

3/20/1971

EAST MEAD TOWNSHIP  
CRAWFORD COUNTY, PENNSYLVANIA  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE  
ORDINANCE No. 79-

TABLE OF CONTENTS

Article		Page
I	Purpose and Authority . . . . .	1-3
II	Rules and Definitions . . . . .	3-8
III	Processing Procedures and Plat Requirements .	8-21
IV	Design Standards . . . . .	21-25
V	Required Improvements and Construction Standards	26-30
VI	Mobile Home Park Developments . . . . .	30-32
VII	Variances, Appeals and Amendments . . . . .	32-33
VIII	Validity, Penalty and Enforcement . . . . .	33-34
IX	Fees . . . . .	34
	Appendices . . . . .	36-43

EAST MEAD TOWNSHIP  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE  
ORDINANCE No. 79-

AN ORDINANCE REGULATING THE SUBDIVISION AND DEVELOPMENT OF LAND; ESTABLISHING PROCEDURES AND STANDARDS FOR THE PRESENTATION, REVIEW, APPROVAL AND RECORDING OF PLATS; PRESCRIBING MINIMUM IMPROVEMENTS REQUIRED; SETTING FEES, AND PRESCRIBING PENALTIES FOR VIOLATIONS.

NOW BE IT ORDAINED AND ENACTED by the Board of Supervisors of East Mead Township, Crawford County, Pennsylvania, pursuant to the Pennsylvania Municipalities Planning Code, Act 247 of 1968 (Effective January 1, 1969) and its amendments, as follows:

ARTICLE I - PURPOSE AND AUTHORITY

A. Short Title

This Ordinance shall be known and may be cited as the SUBDIVISION REGULATIONS OF EAST MEAD TOWNSHIP.

B. Purpose

This Ordinance is adopted for the following purposes:

1. To promote the public health, safety, morals, convenience and general welfare of the residents of the Township;
2. To assist in the orderly, efficient and adequate development of the Township's land and the public improvements thereto;
3. To protect the land from development that pollutes the Township's natural resources;
4. To insure safe and efficient traffic movement;
5. To safeguard the public against flood damage and the hazards of soil erosion;
6. To protect and enhance the value of real property.

### C. Authority

1. These regulations shall apply to all subdivision, resubdivisions of land and land developments made within East Mead Township after the effective date of this Ordinance: such subdivisions, resubdivisions and land developments shall, in all respects, be in full compliance with the applicable regulations hereinafter set forth in this Ordinance. No subdivision or land development of any lot, tract or parcel of land shall be made; no road, sanitary or storm sewer, water main, or other facilities in connection therewith shall be laid out, constructed, opened or dedicated for public use, or the common use of occupants of buildings abutting thereon; no permit to erect any building shall be issued; all except in accordance with the provisions of these Regulations. No lot in a subdivision shall be sold unless and until a plan of such subdivision shall have been approved by the East Mead Township Board of Supervisors and properly recorded, and until the improvements required by these regulations in connection therewith shall have either been constructed or guaranteed as herein provided.

2. Where a subdivision has been laid out and recorded prior to the adoption of this Ordinance, such subdivision of land shall be exempt from these regulations. Where a subdivision has received preliminary approval from the County Planning Commission and is in process to obtain final approval from this Commission said subdivision, for a period of 3 years from the date of this preliminary approval, shall be exempt from the provisions of this Ordinance.

### D. Interpretation

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion and effectuation of the purposes set forth in Article I, B. above.

Nothing herein shall repeal, abrogate, annul, or in any way interfere with any provision of law, or any rules or regulations other than subdivision regulations adopted or issued pursuant to law relating to the subdivision or development of land. Where this Ordinance imposes greater restrictions or requirements than those imposed or required by other provisions of law, rules, regulations, covenants, or agreements, the provisions of this Ordinance shall control, but nothing herein shall interfere with, abrogate, or annul any easements, covenants, deed restrictions or agreements between parties which imposes restrictions greater than those imposed by this Ordinance.

E. Effective Date

This Ordinance shall become effective five (5) days after enactment and shall remain in effect until modified or rescinded by the Board of Township Supervisors.

ARTICLE II - RULES AND DEFINITIONS

In the interpretation of this Ordinance the rules and definitions contained in this Section shall be observed unless otherwise expressly stated.

A. Rules

1. Words used in the present tense shall include the future; words used in the singular number shall include the plural number and the plural the singular.
2. The word "shall" is mandatory and not discretionary.
3. The words "may" and "should" are permissive.

B. Definitions

Bench Mark - A point of known elevation and location in or near the subdivision tied in with established marks in the vicinity that are 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.

Board or Board of Supervisors - The Board of Supervisors of East Mead Township.

Building Set Back Line - The line within the property defining the required minimum distance between any structure and the road right-of-way or abutting lots.

Cartway - That portion of the road right-of-way surfaced or commonly used for vehicular use. Width is determined from one edge of surfacing or pavement to the other edge of surfacing or pavement.

Clear Sight Triangle - An area of unobstructed vision at intersections defined by lines of sight between points at a given distance from the intersection of the center lines for the intersecting roads.

Commission or Planning Commission - The Planning Commission of East Mead Township.

County Planning Commission - The Crawford County Planning Commission.

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 areas.

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

Easement - A grant by a property owner for the use of a strip of land by the general public, a corporation or a certain person or person for a specific purpose of purposes.

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

Gross Land Area (Gross Acreage) - The entire area of a subdivision, including lots and roads, and measured to the center line of any bounding roads.

Half-Road - A road wherein only approximately one-half of the right-of-way is designated on the plat of the land being subdivided.

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.

Land Development - The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving (a) a group of two or more buildings, or (b) the division or allocation of land or space 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; or a subdivision of land as defined in Section II. B. of this Ordinance.

Lot - A tract, parcel, plat or piece of land intended, as a unit, for the transfer of ownership or development whether immediate or future. Tracts of land for agricultural purposes, in parcels of more than ten acres, not involving any new road or easement of access, shall be exempted and not considered a lot under this Ordinance.

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

Lot, Mobile Home - A parcel of land in a mobile home park, (a) which is improved with the necessary utility connections and other appurtenances necessary for the placement thereon of a single mobile home, and (b) which is leased by the park owner to the occupants of the said mobile home.

Minor Subdivision - A plat of 5 lots or less where no new street or easement of access is involved. If at a later date an additional subdivision request is made on a parcel from which a minor subdivision has formerly been approved to the same owner, the additional request shall not be termed a minor subdivision.

Mobile Home Park - A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for nontransient use, consisting of two or more mobile home lots.

Mobile Home Stand - That part of an individual lot which had been reserved for the placement of the mobile home.

Monument - A point on the land of known location, and which is and preferably located by coordinates, established by an engineer or surveyor, and used to locate property lines, building lines, etc. The monument should be tied in with monuments maintained by the U.S. Coast and Geodetic Survey.

Planned Residential Development - A large-scale building venture to be developed by a single owner or group of owners acting jointly, located on a tract approved as a subdivision involving a related group of uses, planned as an entity and therefore amenable to development and regulation as one complex land use unit, rather than as a mere aggregation of individual buildings located on separate unrelated lots.

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 in its final form.

Preliminary Plat Application - A submission of plans, maps, drawings and written material developed and compiled for the subdivision in compliance with Article III. B. 8, and any other requirements, of this Ordinance.

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 easement, whether public or private, and not 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, Public - Any road which is shown on the subdivision plat and is or is to be dedicated for public use.

## Roads.

- A. Expressway - This class of highway facility is devoted to moving large volumes of traffic and performs little or no land service function. It is generally characterized by some degree of access control. Normally, this classification should be reserved for multi-lane, divided roads with few, if any, grade intersections.
- B. Arterial - Arterials bring traffic to and from the expressway and serve major movements of traffic within or through areas not served by expressways. They have considerable continuity. They serve primarily to move traffic, but also serve a secondary function of land service.
- C. Collector - This class of road serves internal traffic movement within the Township and connects developed areas with the major arterial system. Collectors do not accommodate long, through trips and are not continuous for any appreciable length. The principal difference between collector and arterial roads is the length of the trip accommodated. The collector system is intended to simultaneously supply abutting property with the same degree of land service as a local road and also accommodate local internal traffic movements.
- D. Local - This road's primary function is to provide access to immediately adjacent land. It normally represents a fairly large percentage of the total road mileage, but carries a small percentage of the vehicle miles traveled daily.
- E. Marginal Access - A local road which is parallel and adjacent to highways and primary thoroughfares and which provides access to abutting properties and protection to local traffic from fast, through-moving traffic on the highways and primary thoroughfares.

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.

*Subdivision by lease*

Subdivider - The owner or his agent with written authority and having detailed knowledge of the proposed subdivision.

Subdivision - The division or redivision of a lot, tract, or parcel of land, by any means, into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development; provided, however, that the division of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access, shall be exempted.

Township - East Mead Township.

*or see zoning regulations*

ARTICLE III - PROCESSING PROCEDURES AND PLAT REQUIREMENTS

All subdivision plats, except plats of minor subdivisions, shall be processed in two stages leading to approval for recording. These two stages are: (1) The Preliminary Plat Review, and (2) The Final Plat Review. A Preparatory Meeting is recommended for all plats. A minor subdivision may be processed in one stage. This stage is the Final Plat Review. Preliminary and Final Plat approvals are the responsibility of the Board of Township Supervisors. The Township Planning Commission and the County Planning Commission have review roles only in the subdivision approval process.

A. Preparatory Meeting

1. Before submitting a plat for preliminary review, the subdivider should appear before the Planning Commission to discuss his subdivision proposal. The purpose of this meeting is to acquaint the Planning Commission with the subdivision proposal and to provide the subdivider advice and assistance regarding his proposal before he invests considerable time and money in the subdivision development.

2. The subdivision process and its requirements shall be discussed and explained including the role of the County Planning Commission. The County Planning Commission provides professional staff to advise and aid in planning and processing subdivision plats. The Department of Environmental Resources promulgates requirements the subdivision must meet with respect to individual, or common, sewage systems and with respect to erosion and sedimentation problems. The Township Sewage Enforcement Officer has the responsibility to examine

information relative to suitability of the subdivision land for on-lot sewage systems and to make his findings known including his decision as to whether an on-lot sewage system(s) are possible for the land in question. The Crawford Conservation District serves as a technical aid to the Department of Environmental Resources on meeting erosion and sedimentation regulations and their review is incorporated into this subdivision process. Standards and specifications for erosion and sediment control measures are found in the current District's Erosion and Sediment Control Handbook. Where professional assistance, in addition to the required services of an engineer, may be desirable for a particular subdivision development, the subdivider shall be so advised at the Preparatory Meeting:

- a. Three copies of a written application indicating the following:
  - (1) Name of the subdivision.
  - (2) Name, address, and telephone number of the subdivider.
  - (3) Name, address, and telephone number of the subdivider's agent and/or engineer.
  - (4) Approximate number of lots.
  - (5) Type of development proposed, whether single family residences, mobile homes, commercial buildings, etc.
  - (6) General statement on how sanitary waste and storm water will be handled; how water will be obtained; how electric power will be obtained; and how any other utilities will be provided.
  - (7) Facts on the area surrounding the proposed subdivision including, but not limited to, roads, community facilities which serve or influence the proposal, utilities, existing land uses, zoning districts where they exist, and water courses. This information may be shown on the sketch plan discussed in Article III A. 2. b. following.
- b. Sketch Plan - A plan in simple sketch form shall be presented showing the proposed layout of streets, lots and any public facility sites, such as park and recreation areas which may be proposed. This plan may be a freehand drawing. Also, the title or name of the subdivision shall be indicated as well as the scale of the plan, a north arrow and the date.

- c. Topographic Information - Topographic information represented by contour lines at an interval of 10 feet or less shall be provided for the subdivision site. United States Geological Survey Maps may be used to show this information and, where feasible, the Geological Survey map may be used as a basis for preparing the sketch plan required in Article III A. 2. b.

3. The proceedings of the Preparatory Meeting shall be made a part of the Planning Commission's official minutes, and the written application shall be maintained in the Planning Commission's files. One copy of the application shall be forwarded to the Board of Township Supervisors and one copy forwarded to the County Planning Commission. Before extensive engineering work is performed on the subdivision plat, the subdivider should establish that the proposed lots will meet the requirements of the Department of Environmental Resources and be approved by the Township Sewage Enforcement Officer.

4. The Planning Commission shall within 5 days after the Preparatory Meeting make a summary of its recommendations known by letter, to the subdivider.

#### B. Preliminary Plat Review

1. The subdivider shall submit for review and approval 3 copies of the preliminary plat application to the Township Secretary. An application may include in addition to the subdivision plat other informational maps, engineering drawings and written reports. In addition it shall be the subdivider's responsibility to obtain the necessary letters and/or other documents from the Township Sewage Enforcement Officer and the Pennsylvania Department of Environmental Resources (PennDER) pertinent to the sewage treatment facilities to be installed in the subdivision. In the instance of on-lot sewage systems where 10 or more lots are proposed in the subdivision, the subdivision is considered as a revision to the Township's Official Sewage Plan and this revision shall be approved by PennDER before the final plat is approved by the Board. Preferably, but not necessarily, the plan revision should be approved by PennDER before preliminary plat approval is granted. Accordingly, it behooves the subdivider to process for these approvals relative to on-lot sewage installations early.

2. Upon receipt of the preliminary plat application, the Township Secretary shall:

- a. Retain 1 application for the Board of Township Supervisors.

- b. Forward 1 application to the County Planning Commission.
- c. Forward 1 application to the Township Planning Commission.

3. The Board shall not take action on the preliminary plat application until review reports have been received from the Township Planning Commission and the County Planning Commission or until the expiration of 45 days from the date the application was forwarded to said organizations, whichever is sooner.

4. The Board shall notify the subdivider, at least 5 days prior to the meeting, of the scheduled place, date and time of the meeting at which his subdivision is to be reviewed and acted upon. The Board shall render its decision and communicate it to the subdivider no later than 90 days after the date the complete preliminary plat application is submitted.

5. The Board shall take one of the following actions on the preliminary plat application: (a) approve the application; (b) require additions, corrections, changes or other information necessary for compliance with this Ordinance as conditions for the approval of the application; or in effect, give a conditional approval to the subdivision; (c) reject the application of the subdivision proposal if it finds the proposal does not comply with the requirements of this Ordinance or other ordinances of the Township or where a proposed subdivision would adversely affect the health, safety or general welfare of the township; or ~~(d) table action until additional information is provided by the subdivider.~~ Whichever action the Board takes, the Board shall so advise the applicant in writing not more than 5 days following the date of the meeting.

6. The approval of the preliminary plat application by the Board implies the general acceptability of the layout and the engineering proposals submitted; however, the Board may require additions and changes as conditions for approval of the final plat and engineering requirements.

7. Preliminary plat application approval shall be effective for a maximum period of 24 months, unless, upon submission by the subdivider in writing, an extension of time is requested, and the Board, finding reasonable grounds therefor, grants an extension which shall not be for a longer period of time than 12 additional months.

8. The preliminary plat submission shall be legibly drawn on tracing cloth or equal material of good quality, at a scale of not smaller than one hundred (100) feet to one (1) inch except that a subdivision of 200 acres or more may be drawn at a scale of two hundred (200) feet to one (1) inch.

The preliminary plat application shall be drawn by a Registered Engineer or a Registered Surveyor and shall include:

- a. Proposed name of subdivision;
- b. Date, scale and North arrow;
- c. The name, address and telephone number of the subdivider and engineer or surveyor preparing the subdivision;
- d. A small, scaled, location drawing showing the area in which the subdivision is located and its relation to surrounding roads and other significant features;
- e. Location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land;
- f. Zoning, where existing, of the proposed subdivision and adjacent parcels;
- g. Location, and width and type of construction where applicable, of all existing roads, both public and private, easements, sanitary and storm sewers, water lines, railroad and utility rights-of-way, parks, cemeteries, watercourses, drainage ditches, swamps, low areas subject to flooding, permanent buildings, bridges and any other information pertinent to the proposed subdivision; this information shall be provided for the land to be subdivided and for lands within approximately 300 feet of the proposed subdivision;
- h. Indication of the gross land area of the subdivision and the number of lots proposed;
- i. Dimensions of lots and type of development anticipated on the lots;
- j. Building set back lines;
- k. Statement as to what private deed restrictions are contemplated;
- l. Topographic information which may be of a very general nature such as is obtainable from United States Geological Survey Maps. United States Geological Survey Maps with a 10 foot contour interval (Scale 1/24000) should be used. Spot elevations should be proposed for critical points in the development;

- m. Proposed layout and width of all new road rights-of-way and proposed pavement or surfaced roadway widths. Proposed location and width of easements for sewers, watermains, drainage ways and other public utilities;
- n. Approximate location and area of property, if any, proposed to be dedicated for public use, or to be reserved by deed covenant for use of all property owners in the subdivision with the proposed conditions, if any, of such dedication or reservation;
- o. Approximate radii of all curves;
- p. If public sewers are not proposed, soil conditions and limitations relative to installing sub-surface disposal systems or in lieu of this information a letter and/or documentation from the Township Sewage Enforcement Officer indicating that the lots in the subdivision have his approval for the installation of on-lot sewage systems;
- q. If an existing sewerage system is to be utilized:
  - (1) Distance to the nearest sewer line and its size;
  - (2) Name of sewerage plant, its design capacity and present loading; orIf a sewerage system is proposed:
  - (1) Type of treatment plant and degree of treatment;
  - (2) Ability of plant to be expanded;
  - (3) Location of plant, effluent discharge point and the name, if any, of the stream;
  - (4) Distance of subdivision from nearest public sewer;
  - (5) Approximate cost of providing sewers to the subdivision;
- r. If an existing water supply system is to be used:
  - (1) Distance to the nearest water line and its size;
  - (2) Name of system and its location; orIf a water supply system is proposed, the type, and location of the system;

- s. If individual wells are to be used, the location of the wells so as to be properly isolated from all sub-surface disposal systems;
- t. General statement of how surface water drainage will be handled and accelerated soil erosion and the resulting sedimentation controlled. Such statement shall include, if not provided heretofore, information regarding the topography and the soil conditions, which may be obtained from published soils data; and also a calculation of storm water runoff expected on the site giving proper consideration to any up-stream watersheds. This description should identify areas where changes or alterations will be made to the existing land surface and vegetative cover and indicate what temporary and permanent measures will be employed to protect and to maintain the site from accelerated erosion. Responsibility for the maintenance of proposed drainage courses and erosion and sediment control structures shall be made clear;
- u. Engineering plans, prepared by a qualified engineer, for the following subdivision improvements:
  - (1) Roads - Road plans showing proposed rights-of-way, surfaced or pavement widths, and the estimated percent of gradient. Final road grades not required at this stage.
  - (2) Sanitary System - Proposed layout of the sanitary sewer system where proposed. Final details are not required at this stage.
  - (3) Water Supply System - Proposed layout of water supply and distribution where proposed. Final details are not required at this stage.
  - (4) Storm Drainage System - Storm drainage proposals which shall include the location of all storm inlets, manholes and underground storm lines, where proposed, culverts and open channel flows including road ditches; the sizing of all storm lines and open channels; invert elevations at all junctions and other critical points; a delineation of watershed areas in the subdivision which specifies their acreage and a calculation of the surface runoff water; a designation of and calculation of all surface water entering from adjacent lands onto the proposed subdivision.
  - (5) Public Utility Locations.

- (6) Any other special proposals which may be necessary for the review process. Although it may be the intention of the subdivider to request final plat approval on only a portion of the land area shown on the preliminary plat, it is required that engineering plans be submitted and approved on the entire area. Specific construction plans and specifications as required in Article III C. 3. of this Ordinance need only be prepared for the area included on the final plat; however, the basis for the design of these construction plans shall be the approved engineering plans for the entire area.
- (7) Fire Protection - It is recommended that the subdivider consider incorporating provision for fire protection in the plat.
- (8) Unconditional approval shall not be given to the preliminary plat for those lots where on-lot sub-surface sewage disposal systems are proposed unless the Township Sewage Enforcement Officer and the Department of Environmental Resources, by letter, have approved these lots for such sewage treatment.

#### C. Final Plat Review and Approval

1. The subdivider shall submit for review and approval to the Township Secretary the original plat, or an exact, legible, tracing thereof and 3 copies of the final plat application. An application shall, depending on the nature of the subdivision, include in addition to the plat other informational maps and engineering and construction drawings, and written reports. The final plat and engineering and construction drawings shall be drawn by and bear the signature and seal of a Registered Engineer or a Registered Surveyor. Where the subdivider proposes to install a common sewerage treatment system and/or common water supply and/or where the gross acreage of "removed" vegetative cover of the development is over 25 acres, the Department of Environmental Resources (PennDER) must review the development plans and sufficient copies of the final plat application shall be provided by the subdivider to the Department of Environmental Resources and its agent for examining erosion and sediment control plans, the Crawford Conservation District. As established in Section III, B. 1. where 10 or more lots are involved in the subdivision, the application shall be reviewed and approved by PennDER as a revision to the Township's Official Sewerage Plan; this approval shall be in the Board's possession before final plat approval is granted.

2. The final plat shall be legibly prepared with water-proof, non-fading, black ink on tracing cloth or film or equal material, at a scale not smaller than one hundred (100) feet to one (1) inch. The maximum sheet size for any one plat shall be 36 inches by 48 inches. Where more than one sheet is used for a plat, each sheet shall be numbered consecutively and shall contain a notation giving the total number of sheets in the plat, and showing the relation of each sheet to the other sheets. The final plat shall contain the following information:

- a. The name of the subdivision in prominent letters and the township in which it is located; the name shall not be a duplicate of or be deceptively similar to the name of any plat previously recorded in the Township.
- b. The name and address of the owners of the land.
- c. A legal description of the land platted and reference to the source of title to the land in the subdivision.
- d. The names of adjoining subdivisions and the names of the owners of all unsubdivided adjoining land.
- e. A north point properly located; the scale of the drawing noted and shown graphically.
- f. The exact lengths and bearings of the tract's exterior boundary lines and of all the land surveyed and divided, including roads, blocks, lot lines, public grounds; except that when the lines in any tier of lots are parallel, it shall be sufficient to mark the bearings of the outer lines of one tier thereof. Distances shall be measured at least to the nearest hundredth of a foot. Bearings, deflection angles and central angles shall be measured at least to the nearest twenty seconds. The error of closure for the tract's exterior boundary shall be no greater than one foot to five thousand feet. Easements shall be shown by centerline and width when lines are parallel to a boundary; otherwise, separate bearings and distances shall be shown.
- g. Accurate distances and directions to the nearest established road intersection and/or State monument.
- h. A small location drawing showing the area in which the subdivision is located and its relation to surrounding roads and other features; this drawing should be oriented on the plat in the same direction as the main drawing.
- i. The location and material of all monuments, and other points established in the field.

- j. The exact width of all easements and roads; the names of all roads; the names of the roads shall not duplicate names already established in the Township.
- k. All lots numbered; the total number of lots in the plat.
- l. Building setback lines with dimensions; setback lines shall not be less than the zoning regulations, where such exist, allow.
- m. The total area in acres of the plat.
- n. The following certificates (See Appendix I):
  - (1) Board of Township Supervisors Approval Statement.
  - (2) County Planning Commission Review Statement.
  - (3) East Mead Township Planning Commission Review Statement.
  - (4) Engineer's Statement.
  - (5) Statement of intention to subdivide and dedication where applicable, of land for public use.
- o. The following certificates, where applicable (See Appendix II):
  - (1) Utility Easement.
  - (2) Drainage Easement.

3. When necessary, the final plat application shall include, in addition to the final plat described in Article III. C. 2., construction drawings which should be considered as a further detailing of the engineering drawings submitted and approved at the preliminary plat application stage. Construction drawings are required for subdivision improvements and shall include:

- a. Existing and proposed contours at vertical intervals of at least five feet except where waived by the Board for subdivisions with five or fewer lots.
- b. Typical road cross-sections and centerline profiles of all roads to be built in the subdivision.

- c. Typical details of all storm drainage system construction including road swales and culverts. Grade and gradients of drainage swales shall be shown.
- d. Additional information beyond that submitted at the preliminary plat review, necessary to complete the Soil Erosion and Sediment Control Plan.
- e. Complete detailing of water and sewerage systems where they are proposed.
- f. Locations of road name signs and roadside trees where proposed.

4. The subdivider shall submit the final plat application at least 10 days prior to the meeting at which the application is to be considered for approval. A period of not longer than 24 months shall elapse between the date of preliminary plat approval and final plat approval, except that the Board may extend this time by 12 months if good cause is proven. See Article III. B. 7. However, in any instance where the Board grants final plat approval on a portion of the subdivision, then preliminary approval on the remaining portion of the subdivision shall be in effect for a period of 24 months from the date of said final plat approval.

5. Upon receipt of the final plat application, the Township Secretary shall:

- a. Retain 2 applications for the Board of Township Supervisors.
- b. Forward 1 copy to the Township Planning Commission, which shall have 30 days within which to review the application.
- c. May forward 1 copy to the County Planning Commission for its review and comment.

6. The Board shall not give unconditional final approval of the application until the following requirements have been met:

- a. Where an existing sewerage or water system is to be utilized or a new common sewer or water system installed, the plans and other requirements of such systems shall be approved by letter, by the Department of Environmental Resources.

- b. Where on-lot, sub-surface sewage disposal systems are proposed, the suitability of the soils for this method of treatment shall be approved by letter, by the Township's Sewage Enforcement Officer and by PennDER in the instance where 10 or more lots are proposed as established in Section III. C. 1.
- c. Where a plat involves 25 acres or more of ground from which the vegetative cover will be removed, a Soil Erosion and Sedimentation Control Permit, based upon a submitted soil erosion and sedimentation control plan, shall have been approved for issue to the subdivider.
- d. Where there are required improvements, these improvements shall be in place and acceptable to the Board of Supervisors; or there shall be an adequate performance bond assigned to the Board and which has been approved by the Board; or an adequate amount of money shall be placed in escrow and assignable to the Board of Supervisors in the event the subdivider's obligations for the improvements are not met; or some appropriate agreement on the construction of these improvements shall be negotiated with the Board.

7. The Board shall review the final application and the engineering and construction drawings and specifications to assure conformity with:

- a. The approved preliminary application;
- b. The provisions of all pertinent laws, rules and regulations; and
- c. The technical requirements of Article III. C. 2 and Article III. C. 3. of this Ordinance.

8. Final Plan Action by the Board of Township Supervisors. The Board shall review the Final Plan for compliance with all the provisions of this Ordinance and may take any of the following actions:

- a. Approve the entire plan.
- b. Approve the plan in part.
- c. Subject the plan to modifications or conditions, mindful of the provisions of Section III. B. 6. of this Ordinance.
- d. Disapprove the Plan.

9. Disapproval of the final plat is warranted if:
- a. There are more than minor deviations from the preliminary plan;
  - b. More than 24 months without time extensions, as provided for in Article III. B. 7., have elapsed since preliminary plan approval;
  - c. Engineering and/or construction plans and details for the subdivision demonstrate that the subdivision improvements do not comply with Township standards and the requirements of this Ordinance;
  - d. The requirements in Article III. C. 6. have not been met;
  - e. There were certain conditions attached to the approval of the preliminary application and these conditions have not been fulfilled.

10. Not later than 5 days after the Board's meeting, the Board shall notify the subdivider, in writing, of the Board's action on the final plat. If the final plat was not approved, the reasons for this action shall be stated in writing. The Board shall render its decision and communicate it to the Subdivider no later than 90 days after the date the complete final plat application is submitted.

11. Recording the Plat. Upon approval of the final plat, the original tracing or an exact and legible copy thereof shall be properly signed and delivered by the Board to the Crawford County Planning Commission. When directed by the subdivider, the County Planning Commission shall have the plat recorded in the Office of the Crawford County Recorder and return the original plat or copy thereof to the subdivider. Costs for the recording are to be borne by the subdivider. The County Recorder shall notify the Board indicating the plat has been recorded and the plan book and page number. If the final plat is not recorded within a period of 90 days from the date of approval, the plat approval is void, and the plat again must be submitted to the Board for final plat approval.

12. Assessment. The recording of the plat shall not constitute grounds for assessment increases until such time as lots are sold and improvements installed in the subdivision.

#### D. Resubdivision of Replatting

The combination or recombination of previously platted lots constitute a resubdivision. When the resultant lots of

a resubdivision are increased in width and total area, equalling or exceeding the standards of this Ordinance and where the existing road pattern is unaffected, the subdivider need only submit for a final plat review and obtain an approval from the Board of the revised final plat. This shortened procedure, however, shall not eliminate the review of the County Planning Commission which shall be allowed up to 45 days to make its review before final action is taken by the Board.

#### E. Land Development Projects

Where a land development project as defined in Article II of this Ordinance and where it differs from a typical subdivision of land, the developer shall submit to the Board 3 copies of the applicable informational maps, engineering drawings, and written reports just as required for a preliminary plat application as set forth in Article III. B. of this Ordinance. The Board shall process the application as described in Article III. B. A permit to construct the land development project shall not be issued until after the Board reviews the application for conformity to the purposes and requirements of this Ordinance and grants its approval.

### ARTICLE IV - DESIGN STANDARDS

The following land subdivision standards shall be applied in evaluating subdivision applications; they should be considered as minimum requirements.

#### A. General Principles

1. In planning and designing a subdivision the subdivider shall conform to all applicable ordinances of the Township, the County and the Commonwealth of Pennsylvania.

2. Suitability of Land. No land shall be subdivided which is unsuitable for development by reason of flooding, bad drainage, adverse earth or rock formation or topography, or any other feature likely to be harmful to the health, safety or welfare of the future residents of the subdivision or of the community. Such lands shall remain unsubdivided until such time as the conditions causing the unsuitability are corrected.

3. Parks, Schools and Public Areas. In its review of the subdivision plans and final plats, the Township shall seek to determine that there are fair allocations of areas for parks, schools and sites for other public services so as to promote conditions favorable to the health, safety and general welfare of the Township.

## B. Roads

1. General. All roads shall be designed in substantial relation to:

- a. Topographic conditions and natural drainage;
- b. Public convenience and safety;
- c. The proposed uses of land to be served by such roads.

A public road shall be provided for convenient access to all property within the subdivision. Private roads shall not be permitted.

2. Publicly Planned Roads. Roads shall be laid out in conformity to highway plans officially adopted by the Township, if such exist. Whenever a road included on an adopted highway plan runs through a proposed subdivision, it shall be provided for in the place and with the width indicated on said plan. However, no more than 100 foot width of right-of-way dedication shall be required from the subdivider for any road. If additional right-of-way greater than 100 feet is specified on an adopted highway plan, it shall be reserved by the subdivider for public use and building development prohibited by an appropriate easement provision on the plat. Should the public want to use the reserved land for highway use, it shall be required to obtain the land through purchase. The subdivider shall not be required to install a pavement or surfaced area on roads in the proposed subdivision of greater width than that required for collector roads, in this Ordinance.

3. Alignment and Continuation. Where proposed roads are not part of an officially adopted highway plan, the arrangement of the roads in a subdivision shall either provide for the continuation of existing principal roads in the surrounding area or in situations where topography or other conditions make continuance of existing roads impractical, shall conform to a reasonable plan for the neighborhood which promotes the public health, safety and the general welfare.

### 4. Road Classification.

- a. Arterials should be inter-neighborhood roads and should properly integrate with the existing and proposed system of major highways. They should serve to link major public facilities, employment and shopping centers, and high density residential areas.
- b. Collector Roads should be intra-neighborhood roads and should be laid out to accommodate traffic circulation within the subdivision or neighborhood and shall be properly related to the existing and/or proposed highway system.

- c. Local Roads should be neighborhood roads and as such should not encourage use by through traffic. They should be laid out with careful consideration of the topography so as to minimize earth cuts and fills. The patterns of local roads should promote a pleasant and attractive setting for adjoining development.

The subdivider shall be responsible to develop his subdivision design based on the road classification set forth above. The designation of local and collector roads shall be as approved by the Board of Township Supervisors.

5. Road Widths. Road right-of-way widths shall be as follows:

- a. Arterials shall have a minimum right-of-way of 80 feet. Depending on the situation, 100 feet of right-of-way may be preferable.
- b. Collector roads shall have a minimum right-of-way of 60 feet.
- c. Local roads shall have a minimum right-of-way of 50 feet.

6. Marginal Access Roads. Where a subdivision borders on or contains a railroad right-of-way, limited access road right-of-way, or major thoroughfare, a marginal access road of not less than 40 feet in width should be located approximately parallel to (and adjoining) such right-of-way.

7. Half-Roads. Half-roads shall not be permitted except:

- a. To provide right-of-way for roads designated on an officially adopted highways plan;
- b. Whenever an existing half-road is adjacent to a proposed subdivision in which case the other half of the street shall be included in the proposed subdivision or the existing half road shall be vacated prior to final approval of the subdivision.

8. Cul-de-sac. The right-of-way for the turnaround should generally be circular in shape and 120 feet in diameter; it shall not be less than 100 feet in diameter. The Board may authorize an equally safe and convenient turning space instead of a circular right-of-way providing the layout is satisfactory and provides for the safety and general welfare of the public. Dead-end roads without adequate turnarounds shall not be permitted.

9. In instances where a proposed subdivision is to utilize existing improved Township and/or State roads for access to part of or all the lots, the subdivider, when required by the Board shall dedicate additional land for an enlargement of State and/or Township right-of-way where the existing right-of-way is not adequate based on the officially adopted highways plan, if one exists.

#### C. Blocks

1. The lengths, widths and shapes of blocks should be appropriate for the locality and the type of development contemplated, however, block lengths in residential areas generally should not exceed 1500 feet.

2. Pedestrian crosswalks, not less than 10 feet wide, may be required through the center of blocks more than 900 feet long where it is deemed essential to provide pedestrian access to schools, playgrounds, shopping facilities or other community facilities.

#### D. Lots

1. In subdivisions for residential use where a common sewerage system will serve, or does serve, the proposed dwellings the minimum width of a single lot at the building line shall be 100 feet, and the minimum area of the lot shall be 20,000 square feet. Where no common sewerage system exists, or is proposed, the minimum width for a single family lot at the building line shall be 150 feet and the minimum area of the lot shall be 40,000 square feet. As established in this Ordinance, all proposed subdivisions shall be reviewed and approved by the Township Sewage Enforcement Officer and the Pennsylvania Department of Environmental Resources as to the adequacy of proposed water supply and sewage treatment facilities.

2. Every lot shall front or abut on a public road.

3. Building setback lines shall be a minimum distance of 50 feet from the right-of-way of all abutting public roads.

4. Excessive depth of lots in relation to width shall be avoided. A proportion of 3.5 to 1 should normally be considered a maximum.

5. Side lot lines should be substantially at right angles or radial to road right-of-way lines.

6. Double frontage lots should be avoided except where necessary to overcome specific disadvantages of topography and orientation or other limiting factors. Where double frontage lots are platted, the subdivider should designate on the plat

for buffering purposes, a strip of land no less than 15 feet wide on the highway side of the lot; this strip of land should be landscaped with shrubs and trees so as to provide screening from the road area and should not permit vehicular access.

7. Subdivisions shall contain no left-over pieces, corners or remnants of land.

8. For commercial subdivisions, lot lines for individual businesses need not be shown on the final plat.

9. Side yard distances or setbacks as distinguished from front yard or building setback requirements as established in Section IV. D. 3. of this Ordinance shall be a minimum of 20 feet.

#### E. Easements

1. Where required utility easements shall be designated at the rear of all lots and along side lot lines and shall provide reasonable continuity from block to block. Such utility easements shall be at least 15 feet wide, 7½ feet on each side of the lot line, except that in instances where only pole guys or single utility installations are involved in which case easement of lesser width may be allowed. Where a utility easement is placed on the lot or along the front lot line (coterminous with the road right-of-way), it should be a minimum of 10 feet in width. The subdivider should furnish evidence that the easements shown on the plat have been reviewed by the servicing utility companies.

2. Where a subdivision is traversed by a watercourse, easement designations of adequate width to accommodate storm water drainage through the subdivision shall be shown. The width of the easement shall be dependent on the area of land drained by the watercourse except that in no case shall the required width be more than 300 feet.

3. An easement for fencing and/or screen planting for buffering purposes may be required between residential lots and commercial or industrial lots, or to provide screening for residential lots fronting on major highways.

4. Whenever a road planned eventually to be continuous is temporarily stubbed or dead-ended awaiting subdivision of adjacent land, sufficient area for an adequate temporary turnaround shall be provided by the subdivider. A temporary easement may be established on an adjacent subdivision lot or lots; the easement would terminate when the stubbed road is extended.

ARTICLE V - REQUIRED IMPROVEMENTS AND CONSTRUCTION  
STANDARDS

A. Survey Monuments

Monuments shall be set at all corners or angle points of the boundary of the tract being subdivided. Also, monuments shall be set at all road intersections, at the beginning and ending of all curves along road rights-of-way and at all block corners of land subdivided. Monuments shall be set at all lot corners. Minimum construction specifications for monuments shall be as follows: the material shall be of iron rod or pipe construction, or of a more substantial metal construction, not less than 2 feet long and driven a minimum of 18 inches into the ground. The material and location of all survey monuments placed in the subdivision shall be shown on the plat either at the representation thereof or by legend. See Article III. C. 2. i.

B. Roads

1. Roads shall be constructed in the manner prescribed by the Board of Supervisors. Soft materials in the subbase shall be removed and replaced with bank run gravel and drainage installed. The surfaced roadway shall be formed with 10-12 inches of bank run gravel and shall be top dressed with 4 inches of Number 2A crushed run gravel; the gravel depth of the surfaced roadway shall be minimum 14 inches placed on a compacted subgrade.

2. Local roads, cul-de-sacs, and marginal access roads shall have a surfaced width of 20 feet; they shall have 5 foot shoulders stabilized and graded to slope no more than  $\frac{1}{2}$  inch per foot (4%); storm drainage swales or ditches shall be formed with side slopes at no steeper gradient than 3 feet measured on the horizontal to 1 foot of vertical measurement; the swales or ditches shall be seeded, sodded or paved, whichever is required to maintain storm water flow in the swales without erosion.

3. Collector roads shall be built as specified in Article V. B. 2. above, except that the surfaced area shall be 22 feet and the shoulders shall be 8 feet wide.

4. Cul-de-sacs shall meet all the requirements of a local road; however, the outer edge of pavement or the outer edge of the surfaced area of the turnaround shall form a circle of not less than 100 feet in diameter; the center portion of the turnaround need not be paved or landscaped.

5. Culverts shall be installed at private drives and at road intersections to permit storm water to drain properly in swales and ditches; they shall be constructed of galvanized or concrete pipe and meet State specifications; culverts installed at private drives shall be a minimum of 20 feet long and at least 12 inches in diameter; culverts installed at road intersections shall be a minimum of 32 feet long and at least 15 inches in diameter. Headwalls should be constructed for the culverts wherever possible, especially where the danger of erosion is great.

6. For collector roads, the radius of horizontal curves at the centerline shall be a minimum of 300 feet and the minimum tangent distance between reverse curves shall be 150 feet.

7. For arterial roads, the radius of horizontal curves at the centerline shall be a minimum of 500 feet and the minimum tangent distance between reverse curves shall be 200 feet.

8. The minimum gradient for all roads shall be 0.5%. The maximum gradient for roads shall be as follows:

Arterial	5%
Collector	8%
Minor Road & Cul-de-sac	12%
Marginal Access Road	6%

9. At all changes in road grades where the algebraic difference in the grades exceeds one percent, vertical curves designed in conformance with sound engineering practice shall be provided to permit the following minimum sight distances:

Local Streets	150 feet
Collector Streets	300 feet

#### C. Storm Water Sewerage

There shall be provided, utilizing storm sewers or a surface drainage system or a combination thereof, and adequate storm sewage system for the subdivision. The design of the system shall be based on the location of the proposed subdivision in the total watershed area. A calculation of the volume of water to be handled in the subdivision storm sewerage system shall be made. See Article V. B. for required details for roadside drainage swales or ditches.

#### D. Road Name Signs

Road name signs of the type approved by the Township Supervisors shall be installed on the Northeast corner of each

intersection and shall indicate the road names as specified on the final plat. The signs shall be set in the ground according to standard details obtainable from the Township Supervisors.

E. Assurance of Improvements

Where roads and other improvements are included in the subdivision plans the final plat shall not be approved until one of the following has been accomplished:

1. The roads and other improvements required by this Ordinance, except common sanitary sewerage treatment facilities and common water supply facilities, are installed and accepted by the Board of Supervisors.

2. A performance bond assignable to the Board of Supervisors is executed by the subdivider and approved by the Board. Said performance bond shall be for 100% of the estimated cost of all roads and improvements which this Ordinance requires and which are shown on the approved plans and specifications, except that the bond need not include common sanitary sewerage treatment facilities nor the common water supply facilities. The amount of the bond shall be approved by the Board based on costs which are current in the building trades for the construction of the applicable improvements. All bonds shall be with a company licensed to do business in the Commonwealth. Performance bonds shall specify that all the improvements will be installed within a period no greater than 4 years; or

3. Cash, or other acceptable, negotiable securities, in lieu of performance and/or maintenance bond are placed in escrow assignable to the Board of Supervisors in the event the subdivider's obligations are not met; or

4. Some other appropriate agreement on the construction of the improvements shall be negotiated to the satisfaction of the Board of Township Supervisors; or

5. A combination of the above four alternatives is employed, provided all improvements are assured.

F. Procedure on Construction, Inspection and Acceptance of Improvements

1. Construction Before Final Plat Approval

a. When the subdivider elects to begin construction of the improvements before the Board has approved the final plat, a written statement shall be obtained from the Board wherein it acknowledges the construction and that the improvement plans submitted heretofore are sufficient to permit the

commencement of construction. In no event shall work on the construction of improvements begin before the preliminary plan has been approved.

- b. When construction of improvements is started based upon preliminary plan approval, all improvements shall be completed within 24 months from the date of such approval. Should unusual circumstances develop or if the scope of the work is extremely large, the Board may grant extensions of the 24 month period.

## 2. Inspection of Improvements and Acceptance

- a. During the course of construction of roads and other improvements, the subdivider shall be required to notify the Board of Supervisors at least 24 hours before critical points in the construction process. In the case of roads, the subdivider shall notify the Board at least 24 hours before each of the following operations, in order that the Board may make required inspections:

- (1) Before gravel material is deposited in place for inspection of all road subgrades.
- (2) Before the top dressing with Number 2A crushed run gravel for inspection of the gravel base construction.

The subdivider must complete test borings of the road to the satisfaction of the Board of Supervisors prior to acceptance to establish that construction specifications have been met.

No later than 5 days after the date of each inspection, the Board shall notify the subdivider of the results of the inspection. Providing the roads and improvements are constructed satisfactorily, the Board shall accept the roads and improvements and so notify the subdivider.

## 3. Final Acceptance of Improvements and Release of Performance Bond.

- a. Final acceptance of all roads and improvements except common sanitary sewerage treatment facilities and common water supply facilities is the responsibility of the Board of Supervisors. The subdivider shall have the right to notify the Board by letter requesting a final inspection of the improvements. The subdivider shall enclose with said letter one copy of the subdivision plan which shows the improvements.

- b. The Board of Supervisors upon notification shall promptly inspect the subdivision roads and improvements to ascertain their condition. The subdivider shall be notified by letter no later than 5 days after the inspection by the Board of the results of the inspection. Should there be conditions concerning the improvements which the Board finds unsatisfactory the subdivider shall be so informed so defects can be repaired.
- c. When the Board of Supervisors finds the roads and improvements satisfactory, the Board shall formally make final acceptance of same and release the performance bond.

#### ARTICLE VI - MOBILE HOME PARK DEVELOPMENTS

Mobile Home Park Developments shall be considered and processed in 3 stages, leading to final approval and authorization to build. The 3 stages parallel the subdivision process but differ in some particulars inasmuch as no final plat is prepared which shows a series of lots and which is recorded in the Office of the County Recorder, nor shall performance bonds be required for proposed improvements. The 3 stages are: The Preparatory Meeting, Preliminary Plan Review and Final Plan Review. The procedures set forth in Article III, except where applicable only to a subdivision, are to be utilized for mobile home park developments. It shall be unlawful for any person to construct, alter or extend said developments unless he holds, in addition to a permit to build issued by the Township, a valid permit issued by the Pennsylvania Department of Environmental Resources. The intent of the provisions of this Ordinance is to supplement existing laws regulating mobile home parks.

##### A. Mobile Home Park Developments

In addition to all applicable requirements established in this Ordinance, mobile home park developments shall be prepared in accordance with the following requirements:

1. The minimum gross area for the development shall be 5 contiguous acres.
2. Utility requirements including water supply, sewage disposal, electrical distribution, refuse handling, fuel supply and storage all shall be in accordance with the regulations of the Department of Environmental Resources.
3. Site Requirements:
  - a. The minimum width of the portion of the tract used for the vehicular entrance shall be 50 feet.

b. Each mobile home lot shall:

- (1) Be directly accessible to the internal road system of the development;
- (2) Be large enough so there can be a minimum distance of 30 feet between each individual mobile home, including accessory structures attached thereto, and any portion of any other mobile home or any other building in the mobile home park.
- (3) Be of a minimum size of 5,000 square feet with a minimum lot width of 50 feet.

c. Each mobile home shall be:

- (1) A minimum of 10 feet from any internal road, pedestrian walkway or parking area;
- (2) A minimum of 30 feet from any common recreation or park area within the mobile home park;
- (3) A minimum of 50 feet from all public roads and park property lines;
- (4) Covered around the entire base of the mobile home with an enclosure of skirting of compatible material and design and still provide sufficient ventilation to inhibit decay and deterioration of the structure.

d. Gradients for all mobile home stands shall be no greater than 5%, and they shall be constructed with a permanent, paved, stable, dust-free surface.

4. Internal Road System:

The internal road system shall be privately owned, constructed and maintained and shall be designed for safe and convenient access to all mobile home stands and to facilities for common use by park occupants.

- a. Roads shall provide a sound all-weather driving surface, be reasonable smooth and free from mud, dust and standing water.
- b. Road widths shall meet the following minimum requirements:
  - (1) 20 foot cartway;
  - (2) If parking is to be provided on the cartway, the corresponding width for such parking shall be added to the width of the cartway.

5. Parking spaces shall be provided on the basis of 2 spaces per mobile home stand. A parking space shall be a minimum size of 10 feet by 20 feet with adequate access space.

6. Recreation areas shall be provided to serve the residents of the mobile home park. Not less than 10% of the gross site area shall be developed for recreation and park facilities. Recreation space may include the site used for community buildings and the off-street parking associated therewith.

7. Convenience commercial establishments planned to provide direct service to the park residents, such as coin operated laundry and dry cleaning outlets, beauty shops, sundry stores, etc., all as consistent with other Township regulations, shall occupy no more than 10% of the gross site area.

8. Depending on the particular situation, screening areas should be installed at the mobile home park boundary adjacent to other adjoining uses. Screening may consist of walls, fencing or dense plantings or a combination of these materials. Open fencing such as chain link fence, if used, should be installed with plantings and located inside the planting.

## ARTICLE VII - VARIANCES, APPEALS AND AMENDMENTS

### A. Hardships

1. Where the Board finds that extraordinary hardships or particular difficulties may result from strict compliance with this Ordinance, the Board may, after written application by the subdivider, permit variances or exceptions to the regulations, provided that such variances or exceptions shall not have the effect of nullifying the intent and purpose of this Ordinance.

2. The Board shall not approve variances or exceptions to the regulations of this Ordinance unless it shall make findings based upon the evidence presented in each specific case that:

- a. Because of the particular physical surroundings, shape or topographic 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 were carried out; and
- b. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable, generally, to other property; and

- c. The variance will not be detrimental to the public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

B. Large Scale Developments

The standards and requirements of this Ordinance may be modified in the case of large-scale development when the Board finds that a plan and program for a new village, complete community, or planned residential development provides adequate public open space and improvements for traffic circulation, recreation, light, air and other service needs of the public when the site is fully developed, and where adequate assurances are provided for installation of the proposed improvements.

C. Amendments

The provisions of this Ordinance as set forth herein may be amended, altered or revised by the Board of Supervisors from time to time after a public hearing is held pursuant to public notice. Where an amendment is proposed the Board of Supervisors shall submit such amendment to the Planning Commission and to the County Planning Commission for their review and recommendations at least 30 days prior to the date of the public hearing. In no event shall an amendment be decided on by the Board until after the County Planning Commission has had the proposed amendment in its possession for 45 days.

D. Appeals

Where the Board disapproves a subdivision plan, any person aggrieved thereby may, within 30 days thereafter, appeal to the Court of Common Pleas of Crawford County, Pennsylvania, in accordance with Article X of the Pennsylvania Planning Code.

ARTICLE VIII - VALIDITY, PENALTY AND ENFORCEMENT

A. Validity

The articles, sections and subsections, forming this Ordinance and the several parts, provisions and regulations thereof, are hereby declared to be independent articles, sections, subsections, parts, provisions and regulations, and the holdings of any such article, section, subsection, part, provision or regulation thereof to be unconstitutional, void or ineffective for any cause shall not effect nor render invalid any other article, section, subsection, part, provision or regulation thereof.

## B. Penalty and Enforcement

1. No lot in a subdivision shall be sold, no permit to erect, alter or repair any building on land in a subdivision shall be issued and no building shall be erected in a subdivision until a Final Plat of such subdivision has been approved and properly recorded and until improvements have been either constructed or guaranteed.

2. Any person, firm or corporation, whether as principal, agent or otherwise who shall subdivide any lot, tract or parcel of land; layout, construct, open or dedicate any street, sanitary sewer or water main, for public use or travel, or for the common use of occupants of buildings abutting thereon; sell any lot or erect any subdivision; in any manner whatsoever shall violate any provision of this Ordinance shall be guilty of a summary offense and, upon conviction, shall be sentenced to pay a fine of not less than \$10.00 and not more than \$300.00, such fine to inure to the Township. Upon judgment against any person, or by proceedings by summons on default of the payment of any fine imposed and the costs, the Defendant may be sentenced and committed to the County Jail for a period not exceeding thirty (30) days. Each day of the existence of any continuing offense shall be deemed a separate offense.

3. In addition to the penalties hereinbefore provided, the Township reserves any rights it may have to exercise and enforce any and all civil, equitable and criminal remedies permitted in law to gain redress and/or correction for and of any violation of this Ordinance, including but not limited to obtaining a Writ of Injunction against the owner or agency which attempts the improper sale or conveyance of land, or obtaining an Order setting aside and invalidating any conveyance of land made prior to Final Plat approval as to any subdivision.

## ARTICLE IX - FEES

In filing for a subdivision approval, the application for final plat approval shall be accompanied by a check or money order payable to the Township Supervisors in the amount of \$15.00 or \$5.00 for each lot designated on the plat, whichever amount is larger. The fees collected shall be used to handle costs associated with the administration of the subdivision process.

ORDAINED AND ENACTED INTO LAW by the Board of Supervisors  
of East Mead Township this 9<sup>th</sup> day of April, A.D., 1979.

EAST MEAD TOWNSHIP  
BOARD OF SUPERVISORS

BY: William L. Brawley  
Chairman

Bob C. Hamilton  
Supervisor

Gary R. Shewe  
Supervisor

ATTEST:

BY: Carol L. Parker  
Secretary

APPENDICES

Appendix 1

CERTIFICATES

1. Board of Township Supervisors Approval

Under authority provided by the Pennsylvania Municipal Planning Code, Act 247, as amended, this Plat was given approval by East Mead Township Supervisors at a meeting held

---

\_\_\_\_\_  
Chairman  
East Mead Township Supervisors

2. East Mead Township Planning Commission Review

This subdivision was reviewed and comments made thereon by the East Mead Township Planning Commission at a meeting held

---

\_\_\_\_\_  
Chairman  
East Mead Township Planning Commission

3. Crawford County Planning Commission Review

Reviewed Received by the Crawford County Planning Commission on \_\_\_\_\_ . The signature hereon does not establish approval or disapproval of this subdivision but indicates the Commission has made review comments which have been provided to the local municipality and the subdivider and which are part of the public record.

\_\_\_\_\_  
Chairman  
Crawford County Planning Commission

4. Professional Engineer's Statement

Each final plat submitted to the Commission for approval shall carry a Certificate signed by a Registered Engineer or Land Surveyor in substantially the following form:

I, \_\_\_\_\_, hereby certify that I am a Professional Engineer (or a Land Surveyor), licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this plat correctly represents a survey completed by me on \_\_\_\_\_, that all the monuments shown thereon actually exist; and that their location and material are accurately shown.

(SEAL) \_\_\_\_\_

5. Deed of Dedication

Each final plat submitted to the Township for approval shall carry a Deed of Dedication in substantially the following form:

"We, the undersigned \_\_\_\_\_ (Names) owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat. This subdivision shall be known and designated as \_\_\_\_\_ (Name), an addition to East Mead Township. All roads, parks, and other public lands shown and not heretofore dedicated, are hereby dedicated, to the public.

Building setback lines are hereby established as shown on this plat, between which lines and the property lines of the road, there shall be erected or maintained no building or structure."

Witness our Hands and Seals this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

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

COMMONWEALTH OF PENNSYLVANIA:

:SS:

COUNTY OF CRAWFORD

:

Before me, the undersigned Notary Public, in and for the County and State, personally appeared \_\_\_\_\_ (Name) \_\_\_\_\_ (Name) \_\_\_\_\_ (Name), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed; for the purposes therein expressed.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public

6. Utility Easement

"An easement is hereby granted to East Mead Township and all public utility companies, and their respective successors and assigns, to install, place and maintain sewers, water mains, gas mains, 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, including the right to use the roads where necessary, and to overhand lots with aerial service wires to serve adjacent lots, together with the right to enter upon the said easements for public utilities at all times for any and all 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, but same may be used for gardens, shrubs, landscaping, and other purposes that do not interfere with the use of said easement for such public utility purposes."

7. Drainage Easement

"An easement is hereby granted to East Mead Township for the installation of a drainage swale, ditch or waterway, upon and along the strip or strips of land designated on the plat and marked "Drainage Easement" for the purpose of handling the storm water runoff."

APPENDIX II

APPLICATIONS AND CHECK LISTS

APPLICATION FOR SUBDIVISION

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

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

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Subdivider's Agent: Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Type of Development \_\_\_\_\_

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

Statements on utilities:

Handling of sanitary wastes \_\_\_\_\_

Provision of water \_\_\_\_\_

Handling of storm water \_\_\_\_\_

Provision of electricity \_\_\_\_\_

Other Utilities \_\_\_\_\_

Facts on Surrounding area \_\_\_\_\_

Provision for parks and recreation area \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Intended Timing of Project \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## CHECKLIST FOR PRELIMINARY PLAT REVIEW

Item	Accomplishment
<b>I THE PLAT</b>	
1. Name of Subdivision	
2. Date, scale, north arrow	
3. Location map	
4. Area of the subdivision and number of proposed lots with their dimensions	
5. Indications of adjacent subdivisions, property owners	
6. Location and width of proposed road and easement right-of-way	
7. Location of recreation and park areas where contemplated	
8. Building setback lines	
9. Approximate radii of all curves	
<b>II OTHER DRAWINGS AND REPORTS</b>	
1. Zoning where it exists	
2. Indications of existing features in and adjacent to tract	
3. Private deed restrictions where contemplated	
4. Topographic information	
5. Information on soil conditions where individual on-lot sewerage systems are proposed	
6. Locations of wells for water supply where contemplated	
7. Engineering plans on common sewerage and water systems where proposed	

8. Engineering plans on handling of storm water drainage
9. Information and plans on how accelerated soil erosion and sedimentation will be controlled indicating temporary and permanent control measures
10. Road cross sections and gradients
11. Public utility locations

## CHECK LIST FOR FINAL PLAT REVIEW

In addition to the items listed on the check list for preliminary plan review, the following shall be present:

Item	Accomplishment
I. THE PLAT	
1. Ink work on tracing cloth (or equal material) at proper scale and proper sheet size	
2. Legal description of subdivision	
3. Graphic scale	
4. Exact lengths and bearings, plat lines	
5. Tie to nearest road intersection and/or State monument	
6. Location and material of all amendments	
7. Names of all roads	
8. Numbers of all lots	
9. Total area of subdivision	
10. Certificates: Planning Commission, County Planning Commission, Engineer's Statement, Intention to Subdivide, others	
II. OTHER DRAWINGS AND REPORTS	
1. Proposed contours	
2. Road construction plans	
3. Storm drainage construction plans	
4. Construction plans for common sewage and water system plans where proposed	
5. Location of road name signs	

**EAST MEAD TOWNSHIP  
CRAWFORD COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2004-2**

**AN ORDINANCE AMENDING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, NUMBER 79-1, ADOPTED APRIL 9, 1979, PROVIDING FOR THE REVIEW AND REPORT ON ALL SUBDIVISIONS EXCEPT MAJOR SUBDIVISIONS AND LAND DEVELOPMENTS BY THE STAFF OF THE CRAWFORD COUNTY PLANNING COMMISSION.**

*Whereas*, the Board of Supervisors of East Mead Township at a public meeting held this day, and following the conduct of a public meeting and review and approval by the Crawford County Planning Commission, upon motion made, seconded and approved by a majority of a quorum of the supervisors present and voting, the following amendment to the Subdivision and Land Development regulation, Ordinance 79-1, adopted April 9, 1979, were and the same hereby ordained and enacted as follows:

**ARTICLE III  
PROCESSING PROCEDURES AND PLAT REQUIREMENTS**

All subdivision plats, except plats of minor subdivision, shall be processed in two stages leading to approval for recording. These two stages are: (1) The Preliminary Plat Review, and (2) The Final Plat Review. A Preparatory Meeting is recommended for all plats. A minor subdivision may be processed in one stage. This stage is the Final Plat Review. Preliminary and Final Plat approvals are the responsibility of the Board of Township Supervisors. The Township Planning Commission and the County Planning Commission have review roles only in the subdivision approval process. In all cases except major subdivision and land developments the County Planning Commission staff may provide the County Planning Commission's review and report.

**ENACTED AND ORDAINED** this 13<sup>th</sup> day of September A.D., 2004,  
by the Board of Supervisors of East Mead Township

Attest:  
By: Rosanne Moore  
Secretary

Board of Supervisors of East Mead Township

By: Naull E. Bury  
Chairman

By: Burt A. McMamara  
Supervisor

By: Donald P. Gabriel  
Supervisor

EAST MEAD TOWNSHIP  
CRAWFORD COUNTY, PENNSYLVANIA

ORDINANCE NO. 2004-2

AN ORDINANCE AMENDING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, NUMBER 79-1, ADOPTED APRIL 9, 1979, PROVIDING FOR THE REVIEW AND REPORT ON ALL SUBDIVISIONS EXCEPT MAJOR SUBDIVISIONS AND LAND DEVELOPMENTS BY THE STAFF OF THE CRAWFORD COUNTY PLANNING COMMISSION.

Whereas, the Board of Supervisors of East Mead Township at a public meeting held this day, and following the conduct of a public meeting and review and approval by the Crawford County Planning Commission, upon motion made, seconded and approved by a majority of a quorum of the supervisors present and voting, the following amendment to the Subdivision and Land Development regulation, Ordinance 79-1, adopted April 9, 1979, were and the same hereby ordained and enacted as follows:

ARTICLE III  
PROCESSING PROCEDURES AND PLAT REQUIREMENTS

All subdivision plats, except plats of minor subdivision, shall be processed in two stages leading to approval for recording. These two stages are: (1) The Preliminary Plat Review, and (2) The Final Plat Review. A Preparatory Meeting is recommended for all plats. A minor subdivision may be processed in one stage. This stage is the Final Plat Review. Preliminary and Final Plat approvals are the responsibility of the Board of Township Supervisors. The Township Planning Commission and the County Planning Commission have review roles only in the subdivision approval process. In all cases except major subdivision and land developments the County Planning Commission staff may provide the County Planning Commission's review and report.

ENACTED AND ORDAINED this 13th day of September A.D., 2004, by the Board of Supervisors of East Mead Township

Attest:  
By: Rosanne Moore  
Secretary

Board of Supervisors of East Mead Township  
By: Naull E. Brey  
Chairman  
By: Brit A. McMamara  
Supervisor  
By: Donald P. Gabriel  
Supervisor