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SHELBY COUNTY

WOODCOCK TOWNSHIP

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
WOODCOCK TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA**

ORDINANCE NO. 1995 - _____

AN ORDINANCE ESTABLISHING SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR WOODCOCK TOWNSHIP, CRAWFORD COUNTY, PENNSYLVANIA AND PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT THEREOF IN ACCORDANCE WITH THE PROVISIONS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS REENACTED BY ACT 170 OF 1988, AND ITS AMENDMENTS.

Whereas, Article V of the Pennsylvania Municipalities Planning Code, empowers the Township to enact a Subdivision and Land Development Ordinance; and

Whereas, Woodcock Township deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the Township to enact such regulations; and

Whereas, all requirements of the Pennsylvania Municipalities Planning Code with regard to the preparation of a Subdivision and Land Development Ordinance have been met;

Now, Therefore, be it ordained and enacted by the Woodcock Township Supervisors, Crawford County, Pennsylvania, as follows:

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**ARTICLE I.
GENERAL PROVISIONS**

100. Title. This Ordinance shall be known as the Woodcock 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 prevent development in flood hazard and unstable soils areas where such development would 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 such as solar energy;

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. Subdivision and Land Development Restricted.

102.1 No subdivision or land development shall be undertaken except in conformity with the requirements, standards and provisions of this Ordinance and the Woodcock Township Zoning Ordinance.

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

102.3 No plat or deed relating to a subdivision or land development shall be recorded with the Office of the Recorder of Deeds until approval has been obtained in accordance with the provisions of this Ordinance.

102.4 No subdivision or land development of any lot, tract or parcel of land shall be made, no street, sanitary sewer, storm water, water main, or other improvements in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of adjoining buildings, except in accordance with the provisions in this Ordinance.

103. Administration. The Board of Supervisors shall be responsible for the administration and enforcement of this Ordinance.

104. Interpretation.

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 as reenacted by Act 170 of 1988 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. Where the privately originated provisions, including but not limited to easements, covenants, or private agreements, impose duties and obligations that are more restrictive than the requirements of this Ordinance, and such private provisions are not inconsistent with this Ordinance, then such private provisions shall be operative and supplemental to this Ordinance.

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. **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.
106. **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.
107. **Waiver or Modification of Requirements.**

107.1 Waiver or Modifications Allowed. Where the Township Supervisors find that undue hardships will result from strict compliance with the regulations of this Ordinance and/or where the purposes of these regulations may be served to a greater extent by an alternative proposal, they may approve a modification to the requirements (variances) of this Ordinance so that substantial justice may be done and the public interest secured; provided, however, that such modifications shall not have the effect of nullifying the intent and purpose of this Ordinance; and provided further that the Township Supervisors shall not approve modifications unless they shall make findings based upon relevant evidence presented in each specific case that:

- (a) the granting of the modification will not be detrimental to the public safety, health, or welfare or injurious to other property;
- (b) the conditions upon which the request for a modification is based are unique to the property for which the modification is sought and are not applicable generally to other property;
- (c) because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations of this Ordinance are carried out;
- (d) the granting of the modification will afford relief which represents the least modification possible to the requirements of this Ordinance;
- (e) the modification will not be contrary to the provisions of the Comprehensive Plan of Woodcock Township, providing such a plan exists.

107.2 Conditions. 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.

107.3 Procedure for Obtaining Waiver.

(a) All requests for a waiver or 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 may be referred to the Planning Commissions for advisory comments.

(c) The Township Supervisors shall determine whether to grant the waiver or modification based upon the criteria set forth above and shall keep a written record of all action taken with respect to the waiver or modification request.

108. Changes to Preexisting Subdivisions or Land Developments.

108.1 For any change in the plat of an approved or recorded subdivision or land development, if such change affects any street layout or public improvement shown on such plat or an area reserved thereon for public use, such change shall be approved by the Township Supervisors under the same procedure, rules, and regulations as for a subdivision. Before any such change may be approved, the Township must receive a written instrument, satisfactory to the Supervisors, executed by the owners of all real estate within the subdivision, and suitable for recording, that demonstrates and establishes their informed consent to the change.

108.2 For any change in the plat of an approved and recorded subdivision or land development wherein the change involves only a lot line(s) or where a land division involves a conveyance that will become part of the grantee's existing lands such transaction(s) may be considered and processed as Single Lot or Minor Subdivision and handled by the Property Survey drawing as set forth in Section 301; or where applicable, as provided in Section 110 of this Ordinance.

109. Vacation of Plats.

109.1 Any plat or part of any plat may be vacated 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 plats of

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.

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

110. Expanding Land Subdivision. For Single Lot and Minor Subdivisions involving only a land conveyance that will expand (become a part of) the grantee's adjoining land and where the subject land will not be developed or improved, the use of the Property Survey option (Section 301) may be declined, and the subdivider/grantor may comply with the provisions of this Ordinance in the following manner:

(a) Obtain a survey of the subject land, which survey shall be done by a registered professional land surveyor and recorded with the Deed.

(b) Provide one copy of the survey and/or a boundary description produced from the survey to the Township Supervisors, together with a completed "waiver form" supplied by the Township (See Appendix VI for this form.) which shall be properly signed and notarized.

111. Remedies for Violation.

111.1 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.

111.2 *Penalty for Violation.* The Township Supervisors may institute a proceeding before the district justice against any person, partnership or corporation who or which 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. 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.

111.3 *Other Remedies as Allowed by Law.* In addition to other remedies, the Township may institute and maintain appropriate actions at law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

- 112. *Municipal Liability.*** 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. *Effect on Past Subdivisions and Land Developments.*** Subdivisions previously recorded, land developments the construction of which have been completed, and subdivisions and land developments for which all required governmental permits were received prior to the effective date of this Ordinance shall be exempt from the requirements of this Ordinance. However, any alterations, improvements or changes after the effective date of this Ordinance to any pre-existing subdivision or land development, whether the subdivision or land developments is recorded or not, shall be subject to regulation in accordance with the requirements of this Ordinance.

**ARTICLE II.
REVIEW PROCESS REQUIREMENTS**

200. Classification of Subdivisions and Land Development. Each subdivision and land development under the jurisdiction of this Ordinance shall be classified under one of the following categories:

200.1 *Single-Lot Subdivision.* A subdivision involving the creation of a single new lot from a larger parcel of land. In reality there are two lots resulting from the single division of a parcel, the newly created lot and the remainder of the original parcel. The classification of this land division, however, for the purposes of this Ordinance shall be considered a single-lot subdivision.

200.2 *Minor Subdivision.* A subdivision containing five lots or less and where,

- (a) the lots front on existing public roads which are maintained by the Township or state governments, and there is no new road proposed, and
- (b) there are no extensions of existing sanitary sewers, storm water sewers, or water system lines, and
- (c) there is no land area reserved or dedicated to the public, and
- (d) there is no construction of other public improvements necessary or contemplated.

200.3 *Major Subdivision.* A subdivision containing six or more lots, or a subdivision requiring:

- (a) a new road, or
- (b) an extension of sanitary sewers, storm water sewers, or water system lines, or
- (c) the construction of other public improvements.

All subdivisions not classified a single-lot or minor subdivisions shall be classified as major subdivisions.

200.4 *Land Development.* Land developments typically have the following characteristics: The ownership of the development site is normally retained by one owner or a group of owners acting jointly, and structures and/or certain use area are leased or sold to other users. Examples include the mobile home park, the apartment

complex, the shopping center, and the cluster development. See definition of land development in Article VII and requirements and standards for land developments established in Article VI of this Ordinance and in the Woodcock Township Zoning Ordinance.

201. Subdivision and Land Development Application Information. All subdivision and land development plan submissions shall be accompanied by one copy of an information sheet which includes a narrative of facts and explanations relative to the subdivision and land development. See Section 300.

202. Subdivision and Land Development Review Stages. There shall be three stages in the subdivision and land development review and approval process: the Sketch Plan Stage, the Preliminary Plan Stage, and the Final Plan Stage.

202.1 The Sketch Plan Stage is never mandatory, but it is recommended for major subdivisions and land developments. The Preliminary and Final Plan Stages are required for all subdivisions and land developments but may be combined as prescribed in the following sections.

202.2 The Single-Lot Subdivision shall combine the Preliminary Plan and Final Plan Stage requirements in one submission. See Section 301 for submission specifications.

202.3 The Minor Subdivision shall require Preliminary Plan and Final Plan Stage approvals; however, with the consent of the Planning Commission, the submission of these two stages may be combined and occur at the same time, and both approvals may be obtained at one time providing all required information is submitted.

202.4 The Major Subdivision and land developments shall be processed through and require separate Preliminary and Final Plan Stage approvals as provided in this Ordinance.

203. Sketch Plan Stage. It is normally desirable for an applicant to schedule a meeting in order to discuss his proposal with the Township before a substantial amount of design and engineering time is invested in the development. At the Sketch Plan Stage meeting, the applicant shall present a rough plan showing such items as the proposed layout of lots, roads (if any), provisions for required utility systems, and proposals for any public facility sites such as park and recreation areas. Items of information the applicant shall provide at the Sketch Plan Stage are listed in Section 302. One copy of the Sketch Plan submission, in instances where the applicant utilizes this stage, shall be provided to the Township. The Sketch Plan Stage of the review process is not mandatory.

203.1 The benefits derived from a meeting with the Township Supervisors at the Sketch Plan Stage are as follows:

- (a) The requirements of this Ordinance can be clarified.
- (b) The proposed development can be informally examined relative to road and lot patterns, public facility improvements, utility system requirements and any other pertinent items.
- (c) Relationships to existing conditions and proposed development in the area surrounding the subdivision can be reviewed.
- (d) The requirements of the local municipal government and applicable state agencies can be identified and discussed.

- 204. **Preliminary Plan Stage.** This stage of review shall commence upon submission to the Township Secretary of a completed application for review, three (3) copies of all plans and narrative statements required to explain how the subdivision or land development will be developed as set forth in Section 303 or otherwise, and payment of all fees as established by resolution of the Board of Supervisors.
- 205. **Final Plan Stage.** This stage of review shall commence upon submission to the Township Secretary of the original or exact legible tracing of the subdivision or land development plat together with three (3) printed copies thereof, three (3) copies of all plats, plans, narrative statements and supporting exhibits as required in Section 305, or otherwise, and the payment of all fees as established by resolution of the Board of Supervisors.
- 206. **Review By Township Planning Commission.** With respect to both preliminary and final plan review stages, if there is a Township Planning Commission, the Secretary of the Township, upon receipt of all documents and supplemental materials, submission of which is required, shall forward one copy of same to the Township Planning Commission for its review. All interested parties should attend the review meeting of the Township Planning Commission. The Planning Commission shall provide its review and comment within 45 days of its receipt of the application. This review should be provided in a lesser time whenever possible.
- 207. **Review By Crawford County Planning Commission.** With respect to both preliminary and final plan review stages, the Secretary of the Township, upon receipt of all documents and supplemental materials, submission of which is required, shall forward one copy of same to the Crawford County Planning Commission for its review and comment. The Crawford County Planning Commission or its staff shall have 30 days from the date it receives the subdivision application in which to make its comment.
- 208. **Review By Other Governmental Entities.** Where adjacent municipalities and governmental agencies may be affected by the proposed subdivision and land development, a copy of the application and plan submissions shall, upon receipt, be forwarded by the Township Secretary to the affected municipalities and governmental

agencies for review and report with the request that any report be received within 30 days.

209. Action By Board of Supervisors.

209.1 The Board of Supervisors shall render its decision on the Preliminary and Final Plan applications and communicate it to the applicant no later than 90 days following the date the application for Preliminary or Final Plan submission was accepted as completely filed. The Supervisors should provide the decision in a lesser time whenever possible.

209.2 The Supervisors shall not approve a plan until they receive the County Planning Commission's comment, or the staff comment, and the Township Planning Commission's comment, if applicable, or until the expiration of the 45 days allowed for comment.

209.3 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.

209.4 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.

209.5 The Board of Township Supervisors shall review the Preliminary and Final Plan submissions to assure that they conform with the requirements of this Ordinance, and with the approved Preliminary Plan, if applicable. In processing and rendering a decision on the Preliminary and Final Plan, the Board may take one of the following actions:

(a) approve the plan.

(b) approve the plan subject to specified conditions relating to additions, corrections, collateral approvals, and/or changes to be made or supplied in the 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 of the conditional approval, then the approval of the plan or plat, whether preliminary or final, 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. Final Plan approval shall be conditioned upon the provision of financial security in accordance with Article V, as applicable.

(c) table action of the plan until additional information, corrections, collateral approvals, and/or changes are made to the plan, but only with written consent of applicant if action will delay decision for more than 90 days from date of

application.

(d) disapprove plan if it finds that the plan does not comply with the requirements of this Ordinance or other applicable ordinances or if, in its opinion, the subdivision or land development plan would adversely affect the health, safety, or the general welfare of the Township and serve to nullify the purposes of this Ordinance. The action taken by the Board shall be communicated to the applicant in writing and where the plan is disapproved, the written decision shall specify the defects found in the application and describe the requirements which have not been met and cite the provisions of law or ordinance relied upon.

210. **Duration of Preliminary Plan Approval.** Preliminary Plan approval by the Township, except where stated otherwise, indicates the general acceptability of the subdivision layout, and all other accompanying proposals. Preliminary Plan approval shall be effective for a maximum of 5 years unless, upon submission by the applicant in writing, an extension(s) of time is requested and subsequently granted. An extension, if granted, shall be for a period of one year. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed according to the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was filed.
211. **Approval of Development in Stages Over Time.** In the case where development is projected over a period of years, the Township Supervisors may authorize submission of final plans by section or stages of development subject to compliance with the requirements of this Ordinance and the applicable sections of the Pennsylvania Municipalities Planning Code and subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.
212. **Approval Certificate.** The Board of Supervisors' approval of the subdivision plat or land development plan shall be noted by the signature affixed to the approval certificate. 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 Board.
213. **Recording.** The plat or plan and any other documents associated therewith requiring recording shall be recorded in the County Recorder's Office within 90 days after the Board's final approval. Otherwise, the Board's approval becomes void unless an extension of time is requested and granted by the Board. The applicant shall be responsible for recording the plat or plan. A copy of the recorded plat or plan shall be submitted to the Township.
214. **Subdivision and Land Development Fees.** The Township Supervisors shall by resolution establish a schedule of fees which may be amended from time to time. The required fee shall accompany the Preliminary or Final Plan submissions. No plan shall be approved

unless all fees have been paid. Additional fees will be charged for reasonable and necessary charges of the Township Engineer and professional consultants for review, inspection, studies and reports necessary for a proper review and consideration of the plans. Their fees shall be based upon a schedule to be adopted by resolution of the Board of Supervisors. Disputes regarding these fees shall be resolved in accordance with the provisions of the Pennsylvania Municipalities Planning Code as applicable.

**ARTICLE III.
SPECIFICATIONS FOR SUBDIVISION PLANS**

- 300. Application Information.** All subdivision and land development plan submissions shall be accompanied by an information sheet which includes the following facts and/or explanations relative to the subdivision or land development. See Appendix I.
- 300.1** Name of the subdivision or land development;
- 300.2** Name, address and telephone number of the property owner and/or his agent if one exists;
- 300.3** Name, address and telephone number of the registered professional land surveyor, architect and engineer if one has been retained for the project;
- 300.4** Brief 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;
- 300.5** Number of lots in the subdivision and the gross acreage; the area of any existing public road right-of-way shall not be included in the gross acreage figure;
- 300.6** Type of development proposed, whether single family or multi-family residential, mobile homes, commercial or industrial buildings, etc.;
- 300.7** 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;
- 300.8** Zoning district(s), if applicable;
- 300.9** Additional facts on the area surrounding the subdivision or land development including but not limited to roads and other community facilities, zoning, existing uses of land, and size and condition of the upstream watershed and the characteristics of the downstream area which will receive the storm water runoff; where this information is shown on a sketch plan submission, it need not be entered on the information sheet, but

the sketch plan should be referred to.

301. Property Survey. As established in Section 202.2, Single-Lot Subdivisions shall be processed in one submission to the Township Supervisors. The subdivision shall be titled, Property Survey, and the owner's name and address and the township and county in which the subdivision is located shall be indicated following the title. The drawing shall be prepared by a registered professional land surveyor and shall be drawn in ink on paper of customary and acceptable size. After the property survey is approved, it shall be recorded along with the property deed and, if desired, may be recorded as a subdivision and entered in the subdivision plat book records in the County Recorder's Office. The property survey shall include the following information and certificates:

301.1 The length and bearings of the lot's boundary lines. Distances shall be measured at least to the nearest hundredth of a foot. Bearings shall be measured at least to the nearest 20 seconds. The error of field closure for the lot's exterior boundary shall be no greater than one foot in five thousand feet, and all geometrics of the final plat shall be balanced.

301.2 All corner points shall be monumented including all points indicating a change in direction or a change in geometry. The nature of the monument shall be indicated. See Section 410.3.

301.3 The right-of-way width and designation of existing roads adjacent to the lot. Road right-of-way shall be shown as separate and independent of the subdivided lot.

301.4 The distance(s) and bearing(s) to some described and readily locatable and permanent point outside of the subdivision, preferably a nearby road intersection, an original parcel corner point or a County, State or Federal monument. Where said permanent point, outside of the subdivision, may be lost in future years, for example at the intersecting center lines of the roads, "ties" to this point shall be determined and recorded on the plat.

301.5 The assessment parcel number of the parcel of land from which the lot has been divided; this number is available in the County Assessor's Office.

301.6 The owners' names for all lands adjacent to the lot.

301.7 The location of existing easements, streams, bodies of water and other pertinent features on the lot; easements shall be explained.

301.8 The explanation, location, width and dedication of proposed easements.

301.9 Building setback line. The setback line shall be dimensioned and labeled.

301.10 A north point; the scale of the drawing shall be noted and shown graphically.

301.11 The area of the lot in square feet and/or acres.

301.12 The following certificates (See Appendix II.):

- (a) Registered professional land surveyor's statement,
- (b) Crawford County Planning Commission's review statement,
- (c) Woodcock Township Planning Commission review statement,
- (d) Woodcock Township Supervisor approval statement.

301.13 The following certificates where applicable (See Appendices II and III):

- (a) Dedication Statement,
- (b) Utility Easements and drainage easements,
- (c) Other easements on the site,
- (d) Covenant statements if any.

301.14 Unless, for each subdivided lot, the Township Supervisors receive proof of (a) a properly permitted and functioning sewage system, (b) an existing valid sewage permit, (c) issuance of a sewage permit for an on-lot sewage system, (d) proof that a site suitability analysis for an on-lot sewage system has been completed and approved by the Township Sewage Enforcement Officer, or (e) satisfactory proof that the lots will be served by duly permitted and approved community or public sewer systems, the statement set forth in Appendix IV shall be entered on the plat.

301.15 Where the lot(s) abuts a state maintained road and a highway occupancy permit(s) has not been obtained from the Pennsylvania Department of Transportation (PennDOT), the statement found in Appendix VI shall be entered on the plat.

302. Sketch Plan Stage. The Sketch Plan submission is not mandatory but where used shall include the following information:

302.1 *Sketch Plan Drawing.*

- (a) A scaled plan which may be in freehand showing the proposed layout of roads, lots and public facility sites, *i.e.*, park and recreation areas, schools, etc. Rough sketches of proposed community or individual, sanitary sewer and water

systems as well as storm water management techniques should be provided. Existing conditions on and near the site shall be shown including but not limited to wooded areas, watercourses, easements, rights-of-way and utility systems.

(b) Topographic information represented by contour lines at an interval of 10 feet or less. U.S. Geological Survey maps may be used as the basis for this information.

(c) Elevations, cross sections, and perspective drawings to the extent they may be useful in explaining the intent of the proposal.

(d) North arrow, scale indication and the date of preparation.

302.2 Narrative Statements And/Or Reports. To the extent the application information and the Sketch Plan drawing do not convey adequately the developer's intent, a narrative shall be submitted dealing with the elements of the proposal.

303. Preliminary Plan Stage. The Preliminary Plan submission shall include the preliminary plat and other support drawings and narrative statements as needed based on the specifications herein listed. The preliminary plat showing the land geometry shall be prepared by a registered professional land surveyor at a convenient scale but not at a scale greater than 1 inch to 100 feet and may be prepared in pen or pencil. The plat and other plan sheets shall be no larger than 24 inches by 36 inches; where more than one sheet is used, each sheet shall be suitably numbered and titled; these requirements also shall govern the engineering, construction and various supporting drawings included in the Preliminary Plan. Design, engineering, construction details and other necessary studies as are appropriate to the development may be prepared by a landscape architect or architect. It should be noted that the preliminary plat also may be used for the final subdivision plat and may be drawn on the drafting medium to be used for the final plat. The submission shall include the following information:

303.1 Proposed name of subdivision or land development and the township and county in which it is located.

303.2 The date, scale and north point indication.

303.3 A small, scaled location map showing the area of the proposed subdivision or land development in relation to surrounding roads and other significant features; this map shall be oriented on the plat in the same direction the subdivision is oriented; providing, however, a location map shall not be required for Single-Lot Subdivisions.

303.4 The road patterns and names of adjacent subdivisions and developments and the location and owners' names of adjacent parcels of unsubdivided land.

303.5 Zoning, where a zoning ordinance exists, of the proposed site and adjacent lands in instances where it cannot be provided clearly in the application information sheet.

303.6 Location, width (right-of-way and pavement) and type of construction of all existing roads, public and private, for the land to be subdivided or developed and for all lands within approximately 200 feet of the proposed subdivision or development. For this same area, all existing easements, sanitary and storm sewers, water lines, railroads, utility rights-of-way, oil and gas facilities, parks, cemeteries, watercourses, drainage ditches, swamps, wetlands, low areas subject to flooding as identified on township flood hazard maps, permanent buildings, bridges and any other information pertinent to the evaluation of the proposed subdivision or development.

303.7 Plan of the proposed development including the lots, road right-of-ways, easements for water lines, storm and sanitary sewers, drainage ways and all other public utilities where they are separate from road rights-of-ways. Where it is not clear from the scaled drawings, the dimensions of elements of the proposed layout shall be given.

303.8 Topographic information shall be provided where:

(a) road improvements and/or sanitary sewer, storm water, or water utility systems are proposed, and/or

(b) 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 and/or lot sizes are small, more detailed topographic information may be required.

303.9 Location and area of 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.

303.10 Statement as to what private deed restrictions, if any, are proposed.

303.11 *Sanitary Sewage System.* The Preliminary Plan must contain the following information and documentation:

- a. Documentation acceptable to the Township concerning the determination by the Township and any other governmental agency or official as may be required that an official plan revision is or is not necessary under the applicable Pennsylvania laws and regulations governing sanitary sewage facilities.

- b. If an official plan revision or similar process is required under applicable Pennsylvania laws and regulations governing sanitary sewage facilities, documentary proof that the planning module or other required form has been or is being submitted for review and approval by the appropriate authorities in accordance with the requirements of law, and if available, the documentary results of the approval process including DER's determination.
- c. For subdivisions or land developments where development is proposed requiring common or public sewage facilities, 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.
- d. For subdivisions and land developments where the proposed or likely use of the land would require individual sewage systems for sewage disposal, documentation concerning the results of site suitability analyses and other tests or investigations required under the applicable Pennsylvania laws and regulations of the DER governing sewage facilities, and reasonable proof that required permits can be obtained and that the sewage facilities will have no adverse impact on water supplies or the public health and safety.
- e. No approval of Preliminary Plans for subdivision and land developments shall be given where individual sewage systems (on-lot systems) are proposed unless all plans, site suitability analyses, or other tests or investigations required under the applicable laws of Pennsylvania and regulations of DER have been completed and approved by the sewage enforcement officer and other appropriate governmental agencies and officials, and appropriate documentation thereof has been submitted to the Supervisors, and unless it has been determined that adequate and safe sewage disposal facilities shall be available to serve the proposed subdivision or land development, with the following exceptions: (1) Where it is demonstrated that the developer is making satisfactory progress toward fulfilling these requirements, or is faced with unique circumstances which make compliance unreasonable, preliminary approval may be granted on the condition that no construction or improvements shall be undertaken until those things have been completed and documented to the satisfaction of the Sewage Enforcement Officer and Supervisors or other appropriate governmental official; or (2) Where the developer intends to rely on the exception referred to in Section 305.2(c)(3) and so certifies.

303.12 Water Supply. Information about the source of potable water and the proposed water system shall be provided. Where use of an existing community 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. Information shall be provided to show that the intended potable water supply will be adequate and safe for the proposed or likely uses of the lots.

303.13 Storm Water Management. It shall be the objective of this Ordinance to manage the quantity, velocity and direction of resulting storm water runoff in a manner which adequately protects health and property from possible injury; the administration of this Ordinance shall strive to assure that the maximum rate of storm water runoff is no greater after development than prior to development.

(a) For Major Subdivisions and Land Developments involving new roads, a plan, and descriptions where appropriate, of the storm water management measures and devices proposed including, but not limited to, open flow channels, swales, detention areas, culverts, underground storm water lines, storm inlets and manholes. Storm water runoff calculations for the watershed area above (upstream from) the subdivision site and for the subdivision site itself shall be computed based on the design criteria established in Section 402. Finalized calculations and plans are not required at this stage but enough work shall be done so that decisions can be made on the acceptability of the general layout of the subdivision.

(b) The information required in Section (a) may be required for Major Subdivisions not involving new roads and for Minor Subdivisions where storm water management considerations are judged to be critical in the development proposal.

303.14 Typical road cross-sections showing the travel portion of the roadway, shoulder and drainage swale areas as well as the road construction specifications. Based upon topographic information, where roads are proposed in areas having a 10 percent grade or more, the planned road gradients shall be shown.

303.15 Any other special proposals which may be necessary to the Township's review including but not limited to reports and/or documents indicating how subdivision or land development improvements shall be maintained, *i.e.*, homeowners' association organizations.

304. Preliminary Plan, The Overall Guide to Development. Although it may be the intention of the developer to request Final Plan approval on only a portion of the total area shown on the Preliminary Plan, a Preliminary Plan shall be submitted and approved for the entire area under consideration for development. Construction plans and specifications as required in a later section of this Ordinance need be prepared only for a smaller area intended to be included on the final plat.

305. Final Plan Stage. The Final Plan submission shall be considered as a continuation of the review begun in the Sketch Plan (where used) and Preliminary Plan stages of the process.

Proposals submitted in the earlier stages may change through the review process as additional information is gathered and as engineering and other design studies are developed. Drawings and narratives submitted at the Preliminary Plan stage revised and refined as required shall be considered as part of the Final Plan submission. The Final Plan submission at the minimum shall consist of the subdivision plat. It also may include, depending on the complexity of the subdivision or development, (a) engineering and construction drawings and specifications; (b) letters, permits and certifications indicating other municipal, State and public or semi-public agencies or organizations have given their review and approval to the subdivision proposals; and (c) supporting reports and documents such as a listing of covenants to be recorded with the subdivision plat, and the incorporation papers for a homeowners' association. The submission specifications at the Final Plan Stage area are as follows:

305.1 The final plat shall be signed by a registered professional land surveyor and drawn at a convenient scale but not greater than 1 inch to 100 feet; it shall be drawn in ink. It shall be sufficiently bold so as to be capable of clear and distinct reproducible copies. It shall be drawn on an acceptable drafting medium no larger than 24 inches by 36 inches. Where more than one sheet is used, each sheet shall be suitably numbered and titled. The plan shall include the following information:

(a) The name of the subdivision or land development in prominent letters and the township and county in which it is located. The name shall not be a duplicate of, or be very similar to, the name of any plat previously developed for the township.

(b) The lengths and bearings of the exterior boundary lines (which shall be delineated with a bolder line than the interior property lines in the subdivision) and all other property lines surveyed and divided, including those for roads, blocks, lots and public grounds. Where property lines in any tier of lots are parallel, it shall be sufficient to mark the bearings of the outer lines of the tier. Distances shall be measured at least to the nearest hundredth of a foot. Bearings shall be measured at least to the nearest twenty seconds. The error of field closure for the subdivision's exterior boundary shall be no greater than one foot in five thousand feet, and all geometrics of the final plat shall be balanced.

(c) All exterior boundary, lot and road right-of-way corner points shall be monumented including all points indicating a change in direction or a change in geometry. The nature of the monument shall be indicated. See Section 410.

(d) The exact width and location of the right-of-way of all new roads and the width and location of all new easements bearing the names of new roads; road names shall not duplicate names already established in the municipality or adjacent municipalities within the Enhanced 911 service areas as designated by the Crawford County Emergency Management Agency. Road right-of-way shall be shown as separate and independent of the subdivided land. Easements include,

but are not limited to, those for storm drainage facilities and all public and semi-public utilities; new easements shall be dedicated and explained.

(e) The distances(s) and bearing(s) to some described and readily locatable and permanent point outside of the subdivision, preferably a nearby road intersection, or original parcel corner point, or a County, State or Federal monument. Where said permanent point, outside of the subdivision, may be lost in future years, for example at the intersecting center lines of roads, "ties" to this point shall be determined and recorded on the plat.

(f) A number or other suitable designation for all lots or parcels within the subdivision boundary.

(g) Building setback lines; they shall be dimensioned and labeled.

(h) The total area in acres within the exterior boundary of the subdivision or development.

(i) The right-of-way width and name of existing roads in or adjacent to the subdivision or development.

(j) The assessment parcel number(s) of the parcel(s) of land from which the subdivision or land development was taken; this number is available in the County Assessor's office.

(k) The location and width of existing easements; the location of all streams, bodies of water and other pertinent features in the subdivision or development; all easements shall be defined and explained.

(l) A north point and the scale of the plat shall be noted and shown graphically.

(m) The following certificates (See Appendix II.)

(1) Crawford County Planning Commission's review statement,

(2) Woodcock Township Planning Commission review statement,

(3) Woodcock Township Supervisor approval statement,

(4) Owners' declaration statement where the plat is recorded separate from the property deed and, if any, the dedication statement

(5) Registered professional land surveyor's statement

(n) The following certificates, statements and/or covenants only where applicable (See Appendices II and III.)

(1) Utility easements and drainage easements

(2) Any other easements or dedications

(3) Covenant statements originated and enforced by the subdivider or developer protecting and/or guiding the use of land in the subdivision or land development. If covenants are recorded in a separate instrument, such instrument shall be referenced on the plat.

(o) Where the lot(s) abuts a state maintained road and a highway occupancy permit(s) has not been obtained from PennDOT; the statement found in Appendix V shall be entered on the plat.

305.2 Where roads and utility system improvements are proposed, final engineering and construction plans shall be prepared by a qualified professional engineer, registered professional land surveyor, landscape architect or architect and shall be part of the Final Plan submission. Although these plans need not be recorded in the County Recorder's Office, the plans shall be reviewed and approved by the Township Supervisors and become part of the public record. These plans shall detail the construction of improvements in the subdivision in the following areas:

(a) *Revised Grades.* Where a subdivision shall have 40 percent or more of its land area altered or where 40 percent of the development is on slopes 12 percent or greater, a revised contour or grading plan shall be required together with the Erosion and Sediment Control Plans as required.

(b) *Road Construction.* Typical road cross-sections showing the travel portion of the roadway, shoulder and drainage swale areas as well as the road construction specifications.

(c) *Sewage Systems.*

(1) For subdivisions or land developments where development is proposed requiring community or public sewage facilities, 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 have been or shall be approved for issue by DER and municipality, authority or other entity responsible for operation and maintenance of the sewage facilities system.

judged to be critical (Section 303.13(b)), finalized calculations and plans as listed in Section 303.13 and subsections shall be required. Where necessary, required permits from PennDER, the Public Utility Commission or the Pennsylvania Department of Transportation (PennDOT) shall be approved for issue. The ownership and responsibility for maintenance for all storm water management control devices shall be indicated and necessary easements covering such devices properly established.

(f) *Erosion and Sediment Control.* Pennsylvania's Clean Streams Law and regulations thereunder, administered by PennDER, requires that all earth moving activities have Erosion and Sediment Control Plans. All Major Subdivisions and Land Developments involving new roads shall have an Erosion and Sediment Control Plan which has been reviewed and determined to be adequate by the Crawford Conservation District or other appropriate official or agency.

305.3 Where the subdivider or developer intends to assure that subdivision and land development improvements will be maintained through a homeowners' association, or similar entity, documents shall be drafted and prepared for filing with the County Recorder's Office which provide for the legal creation of such an association and which shall have statements on its structure and responsibilities, and legally adequate and proper provisions for its continuing existence and for carrying out the continuing maintenance responsibilities.

ARTICLE IV.

DESIGN STANDARDS AND IMPROVEMENTS REQUIREMENTS

400. Design Principles. In planning a subdivision or land development, the applicant shall be guided by the following principles.

400.1 In planning and executing a subdivision or land development, the applicant shall comply with the Woodcock Township Zoning Ordinance and any and all other laws, codes, rules, and ordinances of the Township, the county and the state and federal governments and all duly constituted agencies thereof.

400.2 In planning and executing a subdivision or land development, the applicant shall be guided by the currently approved comprehensive plans of the Township, where they exist, and where applicable, the county particularly in regard to the location of the roads. Where the subdivision or land development includes sites of historic, cultural or physiographic value and such sites are listed on the Crawford County Register of Significant Sites, every possible effort shall be made to preserve and maintain the integrity of these sites.

(2) For subdivisions and land developments where individual sewage systems shall 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, federal and local laws and DER regulations shall have been completed, reviewed and approved by the sewage enforcement officer, DER and any other governmental agencies or officials as necessary and appropriate. Copies of all analyses, reports, comments and approvals shall be submitted to and maintained by the Township. Developer shall likewise establish and document that sewage permits have been issued for all the lots in the subdivision, or provide sufficient and satisfactory proof that necessary permits have been or will be approved for issue. Finally, there shall be sufficient and satisfactory proof presented as necessary and appropriate to establish that the planned sewage disposal systems shall not interfere with or harm the drinking water supplies. All of these requirements shall be met in order to obtain final approval.

(3) No subdivision shall be finally approved unless all requirements for sewage disposal have been met, with the exception that approval may be given if the applicant and landowner shall certify to the Township that the subdivision is not made for purposes of land development or improvement or any use that would involve construction of facilities for occupancy for residential, business, recreational or institutional use, and include this certification on the subdivision plat, as set forth in Appendix V. Without proper sewage system permits and approvals by necessary and appropriate municipal or governmental officials, no permits can or shall be issued for any building construction or improvements unless demonstrated to the satisfaction of municipal officials that there shall be no human occupancy of the building or other improvement for any residential, business, recreational or institutional use.

(d) *Water Supply Systems.* For subdivisions or land developments where development is proposed requiring common public water facilities, plans detailing the facility system shall be submitted and the necessary permits shall be approved for issue by the Pennsylvania Department of Environmental Resources, and any other entity responsible for the operation and maintenance of the water system, before final approval can be given by the Township Supervisors. Where use of on-lot water supply systems is intended, there shall be presented sufficient and satisfactory proof that the potable water supply will be adequate and safe for the proposed or likely uses of the lots.

(e) *Storm Water Management.* For Major Subdivisions involving new roads, as well as for Major Subdivisions and Land Developments not involving new roads and Minor Subdivisions wherein storm water management considerations are

Township. The minimum of 50 feet of frontage on a public road permits the use of an "access lane" to the public street as shown in the following drawing (Drawing 1.). In instances where the "access lane" is used, the lot width, lot area and yard requirements shall be established beginning at the location where the "access lane" terminates and the bulk of the property begins.

401.3 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.

401.4 Road Classifications. The applicant shall be responsible to develop the road network based upon the classification system established as follows: See Appendix VIII for designations in the Township:

(a) *Arterial Roads.* These roads provide inter-municipal, intercounty and interstate connections; they serve to link settlement centers, major public facilities, employment and shopping centers and areas of high density population. This category of road includes minor arterial, major collector and minor collector roads as established and defined in the Federal Functional Classification System and as set forth and discussed in the Crawford County Comprehensive Plan.

(b) *Collector Roads.* These roads link neighborhoods and have continuity within the County's municipalities and often interconnect municipalities. They invariably serve the dual function of handling through traffic movements and of serving as access to adjacent property. This category of road is set forth and discussed in the Crawford County Comprehensive Plan.

(c) *Local Access 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. They shall be laid out to discourage through traffic.

(d) *Alleys.* Alleys may be provided especially in commercial and industrial subdivisions or land developments and perhaps in row house (town house) developments, in order to facilitate service access to the proposed buildings.

Table 1. sets forth the design standards for arterial, collector and local roads.

401.5 Access to Arterial Roads. Where a subdivision or land development borders on, or contains, an existing or proposed arterial road, the Township may require that access points to the road be limited by one of the following means or some acceptable

400.3 No land shall 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 be harmful to the health, safety or welfare of future residents. Such lands shall remain unsubdivided or undeveloped until such time as the conditions causing the unsuitability are corrected.

400.4 In planning a subdivision or land development, the applicant 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 future residents.

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

400.6 Proposed roads shall be designed in careful relation to topography, natural drainage, the surrounding road network and the uses designed to be served in the development; they shall be properly integrated with the existing and proposed system of thoroughfares as established in Township and County comprehensive plans. There shall be no dead end streets. Where a street does not tie into another street, a cul-de-sac shall be used.

400.7 Generally road networks should be designed to run in an east-west direction in order that structures designed for human habitation can be sited with maximum wall exposure to the south to make possible greater use of solar energy.

401. Road Related Design Standards. In planning a subdivision or land development, the applicant shall observe the following requirements:

401.1 Proposed roads shall be public roads, shall be properly dedicated for public use and shall provide convenient access to all property within the subdivision or land development. There shall be no private roads, except in cluster and land development enterprises where private roads are permitted.

401.2 Each lot planned for separate ownership in the subdivision or land development shall have a minimum of 50 feet of frontage on a public road. Normally the full width of a lot shall abut on a street. However, whenever it is impossible to access an existing parcel with the full width of the lot, or where a special subdivision or land development design and management concept is believed to be appropriate for a particular site, a minimum frontage of 50 feet may be utilized subject to review and approval by the

**Table 1.
DESIGN STANDARDS FOR ROADS**

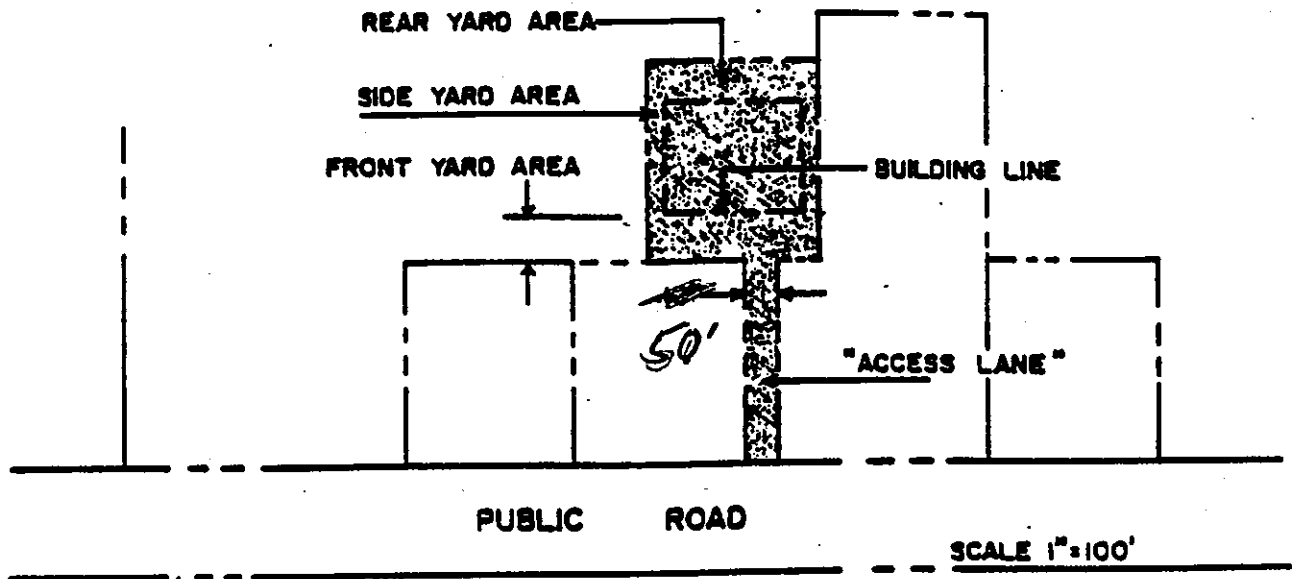
(All figures indicate feet except where noted otherwise.)

	R O A D S			
	<u>Arterial</u>	<u>Collector</u>	<u>Local Access</u>	<u>Alley</u>
Minimum width right-of-way ⁽¹⁾	60 - 80	50	50	20
Minimum width traveled way or cartway	24 w/s ⁽²⁾	20 w/s ⁽²⁾	20 w/s	12
	44 w/c ⁽³⁾	36 w/c ⁽³⁾⁽⁴⁾	30 w/c ⁽³⁾	
Maximum grade ⁽⁵⁾	5	10	10	10
Minimum grade ⁽⁵⁾	1	1	1	1
Minimum radius of curve	500	200	-	-
Minimum length of tangents between reverse curves	200	100	-	-

At all changes in road grades where the algebraic difference in the grades exceeds 1%, vertical curves designed in conformance with sound engineering practice shall be provided to permit the following sight distances; for local roads, 150 feet; for Collector and Arterial Roads, 300 feet.

- Notes: (1) Right-of-way widths in excess of the standards designated shall be required whenever, due to topography, additional width is necessary to provide for the construction of adequate earth slopes not in excess of a 1½ : 1 gradient.
- (2) w/s indicates with road shoulders, however, the width given does not include the road shoulders.
- (3) w/c indicates with curb construction and the distance is measured face of curb to face of curb.
- (4) Collector roads utilizing curb construction shall have 60 foot rights-of-way.
- (5) Figure indicates percent.

DRAWING 1
LOT SERVED BY AN "ACCESS LANE"



402. Lotting Standards.

402.1 Lotting plans shall be worked out with due regard to the topography and to 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.

402.2 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.

402.3 Lot lines shall follow municipal boundaries rather than cross them, whenever possible, in order to avoid jurisdictional problems.

402.4 Lot lines shall be drawn to allow for the road right-of-way. Where the subdivision or land development occurs only on one side of the road a distance of one-half of the road right-of-way (normally 25 feet) from the centerline of the road shall be allowed for the public right-of-way.

402.5 *Minimum Lot Area and Lot Width.* Minimum lot area and lot width shall be as established in the Woodcock Township Zoning Ordinance.

402.6 *Minimum Building Setback Line.* Minimum building setback lines shall be as established in the Woodcock Township Zoning Ordinance.

402.7 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.

402.8 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 highway. Where double frontage lots are platted, the subdivider should handle vehicular access to the lots so that access occurs from local and not arterial roads.

402.9 Subdivisions or land developments should contain no useless remnants of land.

403. Block Standards.

403.1 Block lengths in residential areas generally should not exceed 1,500 feet.

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

alternative:

(a) The lot pattern in the subdivision or land development should be so organized that the backyards of lots abut the arterial road and the front yards abut a local or collector road essentially parallel to the arterial in which case vehicular access to the lots occurs from the local road. The backyards of the lots should be screened in an appropriate manner from the arterial road. Access from the arterial to the subdivision or land development shall be by means of public road intersection(s).

(b) The lot pattern in the subdivision or land development should be so organized that the lots front on a marginal access road which would be located between the highway and the subdivision or land development.

401.6 Roadway Integration. Proposed roads shall be designed in relation to topography, natural drainage, the surrounding road network and the uses designed to be served in the development; they shall be properly integrated with the existing and proposed system of highways as established in the Township and County comprehensive plans. 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 services response, and to meet recognized traffic safety design standards.

401.7 Cul-de-sac. Cul-de-sacs shall have a minimum turnaround area of 100 feet in diameter and shall generally be circular in shape and have appropriate rights-of-way. There shall be no limitations on the length of a cul-de-sac road; however, any cul-de-sac road longer than 600 feet shall have a circular turnaround area the minimum width of which shall be 120 feet in diameter. For cul-de-sac type roads, 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.

401.8 Roads normally should intersect at, or nearly at, right angles. Proposed new intersections along one side of an existing road shall, wherever practicable, coincide with existing intersections on the opposite side of said road. No more than two streets shall intersect at the same point. Road jogs with centerline offsets of less than 150 feet should be avoided wherever possible.

401.9 Where curbed road construction is used, the minimum curb radius at the intersection of two roads shall be 15 feet.

408. Roadside Trees. The subdivider or developer should consider planting trees in an appropriate location in the public right-of-way. Tree varieties shall be used which are recognized as appropriate for roadside planting and shall be placed no closer than 40 feet, center to center.

409. Road Specifications: For Bituminous Roads (Flexible Pavements)

409.1 Bituminous Road Surfacing. All new roads within the subdivision or land development shall be bituminous roads built to the standards established in this subsection and as shown in Figure 3., Bituminous Road, Road Specification For Local & Collector Roads.

409.2 Layout Standards. From the flow line of one road ditch to the flow line of the ditch on the other side of the road - where ditches are constructed in the right-of-way and there is no fill slope(s) - there shall be a minimum distance of 36 feet for a local road and 40 feet for a collector road. Centered in the right-of-way there shall be a minimum cartway (travel-way) of 20 feet. The cartway shall be crowned with a minimum slope of 1/4 inch per 1 foot on both sides of the crown. The next six feet on each side of the cartway shall be considered as the road shoulder. This shoulder area and the transitional area from the shoulder area to the flow line of the ditch shall have a minimum slope of 3/4 inch per 1 foot. The construction of the shoulder area and the transitional area shall be handled in a manner so as to effect a uniform transition from the edge of the road surface (cartway) construction to the drainage ditch flow line. See the accompanying road specification drawing. Shoulders shall be constructed to grade as specified in "Section 650 Shoulders, Form 408 PennDOT Specifications, 1976". The remainder of the right-of-way distance, 7 feet on each side of the drainage ditch flow line for a local road and 10 feet for a minor collector road, shall be used for a transition to the edges of the right-of-way and shall be handled at a maximum gradient of 1 1/2:1 for a local road and 2:1 for a collector road.

409.3 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.

409.4 Sub-grade Preparation. The sub-grade shall be formed from ditch line to ditch line (36 feet minimum for a local road and 40 feet minimum for a collector road) approximately 15 inches below the finished grade of the cartway area, unless there is a base required, then it shall be approximately 27 inches below the finished grade of the cartway area and shaped to the road cross section requirements. The sub-grade shall be as specified in "Section 210 Sub-grade, Form 408 PennDOT Specification, 1983". The sub-grade shall be brought to a firm, thoroughly compacted condition. Any soft or unsuitable material shall be removed and replaced with firm, suitable material.

404. Easements.

404.1 Electric power and telephone utility easements, where located at rear or side lot lines, should be centered on these rear or side lot lines. Utility easements along side 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.

404.2 Where a subdivision or land development is traversed by a watercourse, easement designations of sufficient width to accommodate the 24 hour duration 50 year frequency storm shall be shown.

404.3 Easements for fencing and/or tree and shrub plantations for purposes of screening may be required between residential lots and commercial or industrial lots and along arterial highway frontages.

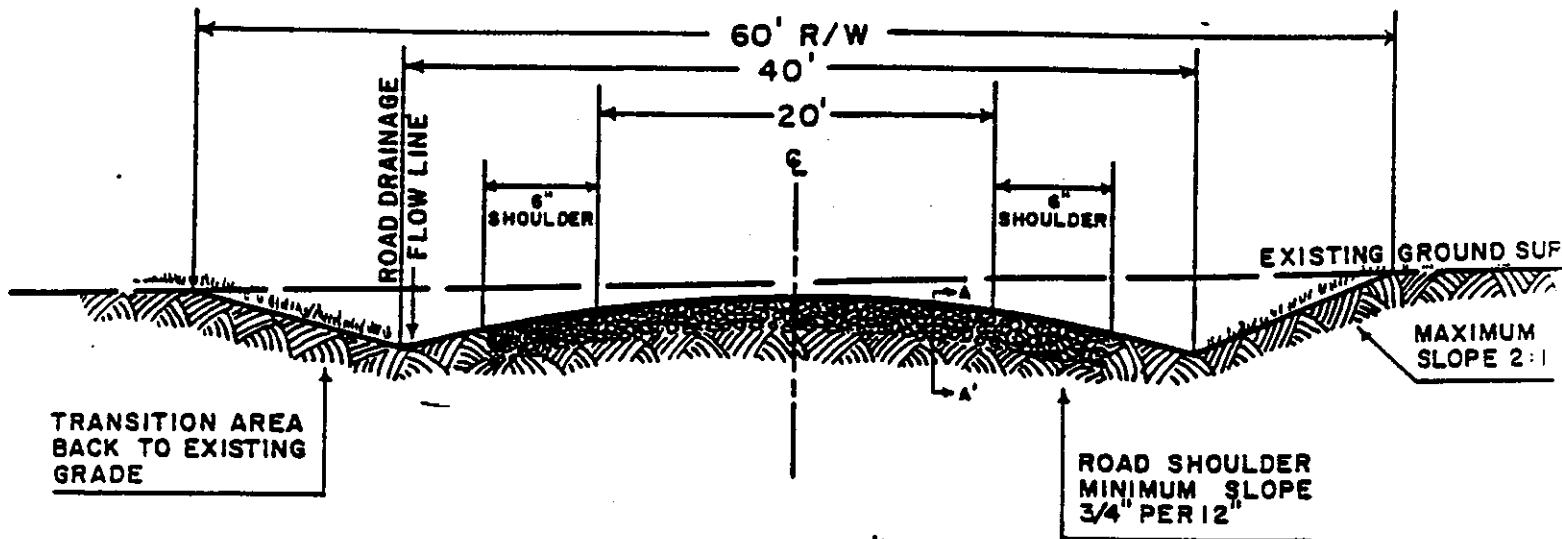
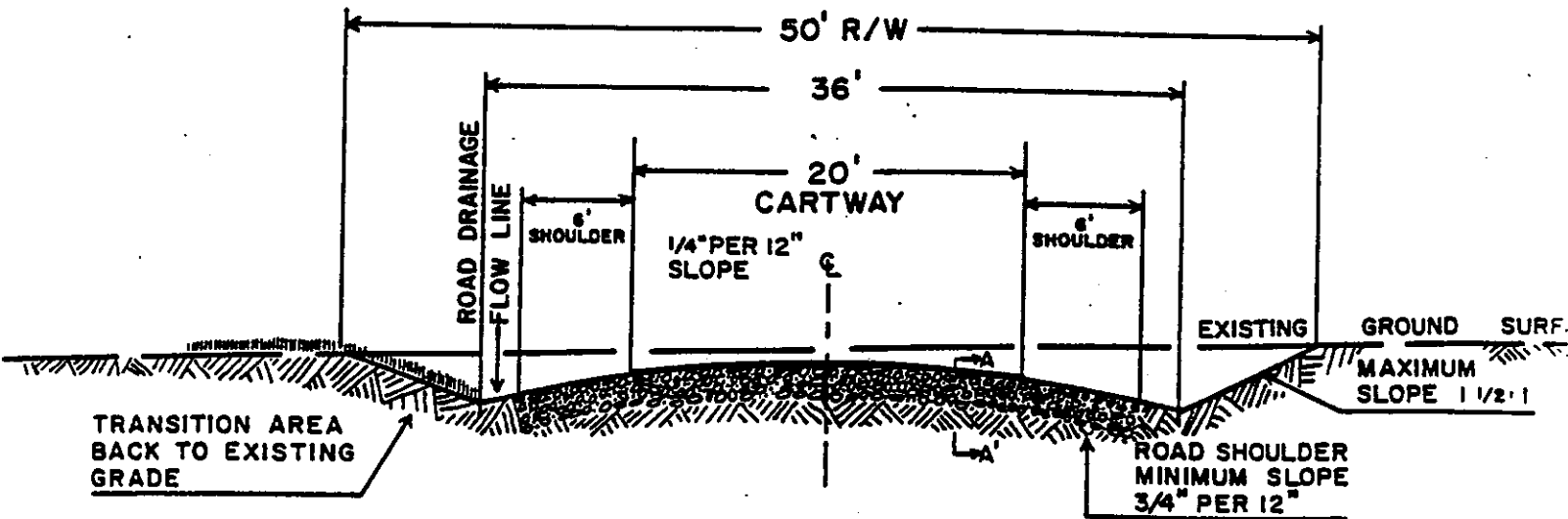
404.4 Whenever a road, planned to have continuity beyond the proposed subdivision or land development, is temporarily stubbed or dead-ended awaiting the subdivision or land development of adjacent land, a generally "square-shaped" area a minimum of 10,000 square feet shall be provided on a temporary basis for a vehicular turnaround. A temporary easement may be established on adjacent lots in order to obtain sufficient area for said turnaround. This easement shall terminate when the stubbed road is extended, and a statement to this end shall be entered on the plat.

405. Sidewalks. Where the gross residential density of a subdivision or land development is 4.0 (dwelling units per gross acre) or greater, the Township Supervisors may require the construction of sidewalks. Sidewalks, where constructed, shall be located in the public road right-of-way, and shall be separated from the road curb by a minimum of 4 feet. Where constructed, sidewalks shall be of concrete construction. They shall be a minimum of three feet wide and four inches thick and shall have a minimum cross slope of two percent.

406. Curbs. Curbed roads may be required where the gross residential density is 4.0 residential lots per acre or greater. Curbs, where constructed, may be either the vertical type or the rolled curb and gutter type. They shall be constructed of Portland cement concrete with expansion joints every 20 feet.

407. Road Signs. Road signs shall be located on the northwest corner of each intersection, where practical, and shall indicate the name of the road as established on the subdivision plat or land development plan. The signs shall be identical to the typical sign construction used in the Township and shall be mounted in a concrete footing two feet deep and ten to twelve inches in diameter.

"BITUMINOUS" ROAD SPECIFICATION FOR LOCAL & COLLECTOR ROADS (ROAD SHOULDER CONSTRUCTION)



SECTION A-A'

1" WEARING COURSE

2" BINDER COURSE

12" COMPACTED AGGREGATE SUBBASE

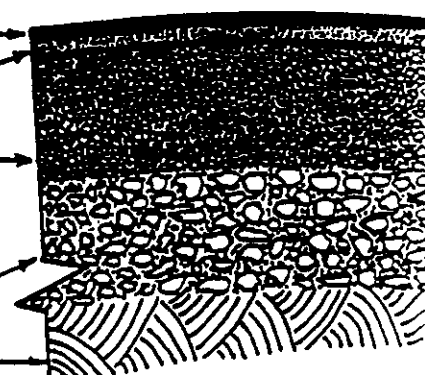
12" COMPACTED CRUSHED AGGREGATE BASE AT DISCRETION OF SUPERVISORS UNDER CONDITIONS SPECIFIED IN SECTION 409.1A (e)

FIRM SUBGRADE

SCALE 1" = 20"

SCALE 3/32" = 1'

NOTE:
LINE SHOWING ROAD CROWN AND AREA OF SUBBASE IN DRAWING EXAGGERATED FOR CLARITY.



409.5 Base. A base course may be required at the discretion of the Supervisors when poor drainage and/or soft sub-grade conditions exist. If required, the base shall consist of 12 inches of compacted crushed aggregate as specified in "Section 310 Crushed Aggregate Base Course and Section 312 Crushed Aggregate Base Course, Type DG, Form 418 PennDOT Specifications, 1983". The base shall be spread and compacted in approximately 3 layers, and shall extend under the full cartway and shoulder area.

409.6 Subbase. The subbase shall consist of 12 inches of compacted aggregate placed on the completed sub-grade or base if required. The subbase course shall be as specified in "Section 350 Subbase, Form 408 PennDOT Specifications, 1983". The material shall be spread and compacted as described and shall extend under the full cartway and shoulder area. Any surface irregularities that exceed 1/2 inch under a template or straightedge shall be corrected by loosening the surface and removing or adding material as required and thoroughly compacting the entire area.

409.7 Binder or Leveling Course. A compacted binder course 2 inches thick shall be constructed on the completed subbase. The binder course shall be as specified in "Section 421 Bituminous Binder Course ID-2, Form 408 PennDOT Specifications, 1983". Construction requirements shall be as set forth in "Section 401.3". Prior to the laying of the binder course, a prime coat shall be applied to the subbase as specified in "Section 461 Bituminous Prime Coat".

409.8 Wearing Course. A compacted wearing course 1 inch thick shall be constructed on the completed binder course. The wearing course shall be as specified in "Section 420 Bituminous Wearing Course ID-2, Form 408 PennDOT Specifications, 1983". Construction shall conform to "Section 401.3". The course aggregate used in the bituminous wearing course shall meet the Skid Resistance Level (SRL) letter designation based on the Daily Traffic as required by the current PennDOT directive.

410. Survey Monuments. The minimum specification for monuments shall be iron rods or pipes not less than two feet long; they shall be driven a minimum of 18 inches into the ground. In cases where obstructions are encountered making it impractical to install this specification, alternative monumentation is permissible, and it shall be indicated on the plat.

411. Sanitary Sewerage Systems. All individual, community or public sewerage system improvements shall be designed and constructed in accordance with the requirements of the Pennsylvania sewage facilities laws, applicable DER 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.

412. Water Supply and Distribution System. All water system improvements shall be designed and constructed in accordance with DER 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. Dead-end water lines shall be avoided. Wherever possible, water lines shall be looped.

413. Storm Water Management.

413.1 Planning Requirements.

- (a) Storm water runoff shall be calculated on the basis of a 24 hour duration rainfall and a 50 year frequency storm.
- (b) The preferred method of calculating storm water runoff shall be the Soil Conservation Service, Soil Cover Complex method, found in the Service's Engineering Field Manual or in the publication *Urban Hydrology for Small Watersheds*, Technical Release No. 55.

413.2 Construction Requirements. Storm sewers, where used, drainage channels and swales shall be constructed in accordance with accepted, current engineering practice and shall be sized based upon the design criteria established in this Ordinance. The following additional specifications are established:

- (a) Where drainage ditches or swales have gradients greater than eight percent or where soil conditions provoke greater than normal surface runoff, drainage ditches shall be rip-rapped or paved.
- (b) Drainage culverts, where used, shall be constructed of galvanized or concrete pipe and shall be a minimum of 15 inches in diameter. Head walls should be constructed at the ends of culverts wherever possible.
- (c) In the design of storm drainage facilities, special consideration shall be given to the avoidance of problems which may arise from the concentration of runoff onto adjacent properties. Where storm water shall be gathered and concentrated in newly formed swales and waterways within a subdivision or land development and discharged or drained over lands beyond the boundaries of the subdivision or land development, the applicant shall reserve or obtain easements over all lands affected thereby. Where this cannot be done, the water shall be diffused so that it does not enter the adjacent property in a concentrated flow pattern where it did not do so in its natural state.

414. Bridges. Bridges of primary benefit to the subdivider or developer as determined by the Township Supervisors shall be constructed at the full expense of the subdivider or developer. The sharing of expense between the subdivider or developer and the Township for the construction of bridges of only partial benefit to the subdivider or developer shall be fixed by special agreement between the Township Supervisors and the subdivider.

415. Electric Power, Telephone and Cable Television Lines. Wherever feasible, electric power, telephone and cable television lines shall be placed in underground conduits.

**ARTICLE V.
REQUIREMENTS FOR COMPLETION OF PUBLIC
IMPROVEMENTS AND FINANCIAL ASSURANCES**

500. Completed Improvements or Financial Security Required for Approval. No final plat or plan shall be approved unless the streets shown on the plat, walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers, and other improvements 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, is deposited with the Township to cover the costs of completion of such improvements.

501. Financial Security or Guarantee of Completion.

501.1 *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 cost of completion estimated as of 90 days following the date scheduled for completion by the developer.

(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.

501.2 *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

501.3. *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 municipality, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this section.

501.4 *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 indicating approval of the final plat 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

415. Electric Power, Telephone and Cable Television Lines. Wherever feasible, electric power, telephone and cable television lines shall be placed in underground conduits.

**ARTICLE V.
REQUIREMENTS FOR COMPLETION OF PUBLIC
IMPROVEMENTS AND FINANCIAL ASSURANCES**

500. Completed Improvements or Financial Security Required for Approval. No final plat or plan shall be approved unless the streets shown on the plat, walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers, and other improvements 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, is deposited with the Township to cover the costs of completion of such improvements.

501. Financial Security or Guarantee of Completion.

501.1 *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 cost of completion estimated as of 90 days following the date scheduled for completion by the developer.

(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

503.2 *Inspection Of Storm Water Drainage And Other Improvements.* During the construction of storm water drainage improvements and all other required improvements, the developer or 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 specified by the Township Supervisors or the Township Engineer before construction activity takes place.

503.3 *Expenses Incurred in Inspecting Improvements.* The Township Supervisors may prescribe that the developer reimburse 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 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 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.

504. Acceptance of Improvements and Release of Financial Security.

504.1. *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, such portions of the financial security necessary for payment to the contractor or contractors performing the work. 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 municipal 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 its engineer, require retention of 10% of the estimated cost of the aforesaid improvements.

504.2 *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.

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.

502. Construction of Improvements Before Final Plan Approval.

502.1 Certificate of Adequacy of Plan. Construction of required improvements may be commenced before Final Plat Approval only where the Board of Supervisors has provided written approval of the Preliminary Plan and a written statement authorizing early construction 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.

502.2 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.

503. Inspection of Improvements Construction.

503.1 Inspection of Roadway Construction. During the construction of road improvements 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. The developer shall notify the Supervisors, at the minimum, before each of the following operations:

(a) For gravel roads before the gravel material is deposited on the compacted subgrade; for bituminous roads before the gravel base course and/or the aggregate subbase is deposited on the compacted subgrade.

(b) For gravel roads before the top course of gravel is laid and rolled in place; for bituminous roads before the wearing course and the binder course are laid in place on top of the required under-construction.

(c) The Township Supervisors, in order to complete their inspection of bituminous roads, may require the developer to provide core borings of the finished roadway, in order to ensure proper depth, thickness, and compaction of road surface.

505.2 Conduct Through The 18th 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 should be monitored by the Supervisors. Should the Township determine that the developer performed inadequate, substandard construction work subsequent to the initiation of the 18 month period, 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.

- 506. 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 plat, the Township Supervisors shall enforce any corporate bond, or other security by appropriate legal and equitable remedies. If 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. 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 VI.

LAND DEVELOPMENT STANDARDS AND REQUIREMENTS

- 600. Jurisdiction.** Certain physical developments are classified as land developments in the Pennsylvania Municipalities Planning Code, and as such are subject to regulation. Land developments include but are not limited to mobile home parks, recreational vehicle parks, campgrounds, apartment complexes, shopping centers and cluster developments. These developments are characterized by the fact that the development site is usually held in single ownership and the buildings and/or use areas are rented or leased to prospective users. In a land development there is no division of land typical of land subdivisions, although buildings and/or use areas may be leased or sold at the time of development or at some future time through cooperative or condominium arrangements.
- 601. Procedures.** In processing a land development the three stage procedure established in this Ordinance for land subdivisions shall be used: Sketch Plan (not mandatory), Preliminary Plan, and Final Plan stages. The land development shall be processed, and submission requirements shall be as required for subdivisions. There is normally no final

(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.

504.3 *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.

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

505.1 *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 plat 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.

- 603. Assurance for Completion and Maintenance of Improvements.** To the extent the land development and site improvements (such as roads, parking areas and storm water drainage devices) are to be privately maintained or maintained by a private (non-public) organization created by the developer - there is no need for Township acceptance of the site improvements (roads, storm water drainage devices). However, in these instances roads, storm water drainage and other required improvements shall be designed and built to the standards established in this Ordinance and the Township shall ascertain that these improvements are, in fact, built to the given standards before approving the final plan. Where the developer does not intend to maintain the improvement and where a homeowners' association or similar organization will not be organized for these responsibilities, the Township Supervisors shall process the land development in accordance with Article V. of this Ordinance and gain the assurances and maintenance guarantees as required in this Article.
- 604. Design Standard for Apartment Complexes and Shopping Centers.** In addition to the standards established in the Woodcock Township Zoning Ordinance, the following standards are also applicable:
- 604.1** For all land development proposals, vehicular access connections to the surrounding existing road network shall be safe, shall have adequate site distances, and shall have the capacity to handle the projected traffic. PennDOT design and construction standards should be utilized by the Township Supervisors where vehicular access permits must be obtained from state officials.
- 604.2** Service areas for all land development proposals shall be planned and constructed such that they are not visible from adjacent residential uses.
- 604.3** The site plan shall demonstrate that building locations and areas for vehicular circulation have been chosen with reasonable regard to the natural character of the land.
- 605. Mobile Home Park Developments.** Standards for this activity are established in the Woodcock Township Zoning Ordinance and those standards are incorporated by reference.
- 606. Recreational Vehicle/Travel Trailer Park Developments.** Standards for this activity are established in the Woodcock Township Zoning Ordinance and those standards are incorporated by reference.
- 607. Campgrounds Developments.** Standards for this activity are established in the Woodcock Township Zoning Ordinance and those standards are incorporated by reference.

plat, however, the final site plan shall be recorded in the County Recorder's Office. Submission requirements where they relate to the drawing of a plat need not be observed unless the land development proposal intends to convey the land as in the case of a condominium arrangement.

602. Additional Plan Requirements.

602.1 Preliminary Plan Requirements. In addition to the other preliminary plan requirements, the following items shall be submitted to the Township Supervisors for Preliminary Plan review.

- (a) General site plan and various detailed plans as appropriate showing all proposed structures, uses, traffic systems, utility systems, common open space and other required improvements or facilities.
- (b) For cluster developments, architectural plans showing the intended treatment for typical buildings.
- (c) Statement regarding proposed ownership and maintenance of required common open space and of the development's improvements including its utility systems.
- (d) Schedule of stages of development where applicable.

602.2 Final Plan Review. In addition to the other final plan requirements, the following items shall be submitted to the Township Supervisors for Final Plan review.

- (a) Engineering plans detailing the construction of all required improvements.
- (b) Evidence of approvals by all appropriate public or governmental authorities or agencies as may be required including, but not limited to, occupancy permits for any planned road entrances onto an existing public road or highway obtained from the Township or state officials having jurisdiction, and permits from the Pennsylvania Department of Environmental Resources, as applicable.
- (c) Evidence of the organizational structure of a residents association or similar entity where this form of management will be used to maintain common open space and other utilities or improvements. Documents shall be drawn which create the association with provisions which insure its continuing existence and which give it the purpose and authority it needs to handle required responsibilities.

ground between the street right-of-way and this line except as may be provided under the provisions of this Ordinance or the Woodcock Township Zoning Ordinance. This line is also referred to as a building 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 surfacing to the other edge of the surfacing.

Cluster Development. A building venture to be developed by a single owner or a group of owners acting jointly involving a number of dwelling units, and in some instances uses ancillary thereto, and planned as an entity, therefore amendable 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, bulk, yard and density requirements normally govern development.

Covenant. An agreement or restriction placed on a parcel of land by a previous owner and usually found in the deed.

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.

DER. The Pennsylvania Department of Environmental Resources or its successors.

Dependant Unit. A mobile home, travel trailer, camping trailer, truck camper, or similar structure containing no flush toilet and no bathtub or shower.

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.

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

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

**ARTICLE VII
DEFINITIONS**

700. 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.

701. Words and Terms Defined.

Applicant. Any person 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.

Basement. A story all or partly underground but having at least one-half of its height below the average level of the adjoining ground.

Bench Mark. A point in known elevation and location in or near the subdivision and tied in with established monuments in the vicinity that is maintained by the United States Coast and Geodetic Survey.

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 county.

Bond. Any form of security including a cash deposit, surety bond, collateral, property or instrument of credit.

Township Supervisors. The duly elected governing officials of the Township of Woodcock also referred to as the "Township", the "Board of Township Supervisors" or the "Board".

Building. Any structure constructed for the support, shelter or enclosure of persons, animals, chattels, or moveable property of any kind.

Building Setback Line. A line established generally parallels with and measured from, the lot line coterminous with the street right-of-way; no structure may be located above

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, Mobile Home. A parcel of land in 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.

Owner. Any person, group of persons, firm or corporation or any legal entity having legal title to or sufficient proprietary interest in land sought to be subdivided or developed under this Ordinance.

Planning Commission. The Woodcock Planning Commission also referred to as the Commission or the Planning Commission, should one be formed.

Plat. A plan, map or drawing on which the subdivider's plan for the subdivision of land is represented and which he submits for approval and intends to record.

Recreational Vehicle. A vehicular type unit primarily designed as 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. Such vehicles are normally called: travel trailers, camping trailers, truck campers or 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.

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

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

Improvements. Those physical changes to the land necessary to produce usable and desirable lots from raw acreage including but not limited to grading, paving, storm sewer lines and drains, changes to existing watercourses, roads and road signs, monuments, water supply facilities and sewage disposal facilities.

Independent Unit. A mobile home, travel trailer, truck camper or similar structure containing a flush toilet, or a flush toilet and a bathtub or shower.

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 a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or

(2) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

(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 building, including farm buildings, on a lot or lots subordinate to an existing principal building.

Landowner. The legal or beneficial owner(s) of 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, or other persons having a proprietary interest in land.

ORDAINED AND ENACTED INTO AN ORDINANCE this _____ day of _____, 1995.

Woodcock Township Board of Supervisors

By: _____
Robert C. Campbell, Chairman

By: _____
Ronald H. Chapin, Supervisor

By: _____
James L. Craig, Supervisor

Attest:

By: _____
Paul L. Stafford, Secretary

[seal]

Certification

I hereby certify the within to be a true and correct copy of the original ordinance duly enacted by the Woodcock Township Supervisors on _____, 1995, a quorum being present for the transaction of business.

Secretary

Road. An area 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 right-of-way or easement, whether public or private, and not only to the surfaced roadway or paving or other improvements within the road right-of-way.

Road, Private. Any road which is under the jurisdiction of an individual, corporation, or trustee, or any road which is privately owned or established.

Road, Marginal Access. A local road which is parallel and adjacent to a highway 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 shown on the subdivision plat and is, or is to be, dedicated, for public use.

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 road surface.

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, billboards, signs, carports, porches, swimming pools, walls and other building features but not including sidewalks, drives 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 street 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.

Survey, Property. An accurate drawing prepared by a registered professional land surveyor which is made for the subdivision of only one lot and which shall be processed as such under Section 301 of this Ordinance.

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

For Official Use

1. The following were submitted on _____:
- 3 copies of preliminary plat/plan _____
 - 3 copies of narrative statements (if applicable) _____
 - fees for preliminary review _____

2. The preliminary plan was approved on _____.

3. The following were submitted on _____:
- 3 copies of final plat/plan _____
 - 3 copies of narrative statements (if applicable) _____
 - fees for preliminary review _____

4. The final plan was approved on _____.

5. Comments about time extensions:

6. Comments about finance security for new roads and public improvements:

APPENDIX I. SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION FORM
(See Section 300 of Woodcock Township Subdivision and Land Development Ordinance)

- * Name of subdivision and/or land development: _____
- * Name of Landowners: _____
Address: _____ Tele.: _____
- * Name of Developer: _____
Address: _____ Tele.: _____
- * Location of Subdivision or Development: _____

- * Type of Development: _____
[residential, commercial, etc.]
- * Names, addresses and phone numbers of surveyor, architect or engineer:

- * Approximate number of lots: _____ Gross acreage: _____
- * General statements on the handling of:
Sewage: _____
Potable Water: _____
Storm drainage: _____

- Electricity: _____
- Other Utilities: _____

- * Statement about new roads and other public improvements:

- * Provision of park and recreation space: _____

- * Zoning, if applicable: _____

- * Description of surrounding area: _____

- * Intended timing of development: _____

_____ Date

_____ Landowner/Developer

_____ Landowner/Developer

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

A. Owners Dedication:

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 of the road(s) there shall be no building erected.

[date]

[signature]

[signature]

[signature]

Notary Signature and Seal

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. Building setback lines are established on this plat between which lines and the property lines of the road(s) there shall be no building erected. All roads (park areas, if applicable) shown on this plat and not heretofore dedicated are hereby dedicated to the public. It is recognized and acknowledged that by approving the subdivision plat, the Township does not accept the roads hereby dedicated and that the roads will not be Township roads unless the dedicated roads are accepted by separate action of the Township Supervisors.

[date]

[signature]

[signature]

[signature]

Notary signature and seal

APPENDIX II. CERTIFICATES

The following certificates shall be placed on all plats and/or site plans. 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 Supervisor's Statement

THIS PLAT WAS GIVEN FINAL APPROVAL BY THE SUPERVISORS OF WOODCOCK TOWNSHIP ON _____
(Date)

[signature of authorized approving official]

2. 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]

3. Review Statement from the Crawford County Planning Commission

REVIEWED BY THE CRAWFORD COUNTY PLANNING COMMISSION ON _____, 19____. 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 TOWNSHIP, AND THE DEVELOPER AND WHICH ARE PART OF THE PUBLIC RECORD.

[signature of authorized official]

4. Review Statement from the Woodcock Township Planning Commission

This plat was reviewed by the Woodcock Township Planning Commission on _____, 19____, and the Township Commission's review comments are being provided to the Township and Developer and shall be part of the public record.

[signature of authorized official]

APPENDIX IV. STATEMENTS ON THE HANDLING OF SEWAGE NEEDS

Warning Regarding Sewage - The lands which are the subject of this subdivision may not be suitable for on-lot sewage disposal systems and it is possible a sewage permit cannot be obtained. Community and public sewage disposal systems may not be available. Without complying with the process requirements for and without obtaining the approvals and permits necessary for the construction and installation of sewage disposal system facilities, as required by law, no buildings or structures for any kind of human occupancy shall be permitted.

APPENDIX III. EASEMENTS

Depending on the nature of the subdivision or land development the following easements may be required on the plan and/or site plan. The language of these easements need not be exactly as shown hereunder but it shall convey, in a reasonable way, the same information and/or assurances.

1. Utility Easement

An easement is hereby granted to all public utility companies, and their respective successors and assigns, to install, place and maintain sewers, water mains, gas main, conduits, cables, poles and wires, either overhead or underground with all necessary braces, guys, anchors, and other appliances in, upon, along and over the strips of land designated on the plat and marked UTILITY EASEMENT, for the purpose of serving the public in general with sewer, water, gas, electric, and telephone service, together with the right to enter upon the said easements for public utilities at all times for any and all of the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. No permanent buildings shall be placed on said easement.

2. Drainage Easement

An easement is hereby granted to [the Township and/or the Homeowners' Association] for the purpose of maintaining a drainage waterway upon the land designated on the plat as DRAINAGE EASEMENT. No structures or planting shall be placed or maintained in this easement which will interfere with the intended drainage functions of this easement nor with necessary and normal maintenance and/or drainage installation operations if such be required.

Appendix VII. Statement of PennDOT Highway Occupancy Permits

Lots (enter appropriate lot numbers) abut state maintained roads. Where vehicular entry into the aforementioned lots is proposed, highway occupancy permits must be obtained from PennDOT. No building permits shall be issued by the Township and no building construction shall be initiated on said lots until highway occupancy permits are obtained. Approval of this plat by the Township does not guarantee that said highway occupancy permits will be issued.

APPENDIX V. STATEMENT/CERTIFICATION REGARDING NO SEWAGE-RELATED USE

We (I), landowner(s), hereby certify that this subdivision is not made for purposes of land development or improvement for any use that would involve construction of facilities for human occupancy including residential, business, recreational or institutional type uses. The lands have not been examined or tested for fitness or suitability for sanitary sewage system or disposal purposes. The lands may not be suitable for an on-lot sewage disposal system, and may not qualify for issuance of the necessary governmental approvals and permits. Construction of a properly permitted sewage disposal system on the lands may be impossible. Without proper sewage system permits and approvals by necessary and appropriate municipal or governmental officials, no permits can or shall be issued for any building construction or improvements unless demonstrated to the satisfaction of municipal officials that there shall be no human occupancy of the building or other improvement for any residential, business, recreational or institutional use.