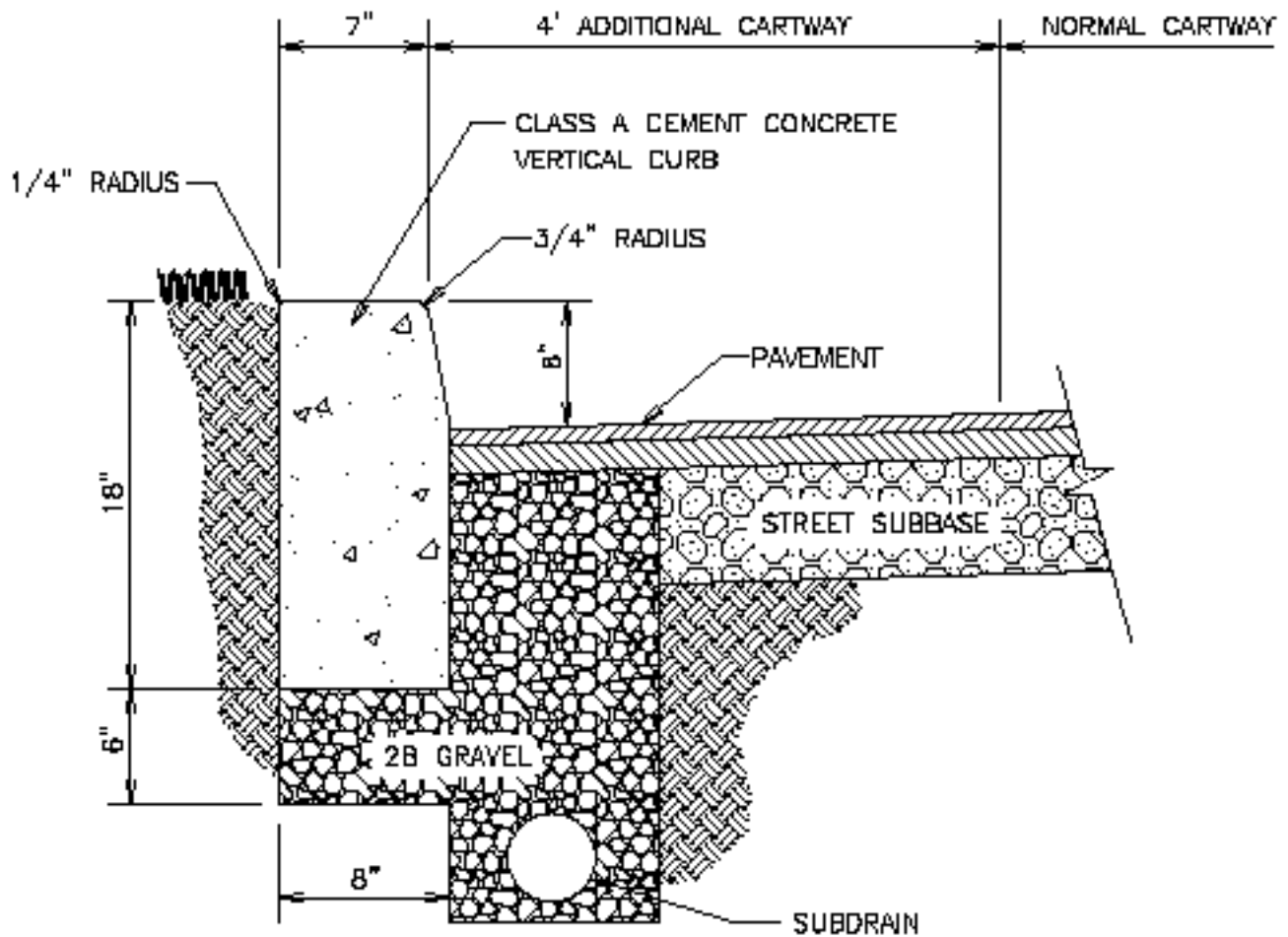


FIGURE 3. CURB TYPICAL SECTION

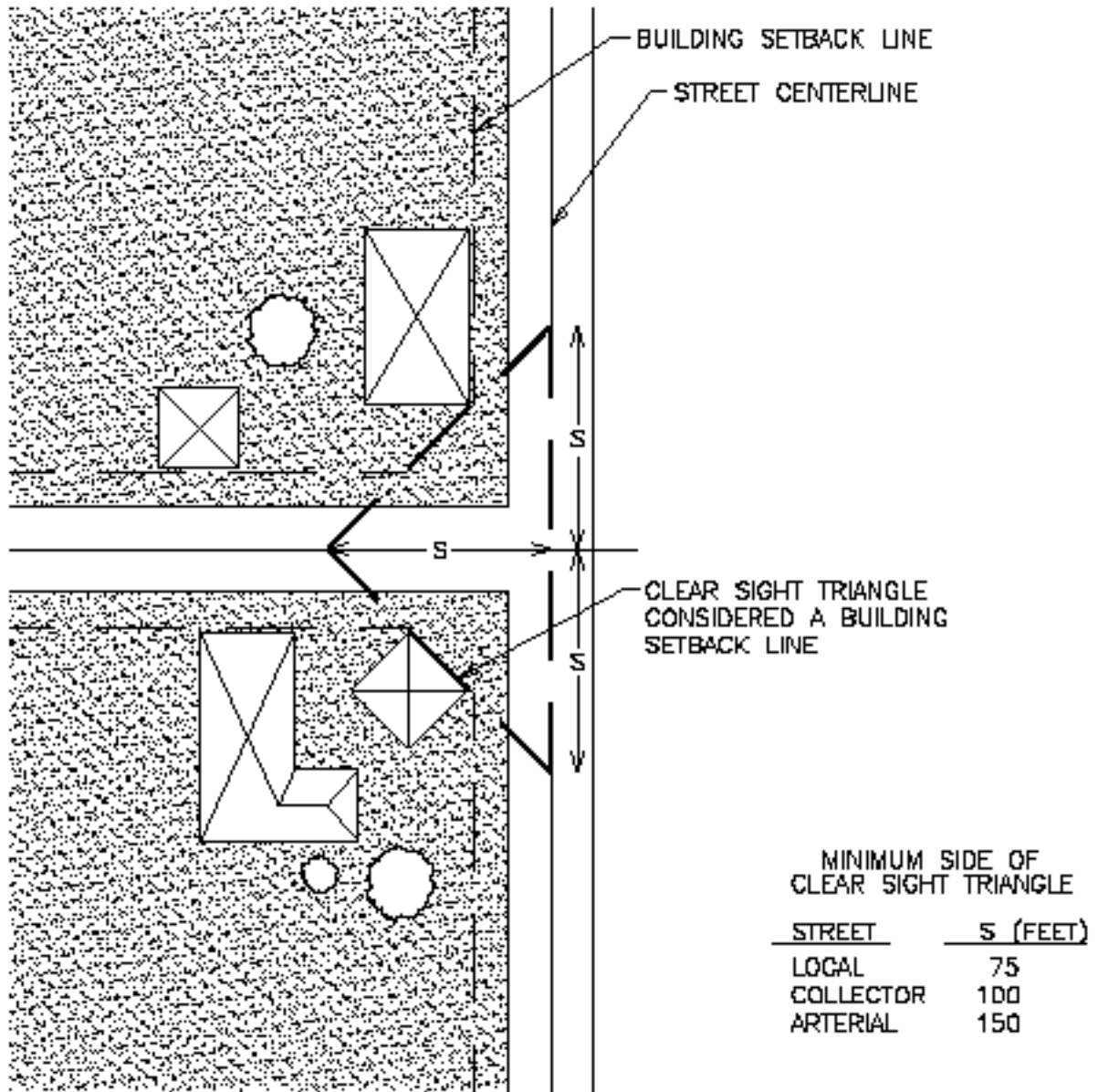


FIGURE 4. CLEAR SIGHT TRIANGLE

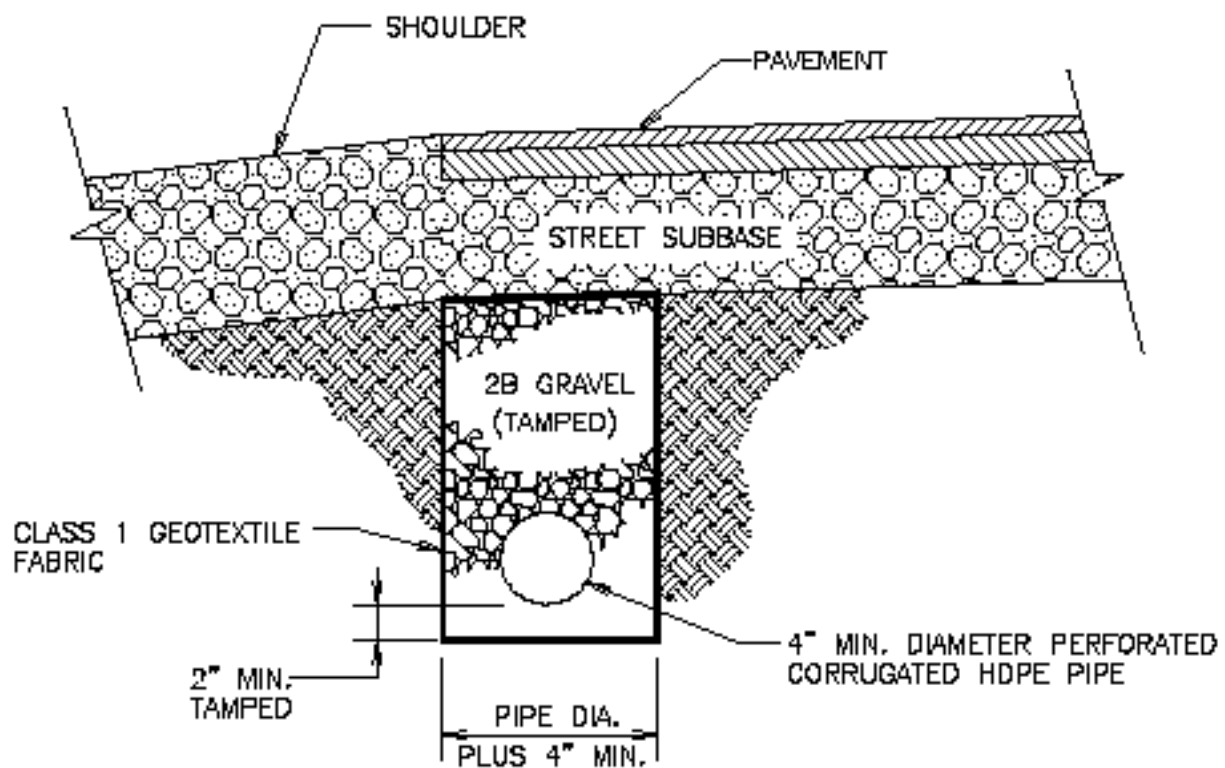


FIGURE 5. SUBDRAIN TYPICAL SECTION

**ARTICLE VI
REQUIREMENTS FOR COMPLETION OF PUBLIC IMPROVEMENTS AND
FINANCIAL ASSURANCES**

600. Completed Improvements or Financial Security Required for Approval. No final plat or plan shall be approved unless the roads shown on the plat, walkways, curbs, street lights, fire hydrants, shade trees, water mains and water system facilities, sanitary sewers, storm sewers, stormwater management facilities, and other improvements planned and required by this Ordinance have been completed in accordance with the requirements of this Ordinance.

Alternatively, the final plat or plan may be approved if sufficient financial security, as required by this Ordinance and authorized by law, is deposited with the Township to cover the costs of completion of such improvements or common amenities including, but not limited to, roads, storm water management and drainage facilities, common recreational facilities, open space improvements, or buffer or screen plantings which may be required.

601. Financial Security or Guarantee of Completion.

601.1 *Amount of Financial Security Required.*

- (a) Amount of financial security to be posted for the completion of the required improvements shall be equal to 110% of the estimated cost of completion. The estimated cost shall be projected for a date ninety days after scheduled completion.
- (b) Annually, the amount of the financial security may be adjusted by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to assure that the financial security equals said 110%.
- (c) The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements, submitted by an applicant or developer and prepared by a professional Engineer licensed as such in this Commonwealth and certified by such Engineer to be a fair and reasonable estimate of such cost. The Township, upon recommendation of the Township Engineer, may refuse to accept such estimate for good cause shown. If the applicant or developer and the Township are unable to agree upon an estimate, then the estimate shall be recalculated and re-certified by another professional Engineer licensed as such in this Commonwealth and chosen mutually by the Township and the applicant or developer. The estimate certified by the third Engineer shall be presumed fair and

reasonable and shall be the final estimate. In the event that a third Engineer is so chosen, fees for the services of said Engineer shall be paid equally by the Township and the applicant or developer.

- (d) If the party posting the financial security requires more than one year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional 10% for each one-year period beyond the first anniversary date from posting of financial security or to an amount not exceeding 110% of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year period by using the above procedure.

601.2 *Kind of Financial Security Required.* Financial security for completion of improvements may be provided for in one of the following ways upon agreement of the Township and shall provide for and secure to the public and the Township the completion of any improvements which are required in accordance with the requirements of the Ordinance and final plan, on or before the date fixed in the formal action of approval or accompanying agreement for completion of the improvements. All financial security must be posted with a bonding company or federal or Pennsylvania chartered lending institution chosen by the party posting the security provided the bonding company or lending institution is authorized to conduct such business in the state of Pennsylvania.

- (a) Performance or surety bond.
- (b) Irrevocable letter of credit.
- (c) Restrictive or escrow accounts.

601.3 *Public Utility or Municipal Authority Financial Security or Assurances.* If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the Township, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included with the financial security otherwise required by this section. Evidence that such security has been provided may be required by the Township.

601.4 *Approval Conditioned Upon Receipt of Financing.* When required by the developer, in order to facilitate financing, the Township Supervisors shall furnish the developer with a signed copy of a resolution or letter of contingent approval indicating approval of the final plan contingent upon the developer obtaining satisfactory financial security. The final plat or record plan shall not be signed or recorded until the financial security for improvements has been provided as required. The resolution or letter of contingent approval shall expire and be

deemed to be revoked if the required financial security is not received within 90 days, unless a written extension is granted by the Supervisors; such extension shall not be unreasonably withheld and shall be placed in writing at the request of the developer.

602. Construction of Improvements Before Final Plan Approval.

602.1 *Certificate of Adequacy of Plan.* Construction of required improvements may be commenced before final plan approval only where the Board of Supervisors has provided written approval of the preliminary plan meeting the requirements of this Ordinance, and has provided a written statement authorizing construction before final plan approval based upon the Supervisors' determination that the Engineering plans and specifications for the required improvements have been completed in sufficient detail to assure proper and actual construction in accordance with the requirements of this Ordinance. The developer is responsible for submitting sufficiently detailed plans to satisfy the Supervisors that the actual improvements will be properly completed. No work or development shall be permitted unless these requirements have been satisfied and all other required permits and government approvals have been obtained for the improvements.

602.2 *Work to be Completed in 24 Months.* When construction of improvements is begun based upon preliminary plan approval, all improvements shall be completed within 24 months from the date of such approval. Should circumstances develop where the work cannot be completed in this time period, upon request by the developer, an extension of time may be granted by the Supervisors. Otherwise the developer shall reapply for preliminary plan approval.

603. Inspection of Improvements Construction.

603.1 *Preconstruction Meeting.* Prior to beginning construction on any improvements to be dedicated for acceptance and use by the public or Township or other entity, a preconstruction meeting shall be held involving the applicant or developer and their contractor who will be performing the work, and the Township Engineer or other qualified Township representative who will be inspecting the work. The preconstruction meeting will establish contact persons for the developer, contractor, and Township; a timeline for construction; requirements for submittals or shop drawings; notification requirements; inspection procedures; procedures for changes during construction; and any other pertinent matters.

603.2 *Inspection of Roadway Construction.* During the construction of improvements to be dedicated for acceptance and use by the public or Township or other entity, the contractor shall be required to notify the Township Supervisors at least 24 hours before critical points in the construction process so the Supervisors, Township Engineer or qualified Township representative may make inspections. Critical inspection points should be identified during the preconstruction meeting and shall include at a minimum the following:

- (a) Completion of roadway subgrade.
- (b) Roadway subbase immediately prior to paving.
- (c) Paving operations.
- (d) Completion of stormwater drainage, sanitary sewage, water and other utility facilities in the road right-of-way areas prior to covering with soil.

603.3 *Expenses Incurred in Inspecting Improvements.* The Township Supervisors may require that the developer reimburses the Township for the reasonable and necessary expenses incurred for the inspection of improvements. Such reimbursement shall be based upon a schedule established by resolution. Such expense shall be reasonable and in accordance with the ordinary and customary fees charged by the Township Engineer (or consultant) for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the Township Engineer (or consultant) to the Township when fees are not reimbursed or otherwise imposed on developer. In the event the developer disputes the amount of any such expense in connection with the inspection of improvements, the dispute shall be resolved in accordance with applicable law.

604. Acceptance of Improvements and Release of Financial Security.

604.1 *Partial Release of or Reduction in Financial Security.* As the work of installing the required improvements proceeds, the party posting the financial security may request the Township Supervisors to release or authorize the release, from time to time, portions of the financial security. Any such requests shall be in writing addressed to the Supervisors, and the Supervisors shall have 45 days from receipt of such request within which to allow the Township Engineer to certify, in writing, to the governing body that such portion of the work upon the improvements has been completed in accordance with the approved plat. Upon such certification the Supervisors shall authorize release by the bonding company or lending institution of an amount as estimated by the municipal Engineer fairly representing the value of the improvements completed or, if the Supervisors fail to act within said 45-day period, the Supervisors shall be deemed to have approved the release of funds as requested. The Supervisors may, prior to final release at the time of completion and certification by the Township Engineer, require retention of 10% of the estimated cost of the improvements for which the release is authorized.

604.2 *Final Release Upon Completion of Improvements.*

- (a) When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the Township Supervisors, in writing, by certified or registered mail, of the completion of the improvements and shall send a copy thereof to the Township Engineer.

- (b) The Supervisors shall, within ten days after receipt of such notice, direct and authorize the Engineer to inspect all of the improvements. The Engineer shall promptly inspect and file a report, in writing, with the Supervisors. He shall promptly mail a copy of the report to the developer by certified or registered mail. The report shall be made and mailed within 30 days after receipt by the Engineer of the authorization from the Supervisors. The report shall be detailed and shall indicate approval or rejection of the improvements, either in whole or in part, and if the improvements, or any portion thereof, shall not be approved or shall be rejected by the Engineer, the report shall contain a statement of reasons for such non-approval or rejection.
- (c) The Township Supervisors shall notify the developer, within 15 days of receipt of the Engineer's report, in writing by certified or registered mail of the action of the Supervisors with relation thereto.
- (d) If the Township Supervisors or the Township Engineer fails 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 or other security agreement.
- (e) If any portion of the improvements shall not be approved or shall be rejected by the Township Supervisors, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.

604.3 *Developer's Remedies.* Nothing herein, however, shall be construed as a limitation of the developer's right to contest or question by legal proceedings or otherwise, any determination of the Supervisors or Township Engineer.

605. Additional Security Required Upon Acceptance of Dedication of Public Improvements.

605.1 *Maintenance Assurances After Acceptance.* Where the Township Supervisors accept dedication of all or some of the required improvements following completion, the Supervisors may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan for a term not to exceed 18 months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in this Article with regard to installation of such improvements, and the amount of the financial security shall not exceed 15% of the actual cost of installation of said improvements.

605.2 *Conduct Through the 18 Month Maintenance Period.* Once the Township Supervisors accept the improvements, the Township is responsible for the

maintenance activities. Should financial security for a period of 18 months be obtained from the developer to assure the integrity of the improvements through this time period, the improvements shall be monitored by the Supervisors. Should the Township determine during the 18-month period that inadequate, substandard construction work occurred, the Township Supervisors shall give written notice to the developer documenting the deficiencies, no later than 90 days prior to the end of the 18 month maintenance period. Thereafter, should the parties be unable to reach a satisfactory agreement regarding the remedy for the deficiencies before the end of the 18 month period, the Township may take the necessary steps to utilize the funds in the financial security to remedy the deficiencies.

- 606. Specific Requirements for Road Acceptance.** As a condition of approval of a plan, the Township may require that the wearing course for a road or portion of a road not be applied before substantial completion of the projected development, residential or commercial. This condition shall be described in the final plan approval decision. In that event, absent an agreement between the developer and the Township as to the completion of roads, maintenance of security, and acceptance of the roads by the Township, financial security for the final wearing course shall remain posted until the planned development is substantially completed, and the Township shall not accept dedication of the road until completion of the wearing course. The 18-month financial security as set forth in Section 605 of this Ordinance shall not start until after completion of wearing course.
- 607. Remedies to Effect Completion of Improvements.** In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accord with the approved final plan, the Township Supervisors may enforce any 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 the improvements covered by said security, the Supervisors may, at their option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements. To the extent permitted by law, the Township may file municipal liens against the properties benefited by improvements made by the Township as a means of securing recovery of the Townships unreimbursed expenses. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other municipal purpose.

**ARTICLE VIIARTICLE VII
DESIGN STANDARDS AND REQUIREMENTS**

700. General Design Principles. In planning and executing a subdivision or land development, the applicant/developer shall be guided by the following principles.

700.1 Any and all laws, codes, rules, regulations and ordinances of the Township, the county, the state and federal governments and all duly constituted agencies thereof shall be followed.

700.2 The currently approved comprehensive plans of the Township and county, where they exist, shall be used as guidance, particularly in regard to the location of roads.

700.3 Every possible effort shall be made to preserve and maintain the integrity of sites of historic, cultural or physiographic value including but not limited to sites listed on the Crawford County Register of Significant Sites, or any other historic or similar register.

700.4 No land should be subdivided or developed which is unsuitable for development by reason of flooding, poor drainage, adverse earth or rock formations, or any other condition likely to have a detrimental impact on the public health, safety or welfare. Such lands shall remain unsubdivided and undeveloped until such time as the conditions causing the unsuitability are corrected.

700.5 In planning a subdivision or land development, the applicant/developer should consider making reasonable allocations of land for necessary community facilities such as park and recreation grounds, school sites and other sites for needed public facilities as proposed in applicable comprehensive plans or as determined necessary through current analyses. Where allocations are made for these facilities; provisions shall be made to insure that the land will be accepted and maintained by the Township, a homeowner's association, a school board or some other organization which can assure the Township of its ability to manage the land in keeping with the general welfare of residents.

700.6 In designing a subdivision or land development, proposed lots shall have relationships to surrounding properties such that reasonable future lotting patterns can be developed.

701. 701. Streets, Bridges and Culverts.

701.1 *Streets.* Streets shall conform to the standards and specifications of Article V of this ordinance.

701.2 *Bridges and Culverts.* All bridges and culverts shall be designed by a registered professional engineer in accordance with the applicable standards and specifications, and applicable Pennsylvania Department of Transportation standards. The design for all bridges and culverts having a span greater than eight

feet shall undergo a structural adequacy review by the district engineering office of the Pennsylvania Department of Transportation. The use of bridges or culverts shall be approved by the Township in consultation with the Township Engineer. Construction of bridges and culverts shall adhere to the approved design plans. The Township may require full-time or part-time construction inspection of bridges and culverts, the cost for which shall be paid by the developer.

702. Layout of Lots and Blocks.

- 702.1** Lot area, lot width, and setback requirements shall be those set forth in the Zoning Ordinance.
- 702.2** Lotting plans shall be worked out with due regard for the topography and the necessity for accommodating sewer and water utilities, whether of on-lot construction or otherwise. Each lot shall allow for convenient driveway access from a public road. Lotting arrangements shall be developed with due regard to the overall best use of land; lotting patterns which block opportunities for the reasonable utilization of nearby land shall be avoided.
- 702.3** Lot lines shall be generally at right angles to the public road. Corner lots shall have adequate width to accommodate building setbacks from two roads.
- 702.4** Lot lines shall follow municipal boundaries rather than cross them, whenever possible, in order to avoid jurisdictional problems.
- 702.5** Lot lines shall be drawn to include an allowance for road right-of-ways. The width of a road right-of-way shall normally be centered on the road centerline.
- 702.6** In planning lot patterns, excessive depth of lots in relation to width should be avoided. A proportion of 4.0 (length) to 1.0 (width) should be considered maximum.
- 702.7** Double frontage lots should be avoided except where necessary to overcome specific disadvantages of topography or other conditions such as location adjacent to an arterial or collector highway. Where double frontage lots are platted, vehicular access to the lots shall occur from the local street as opposed to the arterial or collector street.
- 702.8** All lot corners shall be marked with survey monument, a description of which shall be noted on the plans. The minimum specification for monuments shall be iron rods or pipes not less than 18 inches long, driven a minimum of 18 inches into the ground. In cases where obstructions are encountered making it impractical to install to this specification, alternative monumentation is permissible and it shall be indicated as such on the plat.

703. Utilities.

703.1 Easements. Electric power, telephone, gas and similar utility easements, where located at rear or side lot lines, should be centered on these rear or side lot lines. Utility easements alongside and rear property lines shall be a minimum of 15 feet wide and shall be centered on the lot lines. Where such easements are located along the front lot line adjacent to the public road, they shall be a minimum of 10 feet in width. All utility easements shall be shown on the final plat.

703.2 Burial of Utilities. Wherever feasible, electric power, telephone, cable television, or other communication lines shall be placed in underground conduits. Burial of all such secondary or service lines is mandatory for major subdivisions and land developments.

703.3 Fire Hydrants. Fire hydrants shall be provided as an integral part of any public water supply system. Hydrant specifications shall be as required by the governing authority of the water system and shall have Fire National standard threads on outlets. Fire hydrants shall be placed at intervals of not more than 1,000 feet. Each hydrant shall contain a minimum of two 2 ½-inch outlets and one 4 ½-inch outlet.

703.4 Street Lights. Provisions for street lighting may be required where deemed necessary to protect the public safety. When required, street lights shall be constructed in accordance to specifications agreed upon by the Township and the appropriate public utility.

703.5 Waste Facilities. Plans for waste collection and storage facilities may be required where necessary to assure the proper handling and disposal of waste materials for the protection of the public health and safety.

704. Land Subject to Flooding. No land subject to flooding shall be developed or improved except in accordance with applicable floodplain, zoning, and other regulations. At a minimum, this shall apply to those areas within the 100-year floodplain as identified on Flood Insurance Rate maps prepared by the Federal Emergency Management Agency.

705. Sanitary Sewage Systems. All individual community or public sewage systems or improvements thereto shall be planned, designed and constructed in accordance with the requirements of Pennsylvania sewage facilities laws, applicable Pennsylvania Department of Environmental Protection regulations and all other applicable state and federal regulations. All public sewer system facilities shall be designed and constructed in accordance with the applicable regulations and specifications of the municipality or authority responsible for operation and maintenance of the public sewer system.

706. Water Supply and Distribution System. All water systems and improvements thereto shall be planned, designed and constructed in accordance with Pennsylvania Department of Environmental Protection requirements and all other applicable laws and regulations. All public water system facilities shall be designed and constructed in accordance with the applicable regulations and specifications of the municipality or authority responsible for operation and maintenance of the public water system.

**ARTICLE VIII
STORMWATER MANAGEMENT**

- 800. General.** For all improvements, stormwater shall be managed in a manner to assure that the quantity, velocity, and direction of resulting stormwater runoff adequately protects health and property from possible injury.
- 801. Stormwater Management Plan.** For major subdivisions and major land developments, a stormwater management plan shall be prepared meeting the requirements of the Stormwater Management Ordinance. If a Stormwater Management Ordinance does not exist, the stormwater management plan shall demonstrate to the satisfaction of the Township Engineer that best management practices will be employed such that the peak rate of runoff after development will not exceed the peak rate of runoff prior to development for 2-, 10-, 25-, and 50-year frequency storms.
- 802. Drainage Easements.** Where a subdivision or land development is traversed by a watercourse, a drainage easement of sufficient width to accommodate the 24-hour duration 50-year frequency storm shall be established and shown on the final plat or plan. Drainage easements shall also be provided for all best management practices necessary to meet the requirements of this ordinance.

**ARTICLE IX
LANDSCAPING AND SCREENING**

- 900. Intent.** It is the intent of the Township that developers plan for and construct subdivisions and land developments in a manner that preserves significant trees and vegetative cover, provides shade, provides buffering between noncompatible uses, provides screening of unsightly areas, enhances architectural features and vistas, and promotes the aesthetic appearance, character and value of developed and undeveloped areas.
- 901. Applicability.** The provisions of this landscaping section apply to all new or substantially modified subdivisions and land developments, except for minor subdivisions involving only single family residences.
- 902. Plan Requirements.** Applicants shall submit a landscaping plan for the site. Landscaping plan drawings shall be prepared by prepared by a registered landscape architect or other person with demonstrated landscape design and plantings qualifications or experience, plotted to scale on one or more sheets each no larger than 24 inches by 36 inches. Each sheet shall be suitably titled, numbered, and dated, and include a north arrow, graphic scale, and name of the person or firm preparing the plan. Landscaping plans shall show the following:
- (a) Property lines.
 - (b) Proposed final contours for the site, normally using a contour interval of two feet or less.
 - (c) Proposed buildings, driveways, parking areas, other paved areas, streets, and sidewalks.
 - (d) Existing historical trees, endangered species of plants, and unique trees, shrubs, or other features.
 - (e) Existing individual trees, stands of trees, or natural areas to be preserved.
 - (f) Proposed ground cover for land areas to be disturbed, for example, areas to be grassed, mulched, rock covered, or planted with other ground cover vegetation.
 - (g) Proposed plantings, including common name and scientific name.
 - (h) Existing and proposed water features, such as fountains, pools, or ponds.
 - (i) Proposed screenings, for example, hedges, evergreen plantings, fences, walls, or planted earth mounds. The plan shall include a description or detail of the type and height of each screening.

- (j) Typical elevations and/or cross sections if necessary to depict the intended result.

903. Landscaping Standards.

- 903.1** Existing trees, shrubs and landscaping features of historical or ecological significance, and endangered species of plant life should be preserved in their natural state.
- 903.2** Preservation of wooded areas, meadows, and other significant natural vegetation is encouraged. Consideration shall be given to laying out streets, drives, structures, and parking areas to avoid the unnecessary destruction of such areas.
- 903.3** Topsoil should be stockpiled during construction and redistributed uniformly after final grades are achieved. All disturbed areas of the site shall be stabilized by seeding, planting, or other appropriate treatment. Consideration should be given to sodding on slopes ten percent or greater, and using ground cover planting on slopes twenty percent or greater.
- 903.4** Landscape areas shall comprise a minimum of ten percent of the developed site area, which includes structures, parking areas and driveways, or other developed areas. Said minimum ten percent landscape area shall be visible from the street, particularly at building entrance areas, entry and exit areas to the site, and around vehicular parking area and drives. Additional landscaping is encouraged in areas not visible from the street, such as to the rear of structures. The landscaping area required by this Section shall include the areas to be landscaped as set forth in Section 903.5 below.
- 903.5** A landscaped buffer area shall be provided between the street right-of-way line and any parking area, loading area, or driveway (except for driveways used to access the street). The buffer area shall be a minimum of 5 feet wide for lots less than one acre in size, or 10 feet wide for lots one acre or larger, said width being measured perpendicular to the street. The buffer area shall be landscaped with vegetation, plantings, or other suitable cover, and shall prevent vehicular access from the street to the site other than by designated access driveways.
- 903.6** One street tree shall be planted for each 50 feet of property abutting a public right-of-way. Said street trees should be located adjacent to and outside the right-of-way line. Street trees shall be tall deciduous or evergreen trees, for example, maple, oak, beech, or white pine.
- 903.7** One shade tree or ornamental tree shall be planted for each 3,000 square feet of paved or unpaved areas used for parking, loading, driveways, or other vehicular access. Said shade trees should be located around the perimeter of or within the parking, loading, or vehicular access drives. Shade trees shall be tall deciduous trees, for example, maple, oak, or beech. Ornamental trees include, for example, dogwood, redbud, and serviceberry.

903.8 One shade tree or ornamental tree shall be planted for each 50 feet of building perimeter. Said trees should be located around the perimeter of the building, or around the perimeter of or within the parking, loading, or vehicular access drives.

903.9 Trees and other plantings shall be hardy varieties, suitable for USDA Hardiness Zone 5, and tolerant of the soils and expected hydrologic and shade conditions. Species native to Pennsylvania are preferred. The minimum size of tall deciduous trees shall be 1 1/2 inch caliper in diameter. The minimum size of ornamental trees shall be five feet tall. All plantings shall be furnished, handled and installed in accordance with sound, accepted procedures and the standards of the American Nursery and Landscape Association.

903.10 The quantitative standards for tree plantings may be relaxed to the extent that the developer documents the preservation and protection of existing trees immediately adjacent to the developed area.

903.11 Landscaping features shall neither obscure vehicular lines of sight nor obstruct fire access.

903.12 A landscaped transition shall be provided between adjoining properties in order to avoid abrupt changes in landscaping or incompatible landscape features.

904. Screening Requirements. In addition to screening required by the zoning regulations, screenings shall be placed as follows:

- (a) Outdoor parking areas for more than 5 vehicles and loading areas which are located less than 100 feet from a property line of a residential property shall be screened.
- (b) Dumpsters and trash storage areas, outdoor storage areas, and outdoor processing areas for non-residential and multi-family properties which are located less than 100 feet from a property line of a residential property and street right-of-way shall be screened.

Screenings shall consist of hedges, evergreen plantings, fences, walls, planted earth mounds, or combinations of these methods. Screenings shall be a minimum of six feet in height, or other height necessary to obscure visibility. Screenings shall have an immediate effect on visibility, not requiring time for vegetative growth. Alternative types or heights of screening shall meet the approval of the Township.

905. Fencing. Fencing shall be of an architectural type, compatible with the overall character of the site. Except in industrial developments, chain link fences shall not be permitted that are visible from the street, unless otherwise obscured from view by hedges, evergreens, or other vegetation. Displaying advertising of any kind on fencing shall be prohibited, except where permitted under the sign regulations of the Zoning Ordinance.

- 906. Alternative Plans.** Where the application of the quantitative standards of this section is demonstrated by the developer to be unreasonable or unreasonably burdensome for a particular site or development, an alternative landscaping plan may be submitted. Consideration will be given to approval of an alternative landscaping plan not meeting the quantitative standards provided that the plan observes the intent of this section.
- 907. Maintenance.** The owner of the property shall be responsible for the continued proper maintenance of all landscaping features, and shall keep landscaped areas neat and orderly in appearance, free from refuse and debris. All unhealthy or dead plant material shall be replaced by an equivalent plant by the next planting period.
- 908. Enforcement Provisions.** Failure of a developer to submit an acceptable landscaping plan may result in denial of an application for subdivision or land development. Failure to construct or maintain landscaping in accordance with an approved plan may result in withholding of a building permit or occupancy permit, or the remedies for violations described in Article I of this ordinance.

ARTICLE X
STANDARDS FOR MOBILE HOME PARKS, RECREATIONAL VEHICLE PARKS
AND CAMPGROUNDS

- 1000. Compliance Requirements.** It shall be unlawful for a person to establish, construct, or extend a mobile home park, recreational vehicle park and campground, unless such person obtains approval under the provisions of this Ordinance as a Major Land Development.
- 1001. Minimum Area Requirements.** The minimum gross area of the site for mobile home parks, recreational vehicle parks, and campgrounds shall be four (4) contiguous acres of land.
- 1002. Required Facilities for Mobile Home Parks.** Each mobile home stand shall contain only a one family unit and shall be supplied with connections to sanitary, water and electrical systems. Common sewage and water systems shall be provided in accordance with applicable laws and regulatory requirements. Each mobile home shall have a toilet, bathtub or shower, heating system, and kitchen in good working order and meeting property maintenance code requirements. The mobile home park owner shall make adequate provisions for refuse handling and removal and shall be responsible for maintaining the site in a clean and sanitary condition. A Storm Water Management Plan shall be required and stormwater drainage facilities shall be installed and constructed in accord with such plan.
- 1003. Site Requirements for Mobile Home Parks.**
- 1003.1** The locations of mobile homes shall be carefully related to the topography and shall be organized into a well conceived site plan, preserving as much as possible of the natural site.
- 1003.2** Mobile home lots within the park shall have a minimum of 5,000 square feet; double and triple wide mobile home lots shall have a minimum of 6,500 square feet. Lots and areas shall be directly accessible to the internal roadway system. There shall be provided on each mobile home lot a patio area of at least 100 square feet with a minimum width of 10 feet. There shall be provided on all lots one off-roadway parking space which shall contain a minimum of 200 square feet with a minimum width of 10 feet. Driveways, parking spaces and patios shall be constructed with a permanent, stable, dust free surface adequate for use during all seasons.
- 1003.3** There shall be, overall, a minimum of two (2) parking spaces for each mobile home stand in the mobile home park.
- 1003.4** The ownership of a lot within the park may not be sold or transferred, and a lot may not be divided for sale or transfer, without compliance with the subdivision requirements of this Ordinance.

- 1003.5** Stands shall be constructed of an appropriate material, properly graded, placed, compacted; and drained so as to be durable and provide an adequate foundation for the support of the anticipated loads. A gradient on the stands shall occur in only one direction perpendicular to an edge, and shall be a maximum of 4%. Mobile homes shall be either permanently fastened to a foundation slab or footing or tied down to secure against uplift, sliding or overturning. In all cases, location and placement of mobile homes shall comply with the requirements of the Pennsylvania Construction Code.
- 1003.6** There shall be a minimum distance of 20 feet between each mobile home, including accessory structures attached thereto, and any portion of any other structure in the development. There shall be a minimum distance of 15 feet between each mobile home and the boundary of the nearest abutting internal roadway or common area. There shall be a minimum distance of 100 feet between each mobile home and the development's boundary lines.
- 1003.7** Walks shall be planned and constructed so as to provide safe and convenient access throughout the mobile home park, connecting individual stands to common areas, to all facilities, and to each other. Connecting walks shall be at least four (4) feet wide and walks on individual lots shall be a minimum of 1 ½ feet wide. Walks shall provide an all-weather walking surface, and be reasonably free from mud, dust and standing water.
- 1003.8** A common area(s) shall be provided to serve the residents of the mobile home park. A minimum of 10 percent of the gross acreage shall be established and developed as a common area(s). Internal roadways shall not be considered as common areas for the purpose of compliance with this 10 percent requirement.
- 1003.9** Adequate storage facilities conveniently located to lots in the mobile home park shall be provided for storage of outdoor equipment, furniture and tools and such other material that may be used only infrequently and which cannot be conveniently stored in the typical mobile home.
- 1003.10** Where the mobile home park accommodates 20 or more mobile home lots, a roadway lighting system shall be constructed. In the event the park's initial development includes less than 20 lots, the roadway lighting system need not be installed at this initial development; however, where an expansion of the park to 20 or more mobile home lots is contemplated, the lighting shall be planned and installed when the expansion phases are reached. The developer shall indicate with plans and specifications how the roadway lighting system shall be constructed, showing in particular the method of mounting the lights.
- 1003.11** In the vicinity of the mobile home park roadway system and lots there shall be the equivalent of one shade tree per lot. Existing trees may be counted as meeting this requirement providing their trunks measure 2 ½ inches in diameter at a point two (2) feet from the ground. In meeting this requirement, newly planted trees shall be 2 ½ inches in diameter measured two (2) feet from the ground.

1004. Skirting on Mobile Home. All mobile homes shall be covered or skirted around the entire base of the unit in such a manner that continuous facades exist from the ground upwards. The material forming this enclosure shall be compatible with the remainder of the unit and provide sufficient ventilation to inhibit decay and deterioration of the structure.

1005. Required Facilities and Length of Occupancy for Recreational Vehicle Parks and Campgrounds. Each recreational vehicle space and each campground space shall be located no more than 200 feet from a common service building containing water, toilet and bath facilities. The developments shall make adequate provisions for refuse handling and removal and for the storage and supply of fuel where applicable. The owner shall be responsible for maintaining the site in a clean and sanitary condition. A Storm Water Management Plan shall be required and stormwater drainage facilities shall be installed and constructed in accord with such plan. The length of occupancy for any one customer shall be limited to no more than eight months.

1006. Site Requirements for Recreational Vehicle Parks and Campgrounds.

1006.1 The locations of recreational vehicle spaces and campground spaces shall be carefully related to the topography and shall be organized into a well-conceived site plan, preserving as much as possible of the natural site.

1006.2 Recreational vehicle spaces and campground spaces shall be a minimum of 1,500 square feet in area. Recreational vehicle spaces and campground spaces shall be directly accessible to the internal roadway system. There shall be provided at all recreational vehicle spaces and campground spaces one off-roadway parking space which shall contain a minimum of 200 square feet with a minimum width of 10 feet. Driveways, parking spaces and patios (where installed) shall be constructed with a permanent, stable, dust free surface adequate for use during all seasons.

1006.3 There shall be a minimum of 1 ½ parking spaces for each recreational vehicle space and campground space. Additional off-roadway parking over and above that required on recreational vehicle spaces and campground spaces shall be provided in specially constructed common parking lots.

1006.4 There shall be a minimum distance of 15 feet between each recreational vehicle unit, including accessory structures attached thereto, and any portion of any other structure in the park. There shall be a minimum distance of 15 feet between each recreational vehicle unit and the boundary of the nearest abutting internal roadway or common area. There shall be a minimum distance of 100 feet between each recreational vehicle unit and campground space and the park's boundary lines; providing, however, where the development is adjacent to one of the residential districts as established in the Township Zoning Ordinance, the minimum distance between a recreational vehicle unit or a campground space and the residential district boundary shall be 150 feet.

1006.5 Walks shall be planned and constructed so as to provide safe and convenient access throughout the development connecting individual recreational vehicles spaces or campground spaces to common areas, to all facilities, and to each other. Connecting walks shall be at least four (4) feet wide and walks on individual lots shall be a minimum of 1 ½ feet wide. Walks shall provide an all-weather walking surface, and be reasonably free from mud, dust, and standing water.

1006.6 A common area(s) shall be provided to serve the residents of the development. A minimum of 10% of the gross acreage shall be established and developed as a common area(s). Internal roadways shall not be considered as common areas for the purpose of compliance with this 10 percent requirement.

1007. Access and Internal Road System for Mobile Home Parks, Recreational Vehicle Parks, and Campgrounds.

1007.1 The minimum width of the portion of the site used for vehicular access to the Township's public roadway system shall be 60 feet.

1007.2 The internal roadway system shall be privately owned and maintained and shall be designed for safe and convenient access to all mobile home lots, recreational vehicle spaces, camping spaces, and common facilities. Roadways shall provide a sound, all-weather driving surface, be reasonably smooth and free from mud, dust and standing water. Roadway surfaces shall be a minimum width of 14 feet for one-way roadways and 18 feet for two-way roadways. Where on-roadway parking is permitted, eight (8) feet of roadway surface shall be added to each side of the roadway on which on-roadway parking is permitted. Road surface widths as required herein do not include the road cross-section devoted to storm water drainage, which shall be accommodated satisfactorily. No internal roadway that is constructed as part of a development shall be located closer than 100 feet from a residential district as established in the Township Zoning Ordinance.

1008. Visual Relation to Surrounding Areas. Either partial or full screening may be required at the boundaries of the mobile home park, recreational vehicle park, or campground depending on the nature of the site and its relation to the uses in the surrounding area. Such screening may consist of walls, fences, plantings or terrain features, or any combination of these devices. If open fencing such as chain link fence is used, it should be installed within plantings so as not to be easily visible from inside or outside of the development. The screening techniques required shall be of the type that effectively blocks views immediately upon installation and throughout all seasons of the year.

**ARTICLE XI
CONSTRUCTION AND DEVELOPMENT REQUIREMENTS**

1100. No Development Without Permits/Approvals. No development shall be undertaken and no construction of any land development shall be undertaken until all required permits and governmental approvals have been obtained or assurances that same will be issued are secured satisfactory to the Township. These shall include, but are not limited to the following:

- (a) Erosion and sedimentation control plan approvals
- (b) Water obstruction permits
- (c) Sanitary sewer system permits
- (d) Water supply system permits
- (e) Stormwater discharge permits
- (f) Zoning
- (g) Highway occupancy permits
- (h) Building permits

1101. Development to Conform with Final Plans and Permits. No development shall be undertaken and no construction of any land development shall be undertaken except in conformity with all final plans and permits as approved by the Township and all other governing governmental agencies.

APPENDIX I
SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION FORM

- * Name of subdivision and/or land development
- * Name of property owner
Address _____
Email _____ Telephone _____
- * Name of developer, professional engineer or surveyor
Address _____
Email _____ Telephone _____
- * Location of subdivision and/or land development

- * Tax Map and Parcel No. _____
- * Zoning District
- * Type of development (residential, commercial, etc.)
- * Approximate number of lots _____ Gross acreage
- * Intended time of development _____
- * General statements on the handling of:
 - Sewage
 - Potable Water
 - Storm Water Management

 - Electrical Power
 - Other Utilities
- * Pertinent information about new road construction and/or any other public improvements

- * Other information

- * Attach a copy of the PA DEP form "Application for Sewage Facilities Planning Module."

Fee _____

Date _____

signature of property owner

signature of developer/engineer/surveyor

**APPENDIX II
CERTIFICATION STATEMENTS**

The following certificates shall be placed on all subdivision and land development plats to be recorded. The language of the certificates need not be exactly as shown hereunder but it shall convey in a reasonable way the same information and/or assurances.

1. Township Planning Commission's Review Statement:

THIS PLAT WAS REVIEWED BY THE WEST MEAD TOWNSHIP PLANNING COMMISSION ON

(date)

(Signature of Chairman)

(Signature of Secretary)

2. Board of Township Supervisors' Statement

THIS PLAT WAS GIVEN FINAL APPROVAL BY THE WEST MEAD TOWNSHIP SUPERVISORS ON

(date)

(Signature of Chairman)

(Signature of Secretary)

3. Professional land Surveyor's Statement

I, _____, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF PENNSYLVANIA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THAT THEIR LOCATION AND MATERIAL ARE ACCURATELY SHOWN.

(date)

(Signature) SEAL

4. Review Statement from the Crawford County Planning Commission

REVIEWED BY THE CRAWFORD COUNTY PLANNING COMMISSION ON _____, 20 _____. THE SIGNATURE HEREON DOES NOT ESTABLISH APPROVAL OR DISAPPROVAL OF THIS SUBDIVISION, BUT INDICATES THE COMMISSION HAS MADE REVIEW COMMENTS WHICH HAVE BEEN PROVIDED TO THE LOCAL MUNICIPALITY, AND THE SUBDIVIDER/DEVELOPER, AND WHICH ARE PART OF THE PUBLIC RECORD.

(Signature of authorized official)

5. Either statement A. or B. shall be entered on the plat, depending on whether or not there is a public dedication.

A. Owners Declaration Statement:

WE (I) HEREBY CERTIFY THAT WE (I) OWN THE PROPERTY PLOTTED HEREON AND THAT THIS PLAT IS MADE FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY. BUILDING SETBACK LINES ARE ESTABLISHED ON THIS PLAT BETWEEN WHICH LINES AND THE PROPERTY LINES OR ROAD RIGHT-OF-WAY LINES THERE SHALL BE NO BUILDING ERECTED.

_____	_____
(date)	(Signature)

	(Signature)

	(Signature)

STATE OF PENNSYLVANIA
CRAWFORD COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME, A NOTARY PUBLIC THIS
____ DAY OF _____, 20 ____.
MY COMMISSION EXPIRES _____.

(Notary Public)

B. Owners Declaration and Dedication Statement:

WE (I) HEREBY CERTIFY THAT WE (I) OWN THE PROPERTY PLOTTED HEREON AND THAT THIS PLAT IS MADE FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY. ALL ROADS (AND PUBLIC OPEN SPACE, IF APPLICABLE) SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. BUILDING SETBACK LINES ARE ESTABLISHED ON THIS PLAT BETWEEN WHICH LINES AND THE PROPERTY LINES OR ROAD RIGHT-OF-WAY LINES THERE SHALL BE NO BUILDING ERECTED.

(date)

(Signature)

(Signature)

(Signature)

State of Pennsylvania
Crawford County

SWORN TO AND SUBSCRIBED BEFORE ME, A NOTARY PUBLIC THIS
____ DAY OF _____, 20 ____.
MY COMMISSION EXPIRES _____.

(Notary Public)

**APPENDIX III
STATEMENTS ON THE HANDLING OF SEWAGE NEEDS**

The applicable statement(s) shall be placed on the plat:

1. Sites for individual on-lot sewage disposal systems have been approved by the sewage enforcement officer at the locations shown. Permits must be issued for all such systems and permit issuance is not guaranteed by the approval of this plat.
2. As of the date of this plat recording, lots _____ are dedicated for the express purpose of _____ use. No portion of said lots have been approved by West Mead Township or the Pennsylvania Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the lots described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 *et seq.*) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of West Mead Township, who is charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.
3. A sewage facilities planning module has been approved by the Township and PA DEP for the use of a small flow treatment facility(s) at the location(s) shown to serve lots _____. Permits must be issued for all such small flow treatment facilities and permit issuance is not guaranteed by the approval of this plat.
4. A sewage facilities planning module has been approved by the Township and PA DEP for the planned construction of sewage treatment facilities at the locations shown to serve lots _____. The proposed facility(s) will be owned by _____ and operated by _____. Permits must be issued for all such sewage treatment facilities and permit issuance is not guaranteed by the approval of this plat.
5. Sewage collection, conveyance and treatment will be provided by existing permitted collection, conveyance, and treatment facilities owned by _____ and operated by _____, who will receive and treat the sewage flows from lots _____. Sewage facilities planning, as applicable under Act 537, has been completed for the extension of the sewer system to serve the proposed subdivision/land development.

Appendix III-1

**APPENDIX IV
STATEMENT FOR PUBLIC HIGHWAY ACCESS**

For lots abutting public roads where driveway access may be required in the future, the appropriate statement(s) shall be placed on the plat to be recorded:

1. Driveway access to lots _____ is intended via State Route _____ for which Highway Occupancy Permit(s) issued by the Pennsylvania Department of Transportation is(are) required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law" before driveway access is permitted. Issuance of said permit(s) is not guaranteed by the approval of this plat.

2. Driveway access to lots _____ is intended via Township Route _____ for which occupancy permit(s) may now or in the future be required by West Mead Township. Issuance of said permit(s) is not guaranteed by the approval of this plat.

WEST MEAD TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA

Ordinance No. 2013-1

AN ORDINANCE TO AMEND THE WEST MEAD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (ORDINANCE NO. 2008-1) TO MODIFY CERTAIN LAND DEVELOPMENT REGULATIONS.

Whereas, the Board of Supervisors has determined that certain standards for land development review under the Township's Subdivision and Land Development Ordinance should be modified so that the standards are consistent with standards under the Stormwater Management Ordinance and with other regulatory requirements; and has determined that these changes will not have an adverse impact on the public safety and welfare.

Now Therefore, be it Ordained and Enacted by the Board of Supervisors of West Mead Township, Crawford County, Pennsylvania, and it is hereby Ordained and Enacted by the authority of same as follows:

Section 1. *Addition of New Section 116 to Exempt Certain Developments from Review Requirements.* Article I entitled "General Provisions" of the West Mead Township Subdivision and Land Development Ordinance, Ordinance No. 2008-1, is amended by adding a new Section 116, which shall read as follows:

Section 116. *Exemptions from Review Requirements.*

- (a) Land Developments involving construction of a single story building or structure (whether separate or attached) (1) covering an area at ground level of less than 2,500 square feet and (2) involving associated development that together with the new structure creates new impervious area of less than 5,000 square feet, and involving no plans for additional buildings or structures on the subject property or contiguous properties within the next 5 years shall be exempt from review under and from compliance with the requirements of this ordinance; provided that there is compliance with the applicable requirements of the Stormwater Management Ordinance and other applicable ordinances; provided the Township Board of Supervisors determines there is no likelihood of a substantial impact on the community or public interests as a result of the proposed

development; and provided there has been no prior development on the subject property within the previous 5 years.

Section 2. *Amendment to Definition of Land Development.* The definition of "land development" found in Section 200 of Article II, "Definitions", of the West Mead Township Ordinance, Ordinance No. 2008-1, is hereby amended to read as follows:

Land Development. Any of the following activities:

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

Section 3. *Addition of New Section 303.5 to Add New Review Standards for Final Plans.* There is hereby added a new Section 303.5 – to replace existing Section 303.5 entitled "Action by Township Supervisors" – to read as follows:

Section 303.5. *Compliance with Other Governmental Regulations.*

- (a) Prior to issuing approval of a final plan for subdivision or land development, it shall be determined whether all other necessary government permits required by state and federal laws have been obtained or will be obtained, such as those required by the Pennsylvania Sewage Facilities Act (Act 537 of 1965, P.L. 1535, as amended; 35 P.S. § 750.1, *et seq.*); the Pennsylvania Dam Safety and Encroachments Act (Act 325 of 1978, P.L. 1375, as amended; 32 P.S. § 693.1, *et seq.*); The Clean Streams Law (Act 394 of 1937, P.L. 1987, as amended; 35 P.S. § 691.1, *et seq.*); the U.S. Clean Water Act, 33 U.S.C.S. § 1344; then Pennsylvania Uniform Construction Code; Zoning; Floodplain and Stormwater Management Regulations. No Approvals shall be issued until this determination has been made.
- (b) Where development involves earth disturbance activities requiring a Pennsylvania Department of Environmental Protection (DEP) permit, no final approval shall be issued until the DEP or the Crawford County Conservation District office has issued the E & S (Erosion and Sedimentation) or individual NPDES (National Pollutant Discharge Elimination System) permit or approval, or approved coverage under a general NPDES permit for stormwater discharges associated with construction activities. (*See* 25 Pa. Code § 102.43).

Section 4. *Revise Section Numbers.* Subsections 303.5, 303.6, and 303.7 of Section 303, the Final Plan Stage section of Article III entitled Procedures for Application Review Approval and Recording of the West Mead Township Subdivision and Land Development Ordinance are hereby renumbered so that

- Existing Section 303.5 “Action by Township Supervisors” shall be renumbered Section 303.6
- Existing Sections 303.6 and 303.7 shall be renumbered Sections 303.7 and 303.8, respectively.

Section 5. *Severability.*

Should any section, part or provision of this Ordinance be declared by appropriate authority to be unlawful or unconstitutional, all other terms, conditions, provisions and parts hereof, and of any Code of which this Ordinance may be or may be considered to be part, shall continue in full force and effect as if the provision declared to be unlawful or unconstitutional had been omitted as of the date of final enactment hereof.

Section 6. Repealer.

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.

Section 7. Effective Date.

The provisions of this Ordinance shall become effective five (5) days after the date of enactment.

Ordained and Enacted this 12TH day of FEBRUARY, 2013.

WEST MEAD TOWNSHIP BOARD OF SUPERVISORS

By: William J. Rosenberger
Chairman

By: Michael J. Jordan
Vice Chairman

By: John A. Shartte
Supervisor

ATTEST:

[Signature]
Secretary