

**SUBDIVISION REGULATIONS**

ORDINANCE No. 295

**CONEMAUGH TOWNSHIP**

SOMERSET COUNTY

PENNSYLVANIA

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### SUBDIVISION REGULATIONS FOR CONEMAUGH TOWNSHIP, SOMERSET COUNTY

Approved by		
Conemaugh Township Planning Commission	March 14, 1974	
Approved by		
Conemaugh Township Supervisors	March 14, 1974	
Reviewed by		
Somerset County Planning and Zoning Commission	November 15, 1973	
Subdivision Regulations became effective	April 5, 1974	

## ORDINANCE

### ORDINANCE OF CONEMAUGH TOWNSHIP, SOMERSET COUNTY, PENNSYLVANIA

BE IT ENACTED AND ORDAINED By the Board of Supervisors  
of Conemaugh Township, Somerset County, Pennsylvania, and  
IT IS HEREBY ENACTED AND ORDAINED by the authority of the  
same as follows:

#### ARTICLE I

#### GENERAL PROVISIONS AND AUTHORITY

##### 101 AUTHORITY

- 101.01 This Ordinance shall be known and may be cited as  
the "Conemaugh Township Subdivision and Land Develop-  
ment Ordinance".
- 101.02 Jurisdiction - Conemaugh Township has jurisdiction  
and control of the subdivision and development of land  
within the Township limits, as specified in the  
Pennsylvania Municipalities Planning Code, of  
July 31, 1968, as amended.
- 101.03 Adoption of Regulations - The Board of Supervisors of  
Conemaugh Township, by authority of the Pennsylvania  
Municipalities Planning Code, and upon recommendation  
of the Conemaugh Township Planning Commission, hereby  
adopts the following regulations governing the sub-  
division and land development of all land located  
within the Township limits.

##### 102 TITLE OF REGULATIONS

- 102.01 These regulations shall be known and may be cited as  
"The Conemaugh Township Subdivision Regulations".

##### 103 APPLICATION OF REGULATIONS

- 103.01 Application to Developers - Any person, firm or  
corporation intending to subdivide land, shall, as  
specified in these regulations, prepare a plan of  
such proposed land subdivision. Such plan shall be  
prepared and submitted to the Township Planning  
Commission for review and approval.

103.02 Recorded Plans - The provisions and requirements of these regulations shall apply to and control all land subdivisions in Conemaugh Township whose plans have not been approved and recorded in the Office of the Recorder of Deeds in and for Somerset County, Pennsylvania before the effective date of this ordinance, provided, however, that any change other than a correction of erroneous mathematical data and the addition of omitted mathematical data, in a recorded plan shall constitute a resubdivision which shall make said plan subject to these regulations.

#### 104 PURPOSE

104.01 These regulations are adopted for the following reasons and purposes:

- a. To promote the health, safety and general welfare of all present and future citizens, residents and visitors of Conemaugh Township.
- b. To enable the Planning Commission to carry out its assigned function of coordinating the growth process of Conemaugh Township.
- c. To provide minimum uniform regulations and construction standards governing subdivision and development of land in Conemaugh Township.
- d. To provide minimum uniform procedures, regulations and standards that will ensure the prompt equitable processing and approving of subdivision plans.
- e. To provide for the orderly growth and proper use of land of Conemaugh Township, to promote and protect its economic development.

ARTICLE II  
DEFINITIONS

201 INCLUSIONS

- 201.01 In the application of these regulations, the rules and definitions contained in this Article shall be observed and applied, except when the context clearly indicates otherwise.
- a. Words used in the singular shall include the plural, and the plural shall include the singular; words used in the present tense shall include the future tense.
  - b. The words "shall" and "will" are mandatory.
  - c. The word "may" is permissive.
  - d. The word "lot" shall include the words "piece" and "parcel".
  - e. The phrase "used for", shall include the phrases "arranged for", "designed for", "intended for", "maintained for" and "occupied for".
  - f. The word "person" shall include "corporation", "unincorporated association", "syndicate", and "partnership" as well as an individual.
  - g. The word "building" shall include "structure" and shall be construed as if followed by the phrase, "or part thereof".
  - h. The word "street" shall include "avenue", "boulevard", "court", "expressway", "highway" and "road".
  - i. The word "watercourse" shall include "channel", "creek", "ditch", "dry run", "mill race", "river", "spring", "spring run", and "stream".

202 DEFINITIONS

- 202.01 Specific terms or words used in Regulations shall be defined as follows:

ALLEY OR SERVICE DRIVE - a minor right-of-way providing secondary vehicular access to the side or rear of abutting property.

BLOCK, INTERIOR - An area bounded by streets.

BLOCK, EXTERIOR - An area bounded by exterior property lines and by streets.

BOARD OF SUPERVISORS - The governing body of the Township of Conemaugh.

BUILDING - A "building" is any structure intended for the shelter, housing or enclosure of any person, animal or property of any kind.

BUILDING, ACCESSORY - A building subordinate to the main building on a lot and used for purpose other than residential.

BUILDING, RESIDENTIAL - A "residential building" is a building which is designed, used or intended to be used for human occupancy.

BUILDING LINE (S) - "Building lines" are lines parallel to and inside of the property lines within which buildings may be constructed.

CARTWAY - The portion of a street right-of-way, paved or unpaved, intended for vehicular traffic.

CLEAR SIGHT TRIANGLE - An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the point of intersection of the street right-of-way lines, measured along the right-of-way lines.

COMMISSION - The Conemaugh Township Planning Commission.

COMMONWEALTH - The Commonwealth of Pennsylvania.

COMPREHENSIVE PLAN - The complete plan plus any amendments, or any of its constituent municipalities, providing for the continuing orderly development of the municipality and being recognized by the governing bodies of the Township as the "Official Plan".

CUL-DE-SAC - (Dead End) - a minor street intersecting another street at one end and terminating in a vehicular turnaround.

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

- DEVELOPER - The owner of a subdivision, or his authorized agent.
- DEVELOPMENT - The subdivision of land or the installation or proposed installation of streets, or the construction or proposed construction of Commercial or Industrial facilities or buildings.
- DEVELOPMENT, SELF-CONTAINED - A residential subdivision including adequate areas for commercial, recreational and other necessary public uses intended to be used exclusively by and maintained by owners of lots in the subdivision.
- DRIVEWAY - A minor vehicular right-of-way providing access to five (5) or fewer properties of separate ownership, not dedicated to public use, the maintenance being provided by the property owners served.
- DWELLING - See "Building, Residential".
- DWELLING, SINGLE FAMILY - A "single family dwelling" is a building and appurtenant structures designated for or used exclusively for occupancy by one family, related by blood or adoption, and non-paying guests.
- EASEMENT - A right-of-way granted for limited use of private land for a public or quasi-public purpose.
- FLOOD PLAINS - Those areas adjacent to streams or rivers subject to frequent flooding (yearly or every two (2) or three (3) years).
- FLOODING, OCCASIONAL - Innundation of land occurring with a frequency normally in excess of five years.
- FLOODING, PERIODIC - Innundation of land occurring with a frequency normally five years or less.
- HIGHWAY - See "Street".
- IMPROVEMENTS - Those physical changes to the land necessary to produce useable and desirable lots including but not limited to: Grading, paving, street lighting, curbs, gutters, storm sewers, drains, sidewalks, crosswalks, monuments, water supply, and sewage disposal facilities.
- LANDSCAPE ARCHITECT, QUALIFIED - A landscape architect holding current registration status in the Commonwealth.
- LOT - A portion of a subdivision, intended as a unit of transfer of ownership, use, development, improvement and/or dedication.



LOT AREA - The "lot area" is the area of a horizontal plane bounded by the front, rear and side lot lines.

LOT DEPTH - The "lot depth" is the average horizontal distance between the front lot line and the rear lot line.

LOT WIDTH - The "lot width" is the average horizontal distance between the side lot lines, measured parallel to the front lot line.

LOT LINE, FRONT - The "front lot line" shall be that boundary of a lot which is an existing or proposed right-of-way. In the case of corner lots, the line having the least dimension along a right-of-way shall be designated as the "front lot line".

LOT LINE, REAR - The "rear lot line" shall be that boundary of a lot which is most distant from and most nearly parallel to the front lot line.

LOT LINE, SIDE - A "side lot line" shall be any boundary of a lot which is not a front or a rear lot line.

LOT OWNERS ASSOCIATION - A "lot owners association" or "home owners association" is an organization either incorporated or not, of owners of lots of a specific subdivision, formed for the purpose of (1) operation, improvement and maintenance of streets, playgrounds, lakes, athletic fields, swimming pools, community halls, and other public areas in which the developer may have conveyed an interest, in common to others, to individual lot owners, or to the "lot owners association", and for (2) the general civic betterment of the community as a whole.

MOBILE HOME - Mobile home means a movable or portable dwelling constructed to be towed on its own chassis, with or without a permanent foundation, but connected to utilities, for year-round living, and may consist of one or more units or sections, which are attached on-site.

MOBILE HOME COURT - A "mobile home court" shall be defined as any lot, parcel or tract of land upon which two or more mobile homes are located or parked for occupancy, whether charges are made or not, for the use and occupancy.

PLAN - A map or plan indicating the subdivision of land.

PLAN, FINAL - A complete and exact plan, prepared for official recording as required by statute and by these Regulations, to define property rights and proposed streets and/or other improvements.

PLAN, PRELIMINARY - A tentative plan, in lesser detail than a final plan, showing proposed streets and lot layout and such other information as required within these Regulations, as a basis for consideration prior to preparation of a final plan.

PLAN, SKETCH - An informal plan indicating important existing features of a tract and its surroundings and the general layout of the proposed subdivision.

PLANNER, QUALIFIED - A "planner" having two (2) of the following four (4) qualifications:

- a. A degree in community and/or regional planning, or a graduate degree in a related field with major course work in planning.
- b. At least five (5) years of professional level experience working as a staff member or consultant to an official municipal, regional, or county planning agency, or a State or Federal agency whose major function is community or regional planning or a combination thereof.
- c. Responsible professional level participation in the preparation of completed comprehensive plans for at least three (3) communities.
- d. Membership or Associate Membership in the American Institute of Planners.

PLANNING COMMISSION - "Commission".

PUBLIC - "Public" shall mean the general citizenry and the specific residents of a particular subdivision.

REGISTERED PROFESSIONAL ENGINEER - A person registered and licensed to practice Civil Engineering within the Commonwealth of Pennsylvania. Whenever an engineer is cited in these Regulations, it refers to registered professional engineer.

- REGISTERED SURVEYOR - A person registered and licensed to practice land surveying within the Commonwealth of Pennsylvania. Whenever a surveyor is cited in these Regulations, it refers to a registered surveyor.
- RESERVE STRIP - A relatively narrow strip of land running parallel with a street, between the right-of-way line of the street and an exterior property line.
- RIGHT-OF-WAY - Land reserved for the public or the abutting owners for use as a street, alley, interior walk or for other public purposes.
- SHOULDER - The improved portion of a street immediately adjoining the travelway for access to abutting properties.
- SIGHT DISTANCE - The maximum extent of unobstructed vision (in a horizontal and/or vertical plane) along a street from a vehicle located at any given point on the street.
- STREET - A strip of land, including the entire right-of-way, intended for use as a means of vehicular and pedestrian movement.
- STREET, MAJOR - "Major Streets" are those serving or anticipated to serve in excess of 4000 vehicles daily, a large proportion thereof generally being through traffic.
- STREET, COLLECTOR - "Collector Streets" are those which intercept minor streets, provide access to abutting properties and serving or anticipated to serve between 750 and 4000 vehicles daily.
- STREET, MINOR - "Minor Streets" are those used primarily to provide access to abutting property and serving or anticipated to serve up to 750 vehicles daily.
- STREET, PRIVATE - A street used to provide access to a single property, the use thereof being limited exclusively to the dependent property and the cost of construction and maintenance being borne exclusively by the dependent property owner served by the street.
- STREET, PUBLIC - A street dedicated to general public use, or abutting property owners use, or dedicated exclusively to the use of all owners of lots within a specified subdivision.
- SUBDIVIDER - See "Developer".

SUBDIVISION - For the purpose of these Regulations, "Subdivision" shall be defined as follows:

- a. The division or redivision of the lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development.
- b. Any development of a parcel of land (including shopping centers, industrial parks and multiple dwelling projects) which involves the installation of streets even though the streets may not be dedicated to general public use and the parcel may not be divided immediately for purpose of conveyance, lease, transfer or sale.
- c. The term, subdivision, includes resubdivision, and, as appropriate in these Regulations, shall refer to the process of subdividing land or to the land subdivided.

SUBMISSION, FORMAL - Submission of plans and/or data for consideration by the Commission, the fee or consideration being as set forth in the Regulations.

SUBMISSION, INFORMAL - A submission of plans and/or data for consideration by the Commission at no fee or expense to the developer.

SUBDIVISION, MAJOR - Any subdivision not classified as a Minor Subdivision.

SUBDIVISION, MINOR - Parcels of land subdivided under any one of the following conditions shall be classified as Minor Subdivisions:

- a. Parcels of land divided into lots three or more acres in area provided use of the land is limited to a single family dwelling and further subdivision of the lot is prohibited unless the approval of the Commission be first obtained and further provided that the subdivision complies with the requirements as set forth in Section 307 and Section 309.

- b. Parcels of land divided into lots three-quarters of an acre or more in area for conveyance to an immediate relative of the owner (i.e., son, daughter, father or mother) for his or her or their personal use, provided use of the land is limited to a single family dwelling and further subdivision of the land is prohibited unless approval of the Commission be first obtained and provided that the subdivision complies with the requirements as set forth in Section 307 and Section 308.
- c. Parcels of land divided into lots of any size for agricultural, lumbering, hunting or fishing purposes, provided any sanitary facilities installed shall be subject to the approval of the Commission and further provided that the subdivision complies with the requirements as set forth in Section 307 and Section 310.
- d. Parcels of land divided into lots five or more acres in area, provided that the subdivision complies with the requirements as set forth in Section 307 and Section 311.
- e. Any division of a parcel of land not involving more than five lots or the construction of any new street, providing all requirements for Major Subdivisions are complied with, except the submission shall be on an informal basis as set forth above.

TOWNSHIP PLANNING COMMISSION - See "Commission".

TPAILER - Trailer means a travel trailer constructed to be towed on its own chassis, for temporary occupancy as a vacation trailer, or for occasional transport of personal effects.

YARD, FRONT - The required area from any building or structure to the front lot line.

YARD, REAR - The required area from any building or structure to the rear lot line.

YARD, SIDE - The required area from any building or structure to any side lot line.

## ARTICLE III

### PROCEDURE

#### 301 ESTABLISHMENT OF PROCEDURES

- 301.01 Procedures to be Followed - The procedures established in this Article shall apply to all subdivisions.
- 301.02 Developer Responsible - The Developer shall be responsible for observing all procedures, regulations and requirements of the Conemaugh Township Subdivision Regulations as set forth herein.

#### 302 ADVISORY MEETING

- 302.01 Sketch Plan - The Developer may prepare a sketch plan for informal discussion with the Commission prior to submitting the official preliminary plan for review. The information to be shown on the sketch plan shall include enough detail to show the general layout proposed. The sketch plan will be reviewed with the Developer either verbally or in writing and comments and recommendations shall be submitted to the Developer not later than the second regular meeting following submission.

#### 303 SUBMISSION OF PLANS

- 303.01 Plans to be filed with the Commission - Preliminary and Final Plans for all proposed subdivisions of land lying within the Township shall be filed with the Commission for review and approval.
- 303.02 The Developer shall be responsible for filing the required plans and information with the Commission and the Commission shall be responsible for forwarding copies of such to interested authorities, i.e., Pennsylvania Department of Environmental Resources, Pennsylvania Department of Transportation, U.S.G.S., and Somerset County Planning and Zoning Commission.

- 303.02 Plan Considered at Regular Meetings - Plans will be reviewed at regularly scheduled meetings of the Commission, provided, that such plans must be submitted at least ten working days prior to the meeting at which review is desired.
- 303.03 Commission May Take Final Action - The initial plan filed with the Commission shall be considered to be the preliminary plan. However, the Commission may proceed to final action at the first consideration of a plan, providing that the plan and supporting data comply in all respects with the requirements for final plans.
- 303.04 Commission Action - Provided plans and data are submitted as set forth in Section 303.02, the Commission shall take formal action on the application not later than the second regular meeting, as set forth in the by-laws, following the submission for subdivisions involving less than fifty (50) lots; and shall take formal action on the application not later than the third regular meeting as set forth in the by-laws, following the submission for subdivisions involving fifty (50) lots or more.
- 303.05 Procedures for Major and Minor Subdivisions -
- a. Major Subdivisions - The Developer shall comply with all regulations, procedures and requirements of the Regulations and make submission on a formal basis.
  - b. Minor Subdivisions. - The Developer shall prepare plans substantially in compliance with the requirements for Final Plans and make submission on an informal basis, for the Commission review and approval.

304 GENERAL PROCEDURES FOR PRELIMINARY AND FINAL PLANS  
FOR MAJOR SUBDIVISIONS

- 304.01 Number of Copies - The Developer shall submit six copies of the plans and supporting data, under Section 301.02 and 303.01.

- 304.02 Notification of Meeting - At least seven days prior to the meeting at which a plan is to be reviewed, the Commission shall notify, in writing, the Developer, stating the time, place and date of the meeting.
- 304.03 Data - Plans and supporting data shall comply in all respects with the requirements of the Subdivision Regulations.
- 304.04 Notification of Action - Within five days after the meeting at which final action is taken, the Commission shall notify in writing, the Developer, of the action taken on the plan, together with the reasons for not approving the proposed subdivision if the action is negative.

### 305 PROCEDURES FOR PRELIMINARY PLANS FOR MAJOR SUBDIVISIONS

- 305.01 Changes and Modifications - The Commission may require changes and modifications of the preliminary plan, precedent to approval of the final plan.
- 305.02 Approval of Preliminary Plans - Approval or recommended approval of the Preliminary Plan, subject to conditions, revisions and modifications as stipulated or recommended by the Commission shall constitute conditional Commission approval of the subdivision as to the character and intensity of the development, and the general layout and approximate dimensions of streets, lots and other proposed features, but shall not authorize the sale of lots.
- 305.03 Fee To Be Paid - To defray a portion of the expense of subdivision review, a fee as follows shall be payable to the order of the Conemaugh Township Planning Commission at the filing of the Preliminary Plan. A fee shall be established by the Commission, subject to unadvertised change; however, a minimum fee of twenty-five (\$25.00) dollars is hereby established.



TABLE I

OUTLINE SUMMARY OF SUBDIVISION SUBMISSION AND REVIEW PROCEDURES

STEP NUMBER	STEP PROCEDURE
STEP #1	Subdivider confers with the Conemaugh Township Planning Commission for the purpose of an informal and confidential discussion concerning his proposed subdivision. At this time, the subdivider should submit his "Sketch Plan".
STEP #2	Subdivider officially submits the "Preliminary Plan" with all supporting data to the Township Planning Commission.
STEP #3	Planning Commission distributes prints of the subdivision to applicable individuals and agencies.
STEP #4	Planning Commission reviews the "Preliminary Plan" in light of the comments and recommendations of affected agencies and utility companies.
STEP #5	Planning Commission communicates its decision to the subdivider, agencies, and utility companies either that the plan has been approved; approved with conditions, revisions, or modifications; or disapproved.
STEP #6	Subdivider refines Plan if necessary for Planning Commission approval.
STEP #7	Subdivider prepares and submits "Final Plan" (within one (1) year of preliminary approval) for Planning Commission review. Subdivider may submit only a portion of the entire proposed Plan as shown on the approved "Preliminary Plan".
STEP #8	Planning Commission reviews the "Final Plan" in light of the comments and recommendations of affected agencies and utility companies.
STEP #9	Subdivider shall record an original of the "Final Plan" in the office of the County Recorder of Deed and prior to construction file with the Township Planning Commission a Recorder's Certificate that the approved Plan has been recorded with the Deed Book and pages indicated.
NOTE:	The above table only summarizes the subdivision submission and review procedures outlined in ARTICLE III, and in no way alters the detailed requirements of ARTICLE III.

### 306 PROCEDURES FOR FINAL PLANS FOR MAJOR SUBDIVISIONS

- 306.01 Final Plan to Be Submitted - Within one year after Commission action on the Preliminary Plan, a Final Plan of the area included in the Preliminary Plan, (which may be submitted in sections, each covering a portion of the proposed subdivision as shown on the Preliminary Plan) together with supporting data shall be submitted to the Commission for review and approval. Final Plans or sections thereof submitted after the period of one year from the date of approval of the Preliminary Plans shall be considered to be new Preliminary Plans.
- 306.02 Final Plan Shall Conform with Preliminary Plan - The Final Plan shall conform in all important respects with the Preliminary Plan as modified by the Commission in its approval of the Preliminary Plan. Otherwise, the Plan submitted shall be considered as a revised Preliminary Plan.
- 306.03 Reason For Disapproval To Be Stated - Whenever a plan is not approved or is recommended not to be approved, the Commission shall explicitly state in writing its reasons for such action or recommendation to the Developer within five (5) days.

### 307 REQUIREMENTS FOR ALL MINOR SUBDIVISIONS

- 307.01 All Minor Subdivisions shall conform with Section 401.01; Section 402.01; Section 403.01 and Section 403.02 in their entireties as set forth hereafter and to Section 312 as set forth hereafter.
- 307.02 All Minor Subdivisions shall have a restrictive covenant requiring any well to be constructed on the subdivision to be located a minimum of one hundred (100) feet from any existing or proposed subsurface disposal system and any subsurface disposal system to be constructed on the subdivision shall be located a minimum of one hundred (100) feet from any existing or proposed well and a minimum of fifty (50) feet from any water course.
- 307.03 All Minor Subdivisions shall have a restrictive covenant requiring any buildings to be constructed in the subdivision to be located a minimum of thirty (30) feet from any existing or proposed street

right-of-way line and a minimum of fifteen (15) feet from any side lot line and thirty (30) feet from any rear lot line unless the approval of the change or variance is first obtained from the Commission.

308 ADDITIONAL REQUIREMENTS FOR MINOR SUBDIVISIONS (Classified under "a" as in definition of Minor Subdivisions)

- 308.01 The minimum dimensions of the lot either average width or average depth is one hundred fifty (150) feet.
- 308.02 The right-of-way width shall comply with minimum widths required for the anticipated traffic flow and the number of lots; as set forth under Section 502.06.
- 308.03 The following restrictive covenants must be printed on the Final Map. Use of the land is restricted to a single family dwelling and further subdivision of the land is prohibited unless approval of the Commission is first obtained.
- 308.04 Requests for variances shall be refused when the effect of such variance would be to increase the density of improvement upon the development.

309 ADDITIONAL REQUIREMENTS FOR MINOR SUBDIVISIONS (Classified under "b" as in definition of Minor Subdivisions)

- 309.01 The minimum dimension of the lot of average width is one hundred (100) feet and average depth is one hundred and fifty (150) feet.
- 309.02 The right-of-way width shall comply with the minimum widths required for the anticipated traffic flow and the number of lots as set forth under Section 502.06.
- 309.03 The following restrictive covenants must be printed on the Final Map. Use of the land is restricted to a single family dwelling and further subdivision of the land is prohibited unless approval of the Commission is first obtained.
- 309.04 Requests for variances shall be refused when the effect of such variance would be to increase the density of improvement upon the development.

310 ADDITIONAL REQUIREMENTS FOR MINOR SUBDIVISIONS (Classified under "c" as in definition of Minor Subdivision)

- 310.01 The right-of-way widths shall comply with minimum widths required for the anticipated traffic flow and the number of lots; as set forth under Section 502.06.
- 310.02 The following restrictive covenants must be printed on the Final Map. Use of the land is restricted to agricultural, lumbering, hunting or fishing purposes and any sanitary facilities proposed to be installed on the parcel of land shall be approved by the Commission and the Department of Environmental Resources prior to installation.

311 ADDITIONAL REQUIREMENTS FOR MINOR SUBDIVISIONS (Classified under "d" as in definition of Minor Subdivision)

- 311.01 The minimum dimensions of the lot either average width or average depth is one hundred fifty (150) feet.
- 311.02 The right-of-way width shall comply with minimum widths required for the anticipated traffic flow and the number of lots; as set forth under Section 502.06.

312 TIME LIMIT ON RECORDING ALL SUBDIVISIONS

Within sixty (60) days after final action by the Commission, the final plan or section thereof, as approved, shall be filed for recording with the County Recorder of Deeds, and shall be a clear and legible reproducible print or tracing on linen or "Mylar". If the plan is not recorded within such period, the action of the Commission shall become null and void, unless an extension of time is granted by the Commission upon written request. No construction shall be undertaken until the developer files a Recorder's Certificate with the Commission.

313 APPROVAL, MAINTENANCE AND SECURITY

- 313.01 The work of constructing streets, roads and all other improvements including the construction methods and materials, incident thereto, shall be subject to the approval of the Township Engineer. Final acceptance of the completed streets or roads shall rest with the Township Supervisors. The subdivider shall enter into a contract with the Township which provides that in consideration of the acceptance of the roads or streets for inclusion in the Township highway system, storm

and sanitary lines and other improvements, the subdivider agrees to construct these improvements in the subdivision within two (2) years of approval to the standards prescribed herein at his own expense with no cost to the Township.

- 313.02 In the event that the owner or subdivider desires to complete the construction of improvements after the Plat is placed on record he shall be required to submit a performance bond based upon one hundred (100) percent of estimated construction, as prepared by a Registered Engineer, setting forth all items of work to be performed and the estimated cost. Said estimate shall be subject to the approval of the Township Engineer. A certified check or Contract Performance Bond issued by a surety company, subject to the approval of the Board, in an amount equal to one hundred (100) percent of the approved estimate to insure the completion of the work shall be filed with the Board. All construction items shall be completed within one year after the Plat is placed on record, except where bituminous paving construction is required. When bituminous construction is required, it shall be completed within two years after the Plat is placed on record.
- 313.03 In the event the work is satisfactorily completed within the time specified, the certified check or Surety Bond shall be returned.
- 313.04 The owner or subdivider shall be required to maintain all culverts, ditches and back-slopes on all streets for a period of one year after their completion. All exposed surfaces on which a turf or sod has not been developed shall be reseeded or sodded. An estimate of cost shall be prepared by a Registered Professional Engineer, setting forth all items of work to be performed and the estimated cost; said estimate shall be subject to the approval of the Township Engineer. The owner or subdivider shall deposit with the Board a certified check or Performance Bond issued by a surety company, in an amount not less than the cost of maintaining said culverts, ditches, and back-slopes for a period of one year.
- 313.05 In the event that cash or its equivalent is deposited as an improvement guarantee, it shall be held in an escrow fund.

ARTICLE IV  
PLAN REQUIREMENTS

401 APPLICATION

401.01 All Sketch, Preliminary and Final Plans submitted for review and approval shall meet the requirements outlined in the following Sections.

402 INFORMATION TO BE SHOWN ON ALL PLANS

- 402.01 All Preliminary and Final Plans shall contain the following data, and Sketch Plans may contain the following data, legibly drawn to scale.
- a. Name of record owner.
  - b. Name of subdivider or developer if different than owner.
  - c. Proposed name of subdivision.
  - d. Tract boundaries, if appropriate, showing bearings and distances.
  - e. Municipal boundary lines, if appropriate.
  - f. Proposed and existing street and lot layout, of public record, on and immediately adjoining the tract, including name (if any) and right-of-way width.
  - g. North Arrow, indicating whether the Meridian is Magnetic or True.
  - h. Graphic scale.
  - i. Date.
  - j. Name of Registered Engineer, Surveyor, Qualified Planner or Qualified Landscape Architect responsible for the plan; provided, however, that all Final Plans must bear the seal of a Registered Engineer or Surveyor.

- k. The names of owners or subdivisions of all adjoining properties.
- l. All existing water courses, streams, ponds, lakes, etc.
- m. A detailed, dimensioned cross-section showing right-of-way width, cartway width and any other applicable improvements as may be required.
- n. An approved sedimentation and erosion control plan in accordance with the latest laws of the Commonwealth pertaining to same.
- o. Plans and profiles of all sanitary and storm sewers.
- p. Plans submitted for review shall be clear, legible white prints.
- q. The final plan for recording shall be a legible clear reproducible print or tracing on linen or "Mylar" or on other material of equal durability.

#### 403 ADDITIONAL REQUIREMENTS FOR PRELIMINARY AND FINAL PLANS

##### 403.01 Sheet Sizes

- a. Plans shall be prepared on one of the following standard sheet sizes:
  - 1. 18 inches by 24 inches.
  - 2. 24 inches by 36 inches.
  - 3. 36 inches by 48 inches.
- b. If necessary, the subdivision shall be shown on two or more sheets or sections.
- c. The border width shall be two inches along the upper or left hand side of all plans, and a border of at least one (1) inch along the remaining three sides.

##### 403.02 Scales

- a. Plans should be drawn in conformity with the following schedule, provided all courses, metes, bounds and other information can be legibly and accurately presented on the plan.

1. Where one-half or more of the total number of lots or parcels shown on the plan have an area of two acres or less, the scale shall be not less than 1 inch equals 100 feet.
2. Where one-half or more of the total number of lots or parcels shown on the plan have an area of 10 acres or less the scale shall be not less than 1 inch equals 200 feet.
3. Where one-half or more of the total number of lots or parcels shown on the plan have an area of 50 acres or less, the scale shall be not less than 1 inch equals 400 feet.
4. The Commission reserves the right to request that large scale drawings be prepared for areas of unusual topographic or other environmental conditions.

403.03 Preliminary and Final Plans shall be accompanied by the following information:

- a. The latest current appropriate U.S.G.S. Quadrangle map with the tract, in which the proposed subdivision is located, reasonably accurately outlined in ink thereon.
- b. Copies of the proposed deed restrictions, protective and restrictive covenants.

404 INFORMATION TO BE SHOWN ON PRELIMINARY PLAN ONLY

404.01 The following information shall be shown on or accompanying the Preliminary Plans.

- a. Swampy areas and areas subjected to annual flooding.
- b. Known rock outcropping.
- c. All known existing above and below ground utilities in and adjacent to tract.
- d. Location and percolation time and soil type in test holes.
- e. Map of all contiguous holdings of owner (not necessarily to the same scale), indicating area or scope of proposed subdivision.



- f. Sketch plan of proposed road system for the area not included in the Preliminary Plan.
- g. Exact dimensions of streets, lots and proposed community areas.
- h. Proposed street names.
- i. Contours at vertical intervals not greater than five (5) feet. (These contours may be superimposed on the plan from the latest current U.S.G.S. Quadrangle).
- j. Address of record owner.

405 INFORMATION TO BE SHOWN ON FINAL PLAN ONLY

- 405.01 The Final Plan shall conform with the Preliminary Plan as modified by the Planning Commission at the time of its approval of the Preliminary Plan.
- 405.02 It shall not be necessary to resubmit supportive data submitted with the Preliminary Plan, provided there has been no change.
- 405.03 Information to be shown on the Final Plan.
  - a. The boundary lines of the area being subdivided. These boundaries shall be determined by accurate field survey, closed with an error not to exceed one in five thousand and balanced.
  - b. Street lines, lot lines, rights-of-way, easements, community or public areas.
  - c. Sufficient bearings, lengths of lines, radii, arch lengths, street widths, right-of-way and easement widths, of all lots, streets, rights-of-way, easements, and community or public areas, to accurately and completely reproduce each and every course on the ground.
  - d. All dimensions shall be shown in feet and hundredths of a foot.
  - e. All bearings shall be shown to at least the nearest ten seconds of arc.
  - f. Block and/or lot numbers.

- g. Location and type of permanent monuments.
- h. Profiles of all roads, storm and sanitary sewer lines.
- i. Street right-of-way cross-section, fully detailed and dimensioned.

405.04 The final plans shall be accompanied by the following information:

- a. Written communication indicating that utilities serving the area of proposed subdivision have been consulted with respect to location, width and size of utility easements or rights-of-way.
- b. A sanitary and water feasibility report prepared by an Engineer, which shall include maps indicating the proposed areas of locations of all wells, septic tanks and subsurface disposal areas for the proposed subdivision. A written statement from the Department of Environmental Resources giving their approval of the proposed supplies and methods based on a Soil Suitability Test for on-site sewage disposal shall be provided if this method of disposal is to be used.

405.05 The following restrictive covenants must be printed on the Final Map for all Major Subdivisions:

- a. All subdivisions shall have restrictive covenants relative to front, rear and side yards and setbacks.
- b. Corner lots of all subdivisions shall have restrictive covenants providing for sight distance and easement arcs as set forth in Article 502.08 c.
- c. All subdivisions shall include a covenant conferring upon the County and/or Planning Commission the right to enforce the restrictive or protective covenant relative to sanitary facilities in the event the Developer and/or Lot Owners Association are unable to enforce specific covenants.
- d. All subdivisions shall include a protective covenant requiring compliance with the sanitary and water feasibility report prepared or with the recommendations of public health authorities.

ARTICLE V  
DESIGN STANDARDS

501 APPLICATION

- 501.01 The design standards and requirements in this Article will be applied by the Township Planning Commission in evaluating plans for all proposed subdivisions.
- 501.02 These standards and required improvements are recommended as minimum provisions.

502 GENERAL STANDARDS APPLICABLE TO ALL TYPES OF DEVELOPMENT

- 502.01 Land Requirements - Land which is swampy or subject to periodic flooding or land which shows extensive rock outcropping and areas of "stone" fields shall not be subdivided until adequate provisions are made for sewage disposal and/or other health and safety precautions are taken. Land which is subject to occasional flooding shall not be utilized for permanent residential lots; however, under certain circumstances these areas may be utilized for recreational residential lots, provided the area and lots subject to occasional flooding shall be clearly defined and indicated on all final maps and plans. In determining the suitability of land for subdivision, the Planning Commission and the Developer shall refer to U.S.G.S. Quadrangle maps, aerial photographs, soil maps, studies and reports prepared by competent Federal, State, Local Agencies and/or private persons.
- 502.02 Community Facilities and Master Plan Requirements
- a. The layout of the proposed subdivision shall conform in general with the Master Plan of the Township if such Master Plan has been prepared and approved.
  - b. Proposed subdivisions which are intended to develop self-contained communities, may deviate from any Master Plan, provided the permission of the appropriate municipal authorities is

obtained and provided that five percent minimum of the total gross area of the tract shall be reserved for community recreational or other use, including but not limited to swimming pools, playgrounds, athletic fields, hunting and fishing areas, community halls and other similar uses, including lakes.

#### 502.03 On Lot Sewage and Water Supply

- a. The Developer shall either have at least one (1) percolation test conducted on each acre of the area to be subdivided or acquire a soil survey map of the area, prepared by the Soil Conservation Service or by a qualified soil scientist. The location and results of the percolation tests or the location and outline of the various soil types shall be noted on a plan of the area intended to be subdivided; together with the location of all water courses, lakes or proposed lakes, swampy areas of known rock outcropping and "stone" fields, contours at a vertical interval not greater than five (5) feet and proposed lot layout.
- b. The information so obtained and other pertinent information shall be correlated to develop the minimum permissible lot size. The Developer shall prepare a plan of recommended areas of locations of individual wells, septic tanks and subsurface disposal areas in conformity with the recommended construction standards of public health authorities, for the geological conditions encountered, for the entire area to be subdivided, and provide by covenant that individual owners shall make installations in general conforming with the plan and to the recommended construction standards of the public health authorities.

#### 502.04 Easements

- a. Width and alignment of easements for utilities shall be resolved by mutual agreement of the Developer

and the utility companies; in the event the parties are unable to agree as to such width or alignment it shall be as directed by the Pennsylvania Public Utility Commission.

- b. Land may be subdivided to the waters edge of any water course or lake; however, the Developer must reserve an easement from the normal flow line to the annual high water flow line, to prohibit building of permanent structures and sewage disposal facilities within the maximum annual flow lines, to preserve natural drainage and to provide accessibility to appropriate authorities for the maintenance and improvement of natural water courses.

#### 502.05 Street Alignment and Block Arrangement

- a. Streets shall be layed out with consideration to the following:
  - 1. The topography and geological conditions of the area being subdivided.
  - 2. The geometric requirements of the minimum lot size.
  - 3. Adequate provision for the safe convenient flow of traffic.
  - 4. Maintenance of natural drainge of the area.
  - 5. The arrangements of lots shall be such that the natural drainage is away from building sites.

#### 502.06 Design Standards for Streets

- a. Street, cartway and right-of-way widths for all proposed streets shall conform to the following minimum standards:
  - 1. Major Street - as required by the anticipated flow of traffic, but not less than fifty feet - 50' - 300' R.O.W.
  - 2. Intercommunity or Collector Streets - twenty to twenty-four feet - 60' - 80' R.O.W.
  - 3. Local Street and Road or Minor Streets - twenty to twenty-four feet - 50' R.O.W.
  - 4. Farm Lanes and Alleys - twenty feet - 20' R.O.W.

- b. All proposed streets shall conform to the following geometric standards when constructed:

1. Major Streets:

Maximum sustained grade - 6%.  
Absolute maximum grade not to exceed 8% for 250 feet.  
Minimum center-line radius for horizontal curves - 500 feet.  
Minimum sight distance - 500 feet.

2. Collector Streets:

Maximum sustained grade - 10%.  
Absolute maximum grade not to exceed 14% for 250 feet.  
Minimum center-line radius for horizontal curves - 300 feet.  
Minimum sight distance - 300 feet.

3. Minor Streets and Driveways:

Maximum sustained grade - 14%.  
Absolute maximum grade not to exceed 15% for 400 feet.  
Minimum center-line radius for horizontal curves - 100 feet.  
Minimum sight distance - 150 feet.  
Minimum cul-de-sac radius - 50 feet.

4. Whenever tangents of streets are deflected in excess of seven and one-half degrees within five hundred (500) feet, the tangents shall be connected with a horizontal curve.

502.07 Street System Layout

- a. Proposed streets shall normally project previously approved streets on adjoining properties without abrupt change in alignment.
- b. Proposed streets shall conform to the Master Plan of the Township if such has been prepared.
- c. Right-of-way of proposed streets shall be extended to exterior property lines to ultimately provide access to adjoining lands; provided however that the Commission may not normally require more than one such right-of-way to each adjoining tract.

- d. The alignment of proposed streets shall be such as to produce the recommended grades without excessive cut or fill and to provide useable lots.
- e. Half or partial streets will not be permitted unless the legal binding agreement of the adjoining property owner, to provide the additional width required, shall be first secured.
- f. Dead-end streets or cul-de-sacs must be provided with an adequate turning circle at the terminus with a minimum radius of fifty feet, and not normally longer than one thousand two hundred (1200) feet more nor serving more than twenty-five lots.
- g. Reserve strips controlling access to streets will be prohibited.
- h. New streets which are extensions of existing streets will bear the name of the existing street. A letter of acceptance of the proposed names of the proposed streets by the appropriate municipal authorities shall be submitted with the final plan.
- i. Blocks shall be no longer than one thousand two hundred (1200) feet and no shorter than six hundred (600) feet.
- j. A minor street or collector street shall be constructed parallel to all major traffic arteries to limit access.

#### 502.08 Street Intersections

- a. Streets shall intersect as nearly as possible at right angles. Intersections making an angle of less than sixty degrees will not be permitted. The Commission may require an increased easement or right-of-way on corner lots at intersections forming acute angles.
- b. Multiple street intersections involving more than two streets will not be permitted.
- c. The Developer either shall establish an easement and/or right-of-way on corner lots within a triangle, the legs of which measure thirty feet along the right-of-way line of each street, from the point of intersection of the right-of-way lines, to provide for the maintenance of adequate unobstructed sight distances and to provide for the construction of easement arcs of the streets; or shall establish a tangential easement arc having a minimum radius of forty feet on the corner lots as the property lines.

- d. Streets intersecting opposite sides of another street shall be directly opposite one another or there shall be not less than three hundred (300) feet between the points of intersection of the center-lines.
- e. The grade of streets at intersections shall not exceed 4% for a distance of fifty feet along the center-lines from the point of intersection.

### 503 RESIDENTIAL SUBDIVISION DESIGN STANDARDS

- 503.01 All residential subdivisions, except mobile home courts shall conform with the provisions of this section.
- 503.02 Residential Lot Sizes - Lot dimensions, front, rear, and side yard setback lines shall not be less than set forth in the following table, unless applicable zoning regulations of the municipality in which the subdivision is located impose more restrictive requirements. The minimum lot size may be required to be greater under provision of Section 502.03.

TABLE II  
LOT STANDARDS FOR RESIDENTIAL SUBDIVISIONS

*LOT AREA AND DIMENSIONS	LOTS SERVED WITH CENTRALIZED WATER SUPPLY AND SEWAGE DISPOSAL	LOTS SERVED WITH EITHER CENTRALIZED WATER SUPPLY OR SEWAGE DISPOSAL	LOTS NOT SERVED WITH EITHER CENTRALIZED WATER SUPPLY OR SEWAGE DISPOSAL	ACCESS OF BLDGS.
Min.Area <sup>2</sup>	7500 sq.ft.	12,000 sq.ft.	20,000 sq.ft.	
Min.Width <sup>3</sup>	60 ft.	70 ft.	80 ft.	
Min.Aver.Width	70 ft.	80 ft.	90 ft.	
Min.Aver.Depth	100 ft.	125 ft.	150 ft.	
Min.Front Yard <sup>4</sup>	25 ft.	25 ft.	30 ft.	
Min.Side Yard <sup>4</sup>	7.5 ft.	10 ft.	10 ft.	10 ft.
Yard Combined, Min.Both Side <sup>4</sup>	17.5 ft.	25 ft.	25 ft.	50 ft.
Min.Rear Yard	25 ft.	50 ft.	50 ft.	10 ft.



\*These areas and dimensions may vary appreciably if the Developer desires a Planned Unit Development as regulated under the Zoning Ordinance.

1. Applies to all three categories.
2. The minimum area of ten percent of the total number of lots may be reduced to not less than eighty-five percent of the basic minimum area, provided the minimum dimensions are maintained and provided the provisions of Section 502.03 are met. The areas established herein are minimum only and may be required to be increased as a result of the Sanitary Feasibility Study.
3. At the building line.
4. Measured relative to the foundation and projections such as bay windows or porches.

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#### 503.03 Design of Residential Lots and Blocks

- a. All lots shall generally front upon Minor or Collector Street.
- b. Side lines of lots shall be perpendicular to the street lines at their point of intersection.
- c. Remnants of land shall either be incorporated with lots or established for community use.
- d. Interior blocks shall be sufficient depth to accommodate two tiers of lots. Double frontage lots will not be permitted except by variance at Interstate or Expressway.

503.04 Public Sites and Open Space - Where a proposed park, playground, school or other public use is shown on the Community Facilities Plan, or, in the opinion of the Planning Commission a facility is warranted, said Commission may require the dedication or reservation of such area within the subdivision. The site must be useable and developable for its intended use.

#### 504 MOBILE HOME PARKS

504.01 Application and Compliance - All mobile home courts shall conform with all provisions of these Regulations and/or the provisions of the Pennsylvania Department of Environmental Resources Regulations for Trailer Parks,

whichever is greater or more restrictive. The Developer shall submit satisfactory evidence of the approval of the Pennsylvania Department of Environmental Resources before approval will be made by the Commission.

504.02 Mobile Home Lot Sizes - Each lot shall have a minimum width of fifty (50) feet and a minimum depth of fifty (50) feet and contain a minimum of five thousand (5000) square feet and shall not exceed a density of eight (8) units per acre.

504.03 Buffer Strip and Screening

- a. No line of any mobile home lot shall be closer than ten (10) feet to any exterior property line of the mobile home court.
- b. Adequate screening and/or fencing shall be required adjoining exterior property lines adjacent to developed residential areas and public streets and may be required adjacent to other exterior property lines.

504.04 Access, Interior Street, Off-street Parking

- a. Access to mobile home lots shall be from interior streets or roads and not from public streets or roads.
- b. Interior streets of mobile home courts shall conform to the requirements for "Minor" Streets.
- c. Each mobile home lot shall be provided with parking space for two (2) vehicles. Each parking space shall contain a minimum of two hundred square feet, improved with a surface of select material (i.e., shale, crushed stone, gravel, etc.) not less than four inches thick.

504.05 Mobile Home Spacing - Mobile homes shall be placed so that there is a minimum of ten (10) feet between units when oriented end to end and a minimum of twenty-five (25) feet when oriented side to side. No mobile home shall be located closer than fifteen (15) feet from any permanent building of the mobile home court.

504.06 Community Area - All mobile home courts shall provide not less than ten percent of the net area of the tract for a playground(2) or park(s), exclusive of the buffer strip adjoining the exterior property lines.

## 505 COMMERCIAL AND INDUSTRIAL SUBDIVISION

505.01 All Commercial and Industrial Subdivisions shall conform with the provisions of this section.

505.02 Lot Size - Approval of lot or parcel size will be determined by the following factors:

- a. The total area shall be sufficient to provide space for off-street parking, docking and loading facilities and landscaping, but in no case less than would be required for a residential lot. In no case shall the building area exceed one-fifth of the lot area.
- b. Commercial subdivisions should be planned to include groups of establishments with integrated parking facilities and common entrances and exits. Shallow, ribbon commercial subdivisions will be discouraged.

505.03 Street Systems

- a. Road systems in and out of commercial or industrial subdivisions to major highways, shall not create hazardous intersections or unduly inhibit the flow of traffic along the major highway. As far as possible, commercial or industrial traffic shall not be combined with traffic into or from residential areas.
- b. The design of access roads, interior drives, parking areas, and pedestrian walks shall provide for safe and free movement of vehicular and pedestrian traffic.
- c. The design shall adhere to the standards of the Somerset County Interchange Zoning Ordinance.
- d. The Commission reserves the right to approve or disapprove points of access to public roads in the interest of public safety.

505.04 Building Line Restrictions - Setback, side yard and rear yard lines shall conform to existing applicable regulations of the appropriate municipality. If no such regulations are in force, restrictions shall be imposed as follows:

- a. Setback or front yard - 40 feet minimum.

b. Side yard - 15 feet minimum.

c. Rear yard - 50 feet minimum.

505.05 Utilities

a. It is recommended that commercial or industrial subdivisions shall be located close to public utilities, major highways or other adequate means of transportation.

505.06 Water Supply and Waste Disposal

a. It is recommended that commercial or industrial subdivisions be located in areas served by public water and sewage facilities. In the absence of public facilities the Developer shall submit plans for the supply of water and disposal of wastes in conformance with the requirements of and approved by the Pennsylvania Department of Environmental Resources.

506 PAVEMENT DESIGN

506.01 All proposed roads, streets and alleys within the Township shall be constructed in accordance with PennDot Form 408 and these Regulations.

506.02 The Township Supervisors shall be the sole judge as to the pavement design appropriate for specific projects. Factors influencing these decisions shall be generally but not limited to the following: Road grade; soil type; anticipated traffic (volume); anticipated traffic (loading).

506.03 The following are suggested pavement designs:

a. Major Thoroughfare (Residential)

6" crushed limestone, shale base course  
1½" ID-2 binder  
1" ID-2 wearing course

b. Minor Street (Residential)

6" crushed limestone, shale base course  
1½" ID-2 binder  
1" ID-2 wearing course ] or 2½" FB-1

c. Industrial or Commercial Areas

8" crushed limestone, shale base course  
2" ID-2 binder  
1" ID-2 wearing course

d. Truck or bus loading or parking areas

10" crushed limestone, shale base course  
2" ID-2 binder  
1" ID-2 wearing course.

ARTICLE VI  
REQUIRED IMPROVEMENTS

601 GENERAL

601.01 Minimum improvements and construction standards required of all subdivisions shall be as set forth in this Article. Alternate improvements may be permitted where, in the opinion of the Commission, the alternate is equal or superior in performance to the required improvements. Where standards are not set forth herein, they shall be in accordance with prevailing standards of the industry or trade.

602 MONUMENTS AND MARKERS

602.01 Monuments and markers shall be placed so the marker points or the center shall coincide exactly with the intersection of the lines being marked.

602.02 Monuments

- a. Monuments shall be readily visible and be set at the following points:
  1. All points of intersection of exterior boundary lines of the tract, where durable monuments do not exist.
  2. At least two of the points of intersection of the street right-of-way lines at street intersections; or at such other locations as the Commission or Township Engineer may approve.
- b. Monuments shall be of the following type or approved equal:
  1. Reinforced concrete measuring 4" x 4" x 48".
  2. Cut stone, preferably granite, measuring 4" x 4" x 48".
  3. Two inch by forty-eight inch galvanized iron pipe filled with concrete.

4. Railroad rail forty-eight inches in length.
  5. Brass pin, 3/4 inch in diameter, grouted four inches into rock.
  - c. The bottom of the monument shall extend below the frost line or to solid rock.
  - d. Existing monuments may, and under certain circumstances may be required to, be replaced with monuments of the approved type, provided:
    1. The existing monument is indicated on the plan as well as the monument replacing it.
    2. No tree, stump or corner of fence row will be permitted as a new monument.
- 602.03 Markers - Markers shall be set at the intersection of the side front and rear lines of all lots of the subdivision, and shall be of the following types or approved equal:
- a. Steel or iron pipe or pins three-quarters of an inch in diameter and eighteen inches in length.
  - b. Drill holes at least one-half inch in diameter and one-half inch deep, in rock or concrete where it is impossible or impractical to set pipes or pins.
- 602.04 All markers of the lot and monuments of the specific block must be set before the sale of the lot is consummated.
- 602.05 Monuments shall be set to the same order of accuracy as set forth in Section 405.03-a.

### 603 STREET IMPROVEMENTS

- 603.01 All streets shall be graded to the full width of the right-of-way, surfaced and improved to grades and dimensions shown on the plans, profiles, and cross-sections submitted by the subdivider and approved by the Township Supervisors. In subdivisions where sidewalks are not required, the sidewalk areas shall be graded in the same manner as if sidewalks were to be constructed.

- a. Streets shall be graded, surfaced, and improved to the dimensions required by the cross-sections. Pavement base and wearing surface shall be constructed according to the specifications of the Pennsylvania Department of Transportation and/or the specifications as set forth by the Township Supervisors.
- b. Prior to placing street surface, adequate sub-surface drainage for the streets and all utilities under the streets shall be provided by the sub-divider upon the completion of the street improvements. Respective plans and profiles as built shall be filed with the Township Planning Commission.
- c. The Developer shall be required to construct streets and receive the approval of the Commission before the sale of any lot abutting said streets is consummated. The Commission representative shall make the necessary inspection and prepare the report thereon within ten (10) working days after the request for such inspection.
- d. Cartway and shoulder widths:
  1. Minor Streets  
Cartway - twenty feet  
Shoulders - three feet each side
  2. Collector Streets  
Cartway - twenty-four feet  
Shoulders - four feet each side
  3. Major Streets  
As required by the anticipated flow of traffic as approved by the Commission after consultation with the Pennsylvania Department of Transportation.
  4. Driveways - Cartway - twelve feet
  5. Cul-de-sacs - Radius of turning circle cartway - fifty feet.



603.03 Sidewalks - Sidewalks shall be provided when considered necessary by the Planning Commission for the protection of the public or whenever it is determined that the potential volume of pedestrian traffic or safety conditions creates the need for them. Sidewalks shall be provided where streets of a proposed subdivision are extensions of existing streets having a sidewalk on one (1) or both sides.

When sidewalks are required, they shall meet the following standards:

- a. Sidewalks shall be located within the street right-of-way, one (1) foot from the right-of-way line, and shall be a minimum of four (4) feet wide, except along collector and arterial streets, and in the vicinity of shopping centers, schools, recreation areas, and other community facilities, where they shall be a minimum of five (5) feet wide.
- b. A grass planting strip of not less than three (3) feet shall be provided between the curb and sidewalk. Where rolled curb and gutter is used, a grass planting strip shall be provided.
- c. Sidewalks shall be constructed of Portland cement mortar and be at least four (4) inches thick, underlain by four (4) inches of compacted cinder, gravel, or crushed stone.
- d. Where unusual or peculiar conditions prevail with respect to prospective traffic and/or safety of pedestrians, the Township Planning Commission may require different standards of improvements than those set forth in the previous paragraphs. Crosswalks may be required when deemed necessary by the Commission.
- e. In all respects in which standards for required improvements are not set forth herein or specified by the Commission hereunder, the applicable standard requirements of the Pennsylvania Department of Transportation shall govern, and all work shall be performed in a manner prescribed in the standard specifications for road construction of said Department for the type of construction under consideration.
- f. Maximum slope of banks measured perpendicular to the centerline of the street should be three (3) to one (1) for fills, and two (2) to one (1) for cuts, assuming the nature of the subject soil is of adequate stability.

603.04 Off-Street Parking - Off-Street parking shall meet the following standards:

- a. Each proposed dwelling unit in a subdivision shall be provided with off-street parking space. Such off-street parking space may be provided as an individual garage, carport, or driveway, preferably located behind the building line, or in a parking compound adjacent to or near the dwelling units it serves. Driveway and parking compounds shall provide two (2) usable and paved parking spaces of at least two hundred (200) square feet each with a minimum of four hundred (400) square feet total for each dwelling unit.
- b. Commercial developments within the scope of these regulations shall provide not less than three (3) square feet of paved parking area, exclusive of access lanes, for every one (1) square foot of interior floor area, exclusive of storage areas. In addition, paved truck loading areas shall be provided such that all truck loading, unloading and maneuvering can be accommodated within the property lines.
- c. Industrial developments within the scope of these Regulations shall provide a minimum of paved off-street parking in the ratio of one (1) parking space for every two (2) employees anticipated during the main work shift. In addition, paved truck loading areas shall be provided such that all truck loading, unloading, and maneuvering can be accommodated within the property lines.

#### 604 STREET SIGNS

604.01 Street signs shall be erected at the intersection of all streets, placed to be readily visible from all directions. The lettering shall be clearly legible from a distance of fifty (50) feet.

#### 605 WATER SUPPLY

605.01 Where public water supply is available, the Developer shall construct a distribution system in conformance with the requirements of the Pennsylvania Public Utility Commission, and of the Pennsylvania Department of Environmental Resources and local health authorities.

- 605.02 Where the Developer elects to construct a centralized water supply, such system shall be constructed in conformance with the requirements of and with the approval of the Pennsylvania Department of Environmental Resources and local health and water authorities.
- 605.03 Where the Developer elects to permit on-site water supply, adequate restrictive covenants shall be placed in the Deed, running with the land, to require minimum standards of construction in conformance with the recommendations of public health authorities.
- 605.04 Where water lines are installed within right-of-way lines of streets, the lines shall be located between the cartway and the right-of-way line, normally on the opposite side of the street from any sewer lines that may be installed. If presented to the Commission and if properly engineered, all utilities may be located within a common ditch.

#### 606 SEWAGE SYSTEM

- 606.01 Where a public sewage system is accessible, the Developer shall construct a sewage system in conformance with the requirements of the Pennsylvania Public Utility Commission and of the Pennsylvania Department of Environmental Resources and local health authorities.
- 606.02 Where the Developer elects to construct a centralized sewage disposal system, such system shall be constructed in conformance with the requirements of and with the approval of the Pennsylvania Department of Environmental Resources and local health authorities.
- 606.03 Where the Township Supervisors elect to permit on-site sewage disposal, adequate restrictive covenants shall be placed in the Deed, running with the land, to require minimum standards of construction in conformance with recommendations of public health authorities. The Commission reserves the right to review on-site disposal permits from the Department of Environmental Resources prior to subdivision approval.

606.04 In light of the impending sewage disposal system installation, all subdivision plans submitted from this day forth shall include provisions for dry sewer lines. Design of such a system shall first be submitted at the preliminary stage and shall show lines serving all lots in plan view as well as profiles of all mains and laterals. The plans shall be prepared by a Registered Professional Engineer and shall bear seal of same. The requirement of dry sewer installation may be waived by the Township Supervisors if it is felt that the area is too remotely located to be economically feasible.

#### 607 DRAINAGE

607.01 Sufficient culverts shall be installed to provide for the uninhibited flow of all storm water, along natural water courses and at such other locations as necessary to prevent the ponding of water, or the discharge of water over roads. The end area of drainage pipe and waterways shall be computed by use of Talbot's Formula, for drainage areas not in excess of three hundred twenty (320) acres. The co-efficient in the formula shall be as follows:

TABLE III  
DRAINAGE COEFFICIENTS  
DRAINAGE - RUNOFF - 4  
TALBOT'S FORMULA - (Approximate Approach)  
a = Required section of waterway in square feet.  
A = Drainage area in acres; C = Talbot's coefficient.

DRAINAGE AREA		VALUES OF "a"							
		MOUN-- TAINOUS		HILLY LAND		ROLLING LAND		FLAT LAND	
		C =	C =	C =	C =	C =	C =	C =	C =
ACRES	SQUARE MILES	1.00	0.80	0.60	0.50	0.40	0.30	0.20	
1	0.0016	1.0	0.8	0.6	0.5	0.4	0.3	0.2	
2	0.0031	1.7	1.4	1.0	.8	.7	.5	.3	
4	0.0062	2.8	2.2	1.7	1.4	1.1	.8	.6	
6	0.0094	3.8	3.0	2.3	1.9	1.5	1.1	.8	
8	0.0125	4.8	3.8	2.9	2.4	1.9	1.4	1.0	
10	0.016	5.6	4.5	3.4	2.8	2.2	1.7	1.2	
15	0.023	7.6	6.1	4.6	3.8	3.0	2.3	1.5	
20	0.031	9.5	7.6	5.7	4.7	3.8	2.8	1.9	
30	0.047	12.8	10.2	7.7	6.4	5.1	3.8	2.6	
40	0.062	15.9	12.7	9.5	8	6.4	4.8	3.2	
60	0.094	22	17.6	13	11	8.8	6.6	4.4	
80	0.125	27	21.6	16	13	10.8	8.1	5.4	
100	0.156	32	25.6	19	16	12.8	9.6	6.4	
150	0.234	43	34.4	26	21	17.2	12.9	8.6	
200	0.312	53	42.4	32	27	21.2	15.9	10.6	
250	0.39	63	50	38	31	25	19	13	
300	0.47	72	58	43	36	29	22	14	
400	0.62	89	71	53	45	36	27	18	
500	0.78	106	85	64	53	42	32	21	
600	0.94	121	97	73	61	48	36	24	
800	1.25	150	120	90	75	60	45	30	
1,000	1.56	178	142	107	89	71	53	36	
1,500	2.34	241	193	145	121	96	72	48	
2,000	3.12	299	239	179	149	120	90	60	
2,500	3.91	354	283	212	177	142	106	71	
3,000	4.7	405	324	243	203	162	122	81	
4,000	6.2	503	402	302	252	202	151	101	
5,000	7.8	595	476	357	297	238	179	119	
6,000	9.4	682	546	409	341	273	205	136	
8,000	12.5	846	677	508	423	338	254	169	
10,000	15.6	1,000	800	600	500	400	300	200	
25,000	39.1	1,988	1,590	1,193	994	795	596	398	
50,000	78	3,344	2,675	2,000	1,672	1,338	1,003	669	
100,000	156	5,623	4,498	3,374	2,812	2,249	1,687	1,125	
200,000	312	9,457	7,566	5,674	4,728	3,783	2,837	1,891	
400,000	625	15,905	12,724	9,543	7,952	6,362	4,772	3,181	

607.02 For drainage areas in excess of three hundred twenty acres the drainage structure shall be designed in accordance with design standards of the Department of Environmental Resources, and the Commission may request a copy of the permit issued by the Department as proof of compliance.

#### 608 OTHER UTILITIES

608.01 Easements and rights-of-way shall be provided for the installation of power, telephone, television cables, and other utilities; the alignment and width of said right-of-way shall be mutually agreed upon by the Developer and the utility company; in the event the parties are unable to agree as to such alignment or width, it shall be as directed by the Pennsylvania Public Utility Commission.

#### 609 RECOMMENDED IMPROVEMENTS

609.01 Although not required, the following improvements are recommended as valuable to safety, convenience, and attractiveness of a subdivision. They, therefore, are a great asset not only to the local community and the Township as a whole, but also to the potential buyer and future residents of the area.

609.02 Street Lights - In accordance with the conditions to be agreed upon by the subdivider, the local municipality, and the appropriate public utility, street lights are recommended to be installed in all subdivisions. The subdivider shall be responsible for making the necessary arrangements with the applicable agencies, and whether or not street lights are initially installed, the subdivider shall be responsible for providing utility easements for future street lighting installations.

609.03 Shade Trees - All possible efforts should be made by the subdivider to preserve existing shade trees. When provided, shade trees of deciduous hardwood type with a minimum caliper of one and one-half (1-1/2) inches shall be planted between the shoulder and right-of-way, or between the shoulder and sidewalk provided the planting strip is a minimum of six (6) feet wide.

609.04 Fire Hydrants - Fire Hydrants should be provided as an integral part of any water supply system and shall be in accordance with the specifications set forth by the National Fire Protection Association. The fire hydrants shall be

placed at intervals of not more than one thousand (1,000) feet and shall contain a minimum of two (2), two and one-half (2-1/2) inch pumper outlets.

609.05 Wiring - All wiring shall be installed underground. The subdivider shall be allowed to place lines above ground only if, (1) the subdivision contains five lots or less or, (2) the subdivider presents a bona fide variance from the Pennsylvania Public Utilities Commission.

ARTICLE VII  
ADMINISTRATION

701 REVISION AND AMENDMENT

- 701.01 The Board of Supervisors May Amend Regulations - The Commission may, at its discretion, recommend revision, modification or amendments of these Regulations by appropriate action taken at any scheduled meeting.
- 701.02 Consideration - The Commission will give earnest consideration to changes or modifications suggested by any Developer when such changes or modifications shall be in the best interest of the general public.

702 HARDSHIP AND VARIANCE

- 702.01 Standards May Be Varied - If any applicant has shown that any mandatory provisions of these Regulations are unreasonable and cause undue hardships as they may apply to his proposed subdivision, the Commission may grant a variance to such applicant from such mandatory provisions so that substantial justice may be done, and the public interest secured; provided, that such variance may be granted upon the concurrence of a majority of the Commission present at a meeting, by roll call vote, and that such variance will not have the effect of nullifying the intent and purpose of these Regulations.
- 702.02 Commission May Impose Conditions - In granting variance and modifications, the Commission may impose such conditions as will in its judgment, secure substantially the objectives of the standards or requirements so modified.

703 RECONSIDERATION AND APPEAL .

- 703.01 Request for Reconsideration - Any Developer aggrieved by a finding, decision or recommendation of the Commission may request within thirty (30) days and receive opportunity at the subsequent meeting to appear before the Commission, present additional relevant information, and request reconsideration of the original finding, decision or recommendation.
- 703.02 Appeal - Appeal from the findings and decisions of the Commission shall be as provided by law.



#### 704 COMMISSION RECORDS

704.01 Record to Be Kept - The Commission shall keep a record of its findings, decisions and recommendations relative to all subdivision plans filed with it for review and/or approval.

#### 705 VALIDITY

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

#### 706 PENALTY AND LEGAL ACTION

706.01 Any person, partnership, or corporation who or which being the owner or agent of the owner of any lot, tract or parcel of land shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvements for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon, or who sells, transfers or agrees or enters into an agreement to sell any land in a subdivision or land development whether by reference to or by other use of a plat of such subdivision or land development or otherwise, or erect any building thereon, unless and until a final plat has been prepared in full compliance with the provisions of this act and of the regulations adopted hereunder and has been recorded as provided herein, shall be guilty of a misdemeanor, and upon conviction thereof, such person, or the members of such partnership, or the officers of such corporation, or the agent of any of them, responsible for such violation shall pay a fine not exceeding one thousand dollars (\$1,000.00) per lot or parcel or per dwelling within each lot or parcel. All fines collected for such violations shall be paid over to the municipality whose ordinance has been violated. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

707 EFFECTIVE DATE AND REPEALS

707.01 This Ordinance shall take effect on the 5th day of  
April , 1974, at 12:01 P.M.

707.02 All Ordinances or parts thereof inconsistent herewith  
are hereby repealed.

ENACTED AND ORDAINED this 14th day of March, 1974,

Eric M. Alder

Paul R. Hingard

Stephen Geronda

BOARD OF SUPERVISORS OF CONEMAUGH  
TOWNSHIP