

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE  
SADSBURY TOWNSHIP  
CRAWFORD COUNTY, PENNSYLVANIA

ORDINANCE NO. 151

AN ORDINANCE ESTABLISHING REVISED SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR SADSBURY TOWNSHIP, CRAWFORD COUNTY, PENNSYLVANIA AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF IN ACCORDANCE WITH THE PROVISIONS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AND ITS AMENDMENTS, AND FOR THE REPEAL OF ALL ORDINANCES THAT MAY BE IN CONFLICT HEREWITH.

WHEREAS, ARTICLE V. OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, EMPOWERS SADSBURY TOWNSHIP TO ENACT A SUBDIVISION AND LAND DEVELOPMENT ORDINANCE; AND

WHEREAS, SADSBURY TOWNSHIP DEEMS IT NECESSARY FOR THE PURPOSE OF PROMOTING THE HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE TOWNSHIP TO ENACT SUCH AN ORDINANCE; AND

WHEREAS, THE SADSBURY TOWNSHIP PLANNING COMMISSION HAS STUDIED THE EXISTING SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ADMINISTERED BY THE BOARD OF SUPERVISORS AND HAS MADE NOTE OF IMPROVEMENTS THAT SHOULD BE MADE TO SAID ORDINANCE IN ORDER THAT IT CAN BE ADMINISTERED MORE EFFECTIVELY IN THE TOWNSHIP; AND

WHEREAS, AT THE PLANNING COMMISSION'S REQUEST, THE BOARD OF TOWNSHIP SUPERVISORS HAS GIVEN DUE PUBLIC NOTICE OF A HEARING RELATING TO THIS REVISED ORDINANCE AND HAS HELD SAID PUBLIC HEARING; AND

WHEREAS, ALL REQUIREMENTS OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE WITH REGARD TO THE PREPARATION OF A SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN MET;

NOW THEREFORE BE IT ORDAINED AND ENACTED BY THE BOARD OF TOWNSHIP SUPERVISORS OF SADSBURY TOWNSHIP, CRAWFORD COUNTY, PENNSYLVANIA AS FOLLOWS:



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## ARTICLE I. GENERAL PROVISIONS

100. AUTHORITY. Pursuant to, and subject to provisions of, the Pennsylvania Municipalities Planning Code, Act 247 of 1968 (P.L. 805) as amended the Board of Township Supervisors may enact a subdivision and land development ordinance regulating plats of land lying within the Township's boundaries.

101. PURPOSES. This ordinance is adopted for the following purposes:

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

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

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

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

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

101.6 To encourage energy efficient land development techniques and reduce the municipality's dependence on nonrenewable fuels by encouraging alternative renewable energy sources such as solar energy;

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

101.8 To assist in guiding the future growth and development of the Township in accordance with Township plans.

102.        TITLE. These regulations shall be known, cited and referred to as the Subdivision and Land Development Ordinance of Sadsbury Township.

103.        JURISDICTION.

103.1 The Sadsbury Board of Township Supervisors shall be responsible for the administration of the provisions of this ordinance. No land shall be subdivided and/or sold, no subdivision or land development shall be recorded in the County Recorders Office, no permit to erect a structure in a subdivision or land development shall be given (subject to the exception established in Section 501.1 of this ordinance) unless and until a plan of such subdivision shall have been approved in accordance with the provisions of this ordinance. For the purpose of this ordinance the term "sold" shall be defined as a transfer of legal or equitable title to real estate from one party to another party to include but not be limited to the following manners of transfer.

103.1(a) The delivery of a deed

103.1(6) The execution of an agreement for the sale of real estate which provides that legal title to said real estate is vested at a later date at which time an agreed upon series of installment payments have been completed.

103.1(c) The execution of a lease of real estate which contains an option for the leasee to purchase said real estate.

103.1 Pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act 247, all applications for subdivisions and land developments shall be forwarded upon receipt by the Township to the Crawford County Planning Commission for review and report. The Crawford County Planning Commission or its staff shall have 45 days in which to make its review and report from the date the application (which should include sufficient plan and narrative information explaining the subdivision) was forwarded to the Crawford County Planning Commission or staff. The Township shall not approve subdivision applications until the County Planning Commission's report or the staff report is received; providing, however, that after 45 days have elapsed since the date the application was received by the County Planning Commission or staff and no review is provided by said Commission or staff, the Township may proceed in its action.

104. REPEAL OF PREVIOUS SUBDIVISION ORDINANCE; EFFECTIVE DATE. The "Subdivision and Land Development Ordinance of Sadsbury Township" adopted June 4, 1973 and as amended is hereby repealed at the effective date of the enactment of this ordinance. All other ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent necessary to give this ordinance full force and effect. This Subdivision and Land Development Ordinance shall take effect 5 days after its enactment by the Board of Township Supervisors and shall remain in effect until modified or rescinded by the Township Supervisors.

104.1 Subdivisions in Process. Applications for approval of a plat, whether preliminary or final, having been duly filed prior to the effective date of this ordinance shall be entitled to a decision in accordance with the provisions of the governing ordinance as it stood at the time the application was filed.

105. INTERPRETATION, CONFLICT AND SEPARABILITY.

105.1 In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

105.2 Conflict with Public and Private Provisions.

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

105.2(h) Private Provisions. These regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction; providing that where the provisions of this ordinance are more restrictive to impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of this ordinance shall govern. Where the privately originated provisions, including but not limited to easements, covenants, or private agreements, impose duties and obligations that are more restrictive than the requirements of this ordinance, and such private provisions are not inconsistent with this

ordinance, then such private provisions shall be operative and supplemental to this ordinance.

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

106. AMENDMENTS. For the purpose of procuring the public health, safety, and general welfare, the Board of Township Supervisors may from time to time amend the provisions imposed by this ordinance. Public hearings on all proposed amendments shall be held by the Township Supervisors in the manner prescribed by law. Appendices attached to this ordinance are not to be considered a part of this ordinance and may be amended from time to time by the Supervisors without amending this ordinance.

107. RESUBDIVISION OF LAND. For any change in the plat of an approved or recorded subdivision, if such change affects any street layout shown on such plat or an area reserved thereon for public use, such change shall be approved by the Township Supervisors under the same procedure, rules, and regulations as for a subdivision. For any change in the plat of an approved and recorded subdivision wherein the change involves only a lot line(s) or where a land division involves a conveyance that will become part of the grantees existing land such transaction(s) may be considered and processed as Single Lot or Minor Subdivisions and handled by the Property Survey drawings as set forth in Section 301.

108. VACATION OF PLATS.

108.1 Any plat or part of any plat may be vacated by the owner of the premises at any time before the sale of any lot wherein, by a written instrument, to which a copy of such plat shall be attached, declaring the same to be vacated, such an instrument shall be approved by the Supervisors in like manner as plats of subdivisions and recorded and shall operate to destroy the force and effect of the plat so vacated and to divest all public rights in public uses, improvements, streets and alleys.



108.2 when lots delineated on a recorded plat have been sold, the plat or portions thereof may be vacated through the resubdivision application process. All the owners of lots judged by the Supervisors to be affected by the vacation as shown on the resubdivision plat shall join in the execution of the plat and/or written instruments.

109. ALTERATION OF REOUIREMENTS.

109.1 GENERAL. Where the Township Supervisors find that extraordinary hardships may result from strict compliance with the regulations of this ordinance and/or where the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve alterations to the requirements (variances) of this ordinance so that substantial justice may be done and the public interest secured; provided, however, that such alterations shall not have the effect of nullifying the intent and -purpose of this ordinance; and provided further that the Board of Township Supervisors shall not approve alterations unless it shall make its findings based upon relevant evidence presented in each specific case that:

109.1(a) the granting of the alteration will not be detrimental to the public safety, health, or welfare or injurious to other property;

109.1(6) the conditions upon which the request for an alteration is based are unique to the property for which the alteration is sought and are not applicable generally to other property;

109.1(c) because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations of this ordinance are carried out;

109.1(d) the granting of the alteration will afford relief which represents the least modification possible to the requirements of this ordinance; and

109.1(e) the alteration will not be contrary to the provisions of the Comprehensive Plan of Sadsbury Township.

109.2 Conditions. In approving alterations the Supervisors may require such conditions as will, in their judgement, secure substantially the objectives, standards, and requirements of this ordinance.

109.3 Procedures. A petition for any alteration shall be submitted in writing by the subdivider at the time when the preliminary plat **IS** filed for consideration by the Township Supervisors. The petition shall state fully the grounds of the petition for the alteration.

109.4 Expanding Land Subdivision. For Single Lot and Minor subdivisions involving a land conveyance that will expand (become a part of) the grantee's existing land and where the use of the Property Survey option (Section 301) is declined, the subdivider may comply with the provisions of this ordinance by accomplishing the following;

109.4(a) Completion of a survey of the subject land; said survey shall be done by a registered land surveyor.

109.4(b) Provision of one copy of the survey and/or a boundary description produced from the survey to the Township Supervisors.

109.4(c) Completion of a "waiver form" supplied by the Township Supervisors whereby statements are signed and notarized. See Appendix V for -this form.

109.5 Subdivision Resulting From Probated Wills. where Single Lot and Minor Subdivisions result from probated wills, the Township Supervisors shall recommend to the applicant the desirability of the subdivision complying with the provisions of this ordinance; however, the applicant, in this instance, need not comply with the provisions of this ordinance if that is his wish.

## 110 ENFORCEMENT, VIOLATIONS AND PENALTIES.

110.1 It shall be the duty of the Board of Township Supervisors to enforce these regulations.

101.2 violations and Penalties. Any persons, partnership, or corporation who fails to comply with, or violates, any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction shall be subject to a fine of not more than \$1,000 per lot or parcel or per dwelling unit within each lot or parcel. Fines shall be paid to the Board of Township Supervisors. Each day of the existence of any violation shall be deemed a separate offense.

110,3 Civil Enforcement. Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct or abate a violation, to prevent illegal occupancy of a

building structure or premises. These remedies shall be in addition to the penalties described above.



## ARTICLE II. PROCEDURAL REQUIREMENTS

200. CLASSIFICATION OF SUBDIVISIONS AND LAND DEVELOPMENTS. Each proposed subdivision and land development under the jurisdiction of this ordinance shall be classified under one of the following five categories:

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

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

200.2(a) the lots front on existing public roads which are maintained by the township or state governments, and there is no new road proposed, and

200.2(b) there are no extensions of existing sanitary sewers, storm water sewers, or water system lines, and

200.2(c) there is no land area reserved or dedicated to the public, and

200.2(d) there is no construction of other public improvements necessary or contemplated.

200.3 Major Subdivision. A subdivision containing eleven or more lots or a subdivision requiring either,

200.3(a) a new road.

200.3(b) an extension of sanitary sewers, storm water sewers, or water system lines, or

200.3(c) the construction of other public improvements or the reservation of land for public or common use purposes.

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

200.4 Land Development. A proposed building venture characterized by the fact that the development site shall remain in a single ownership (unsubdivided) or controlled by a group of owners acting jointly and structures and/or use areas are leased to prospective users, i.e. the mobile home park, the apartment complex, the shopping center, etc.

Requirements and standards for land developments are established in Article VI of this ordinance and in the Zoning Ordinance of Sadsbury Township.

200.5 Cluster Development. A proposed building venture controlled by one land owner or controlled by a group of owners acting jointly wherein the development plan is characterized by the innovative placement of dwellings without observing the regulations normal to lot by lot development, i.e. bulk, density and use regulations. Requirements and standards for cluster developments are established in the Zoning Ordinance of Sadsbury Township. The cluster development as herein defined should be considered as a special type of land development.

201. SUBDIVISION APPLICATION INFORMATION. All subdivision plan submissions shall be accompanied by one copy of an information sheet which includes a narrative of facts and explanations relative to the subdivision. See Section 300.

20'. SUBDIVISION REVIEW STAGES. There shall be three stages in the subdivision review and approval process: the Sketch Plan Stage, the Preliminary Plan Stage, and the Final Plan Stage.

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

202/2 The Single-Lot Subdivision shall combine the Preliminary Plan and Final Plan stage requirements in one submission. See Section 301 for submission specifications.

202 The Minor Subdivision shall require Preliminary Plan and Final Plan stage approvals; however, the submission of these two stages may be combined and occur at the same time; the Preliminary and Final Plan stage approvals may be , obtained at one time providing all required information is submitted.

202.4 The Major subdivision shall require Preliminary and Final Plan stage approvals. These approvals shall be obtained at separate meetings of the Board of Township Supervisors with a time interval of a minimum of one week intervening between meetings; normally the time interval will be longer.

203. SKETCH PLAN STAGE. It is normally desirable for an applicant to schedule a meeting in order to discuss the subdivision proposal with the Planning Commission and the Township

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

----- The benefits derived from a meeting with the Commission and the Supervisors at the Sketch Plan Stage are as follows:

203.1(a) The requirements of this ordinance can be clarified.

203.1(b) The proposed development can be informally examined relative to road and lot patterns, public facility improvements, utility system requirements and any other pertinent items.

203.1(c) Relationships to existing conditions and proposed development in the area surrounding the subdivision can be reviewed.

203.1(d) The requirements of the local municipal government and applicable state agencies can be identified and discussed.

#### 204. PRELIMINARY PLAN STAGE.

204.1 The Preliminary Plan submission shall:

204.1(a) indicate the proposed layout of the subdivision; and

204.1(b) include 3 copies of all plans and additional narrative statements required to explain how the subdivision will be developed as set forth in Section 7-03; and

204.1(c) be filed with the Township so that it can be reviewed by the Sadsbury Township Planning Commission before it is reviewed and acted on by the Supervisors; it shall be filed with the Township a minimum of 6 days prior to the regular meeting date of the Planning Commission.

204.1(d) be accompanied by the payment of a fee as is provided for in this ordinance.

204.2 Review By The Sadsbury Township Planning Commission. The Township, upon receipt of the complete subdivision application (all submission requirements shall be included), shall forward one copy of same to the Sadsbury Township Planning Commission for its review and comment. (In cases of single-lot and minor subdivision the Township Planning Commission may designate one of its members to provide the subdivision review in which case, this member shall report his comment to the Planning Commission at its next regular meeting.). The Planning Commission or its designated member, if a review is done, shall provide its review within 45 days of its receipt of the application; this review should be provided in a lesser time whenever possible. The Supervisors may not give final approval to a subdivision (as distinct from approval of the Preliminary Plan) until the Planning Commission review has been made or until the 45 day period has elapsed. Note also that the Supervisors may condition a Preliminary Plan approved on possible changes resulting from the Township Planning Commission's comments.

204.3 Review By Crawford County Planning Commission. The Supervisors, upon receipt of the complete subdivision application (all submission requirements should be included), shall forward one copy of same to the Crawford County Planning Commission for its review and comment. In cases of subdivisions of 10 lots or less the Crawford County Planning Commission staff may provide the review and report. The Crawford County Planning Commission or its staff shall have 45 days from the date it receives the subdivision application in which to make its comment. The Supervisors shall not give final approval to a subdivision (Note, however, that Preliminary Plan approval may be given prior to receipt of the County Planning Commission's review in which case such approval may be conditioned on possible changes resulting from the County Planning Commission's comments.) until they receive the County Planning Commission's comment, the staff comment or until expiration of the 45 days, whichever occurs earliest.

204.4 Other Process Requirements.

204.4(a) The Supervisors shall render their decision on the Preliminary Plan-application and communicate it to the applicant. The Township Supervisor's decision on the Preliminary Plan application shall be made not later than 90 days following the date the application was accepted as completely filed. The Supervisors should provide the decision in a lesser time whenever possible. Should the next regular meeting of the Board of Supervisors occur more than 30 days following the filing of the complete application, the said 90 day



period shall be measured from the 30th day after the application was filed. The decision of the Board of Supervisors shall be communicated to the applicant in writing, delivered either personally or mailed to the applicant's last known address, no later than 15 days following the decision. Failure of the Board of Supervisors to render a decision and communicate it to the applicant within the time stipulated and in the manner required, shall be deemed an approval of the application as presented, unless the applicant has agreed in writing to an extension of time or a change in the prescribed manner of presentation of the communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of the communication, also shall be deemed an approval of the application.

204.4(b) From the time an application for approval of a plat, whether preliminary or final, is properly filed and while such application is pending approval or disapproval, no amendment of the zoning, subdivision or other governing ordinance or plan shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application was filed. In addition, when a preliminary application has been approved, the applicant shall be entitled to final approval in accordance with the terms of the approved preliminary application as herein provided. However, if an application is properly and finally denied, any subsequent application shall be subject to the intervening change in governing regulations. When an application for approval of a plat, whether preliminary or final, has been approved or approved subject to conditions acceptable to the applicant, no subsequent change or amendment in the zoning, subdivision or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five years from such approval. Where final approval is preceded by preliminary approval, the five year period shall be counted from the date of preliminary approval.

204.4(c) In case of a preliminary plat calling for the installation of improvements beyond the above mentioned five year period, a schedule shall be filed by the landowner with the preliminary plat delineating all proposed sections as well as deadlines within which applications for final plat approval of each section are intended to be filed as provided in Section 508 of

Act 247, 'Pennsylvania Municipalities Planning Code: as amended.

204.4(d) Before acting on any subdivision plat the Supervisors may hold a public hearing.

204.5 Township Supervisors Actions On Preliminary Plan. Where the Board of Township Supervisors processes and renders a decision on the Preliminary Plan or the Preliminary and Final Plan together the Board may take one of the following actions:

204.5(a) approve the plat;

204.5(b) approve the plan conditional upon additional information, corrections, collateral approvals, and/or changes;

204.5(c) table action on the plan until additional information, corrections or changes are made to the plan;  
or

204.5(d) disapprove the plan if it is found that the plan does not comply with the requirements of this ordinance or other applicable ordinances or if, in its opinion, the subdivision plan would adversely affect the health, safety, or general welfare of the Township and serve to nullify the purposes of this ordinance as established in Section 101.

204.6 Duration Of Preliminary Plan Approval. Preliminary Plan approval by the Supervisors, except where stated otherwise, indicates the general acceptability of the subdivision layout, and all other accompanying proposals. Preliminary Plan approval shall be effective for a maximum of 5 years unless, upon submission by the applicant in writing, an extension(s) of time is requested and subsequently granted. An extension, if granted, shall be for a period of three years. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was filed.

204.7 Special Importance 04 On-Lot Sewage System Approval. Nothing more than a conditional approval shall be given at Preliminary Plan stage for major subdivisions where individual sewage systems (on-lot systems) are proposed and the site suitability analysis - as required under regulations promulgated by the Pennsylvania Department of Environmental Resources - has not been completed by the sewage enforcement officer and submitted to the Supervisors.

205. FINAL PLAN STAGE.

0205.1 The Final Plan submission shall:

205.1(a) include the original subdivision plat or an exact, legible tracing thereof, and 3 printed copies of this plat; (See Section 305)

205.1(b) include 3 copies of all plans, narrative statements and supporting exhibits as required in Section 305; and

205.1(c) if the proposed subdivision is expected to be reviewed at the next meeting of the Board it shall be submitted to the Board of Township Supervisors no later than 6 working days, exclusive of weekends and official holidays, prior to said meeting.

205.2 Review By Sadsbury Township Planning Commission. The township, upon the receipt of the final subdivision plat (all submission requirements shall be included), may forward one copy of same to the Sadsbury Township Planning Commission for its review. If the plat is significantly different from the plat submitted at Preliminary Plan Stage the plat shall be submitted and the Commission shall provide its review comment within 45 days of its receipt of the plat.

205.3 Review By Crawford County Planning Commission. The County Planning Commission review should occur prior to the Preliminary Plan review by the Supervisors. If the application has not been sent to the County Planning Commission at the Preliminary Plan Stage, it shall be so forwarded and the requirements as set forth in Section 204.3 shall be complied with before Final Plan approval is given by the Township Supervisors.

205.4 Other Process Requirements. The Supervisors, upon receipt of the complete Final Plan submission, shall render their decision on the Final Plan and communicate it to the applicant. The Township Supervisors' action on the Final Plan shall be taken no later than 90 days following the date of the Final Plan submission. Should the next regular meeting of the Board of Supervisors occur more than 30 days following the filing of the complete Final Plan submission, the 90 day period shall be measured from the 30th day after the complete Final Plan was submitted;. The action of the Board of Supervisors shall be communicated to the applicant in writing, delivered either personally or mailed to the applicant's last known address no later than 15 days following the action. Failure of the Supervisors to render a decision and communicate it to the applicant within the time stipulated \_and in the manner required shall be deemed as approval of the Final Plan as presented, unless the

applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of the communication of the decision, in which case failure to meet the extended time or change in manner of presentation of the communication, also shall be deemed as approval of the Final Plan.

204.5 Township Supervisors Action On Final Plan. The Board of Township Supervisors shall review the Final Plan application to assure its conformity with the Preliminary Plan as approved and the provisions of Section 305. In processing and rendering a decision on the Final Plan, the Board may take one of the following actions:

204.5(a) approve the plan,

204.5(b) approve the plan conditional upon specified additions, corrections, collateral approvals, and/or changes to be made or supplied in the plan,

204.5(c) table action on the plan until additional information, corrections, collateral approvals, and/or changes are made to the plan, or

'704 '(d) disapprove the plan if it finds that the plan does not comply with the requirements of this ordinance or other applicable ordinances or if, in its opinion, the subdivision plan would adversely affect the health, safety, or the general welfare of the Township and serve to nullify the purposes of this ordinance as established in Section 101. Where the subdivider must make changes to the plan 3 copies of each corrected or altered exhibit in the plan application shall be submitted to the Board before final approval can be granted. The action taken by the Board shall be communicated to the applicant in writing and where the plan is disapproved the defects in the application shall be specified.

206. RECORDING. The Board of Township Supervisors approval of the subdivision plat shall be noted by the signature affixed to the approval certificate set forth in Appendix I.1. In instances where the Final Plan is given a conditional approval the subdivision plat shall not be signed until each condition has been satisfactorily met as ascertained by the Board. The plat and any other documents associated therewith requiring recording shall be recorded in the County Recorder's Office within 90 days after the Board's final approval otherwise the Board's approval becomes void unless an extension of time is requested of, and granted by the Board. The applicant shall be responsible for recording the plat, and for providing the township secretary a copy of

the County Recorder's receipt showing that the subdivision plat has been recorded.

\_\_\_\_\_ ASSESSMENT. The recording of the plat shall not constitute grounds for assessment increases until such time as lots are sold and improvements installed.

208. SUBDIVISION AND LAND DEVELOPMENT APPLICATION FEES. The Board of Township Supervisors may establish a nominal schedule of fees in order to defray a portion of the cost of administering this ordinance. The required fee, should one be established, shall accompany the preliminary Plan submission. Providing an application fee has been established, no final action on a subdivision plat shall be made until the application fee is paid.



ARTICLE III. SPECIFICATIONS FOR SUBDIVISION PLANS

7c00. APPLICATION INFORMATION. All subdivision plan submissions shall be accompanied by an information sheet which includes the following facts and/or explanations relative to the subdivision.

300.1 Name of the subdivision;

2 Name, address and telephone number of the property owner and/or his agent if one exists;

300.3 Name, address and telephone number of the registered professional land surveyor handling the subdivision and/or the landscape architect or architect if one has been retained for the project;

300.4 Brief description of the location of the proposed subdivision in order that it may be located on a property map of the Township;

300.5 Number of lots in the subdivision and the gross acreage; the area of any existing public road right-of-way shall not be included in the gross acreage figure;

300.6 Type of development proposed, whether single family or multi-family residential, mobile homes, commercial or industrial buildings, etc.;

300.7 General statements on how sanitary waste and storm water will be handled, how potable water will be obtained, how electric power will be obtained, how any other utilities will be provided, and any other information pertinent to the review of the subdivision;

300.9 Zoning district applicable to the subdivision;

300.9 Additional facts on the area surrounding the subdivision including but not limited to road and other community facilities, zoning, existing uses of land, and size and condition of the upstream watershed and the characteristics of the downstream area which will receive the storm water runoff; where this information is shown on a sketch plan submission it need not be entered on the information sheet, but the sketch plan should be referred to.

This listing of required information is printed in form format in Appendix IV.

301. PROPERTY SURVEY. As established in Section 202.2, Single-Lot

Subdivisions shall be processed in one submission to the Supervisors. The subdivision shall be titled, Property Survey, and the owner's name and address and the township and county in which the subdivision is located shall be indicated following the title. The drawing shall be prepared by a registered professional land surveyor and may be drawn in pencil or ink and shall be drawn on a sheet of paper 8 1/2 by 14 inches in size. If drawn in pencil, or however the work is handled, the drawing shall be on an acceptable drafting medium and sufficiently bold so as to be capable of clear and distinct reproducible copies. The property survey, once approved, shall be recorded with the property deed, and, if desired, may be recorded also as a subdivision and entered in the subdivision plat book records in the County Recorder's Office. The property survey shall include the following information:-

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

301.2 All corner points shall be monumented including all points indicating a change in direction or a change in geometry. The nature of the monument shall be indicated. See Section 409.3.

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

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

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

.6 The owners' name for all lands adjacent to the lot.

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



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

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

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

301.11 The area of the lot in square feet and/or acres. Road right-of-way area shall not be included in the area of the lot.

301.12 The following certificates (See Appendix I.):

301.12(a) Sadsbury Township Planning Commission's review,

301.12(b) Crawford County Planning Commission's review,

.1'²( ) Board of Township Supervisor's approval.

301.12(d) Registered professional land surveyor's statement.

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

13(a) Dedication Statement,

301.13(b) Utility Easements including drainage easements,

13(r) Other easements on the site,

.13(d) Covenant statements if any.

701.14 Where an individual sewage system is proposed and the site suitability analysis has not been completed by the sewage enforcement officer and submitted to the Supervisors, or where, if submitted, the analysis concludes the site is unsuitable for an individual system, Statement 1. in Appendix III shall be entered on the plat. Where an on-lot sewage permit has been approved for issue this fact shall be entered on the plat in lieu of Statement 1.

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

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

302.1 Sketch Plan Drawing.

302.1(a) A scaled plan which may be in freehand showing the proposed layout of roads, lots and public facility sites, i.e. park and recreation area, schools, etc. Rough sketches of the proposed handling of community, opposed to individual, sanitary and water systems as well as storm water management techniques should be provided. Existing conditions on and near the site shall be shown including but not limited to wooded areas, watercourses, easements, rights-of-way and utility systems.

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

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

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

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

303. PRELIMINARY PLAN STAGE. The Preliminary Plan submission shall include the preliminary plat and other support drawings and narrative statements as needed based on the specifications herein listed. The preliminary plat showing the land geometry shall be prepared by a registered professional land surveyor at a convenient scale but not at a scale greater than 1 inch to 100 feet and may be prepared in pen or pencil. The plat and other plan sheets shall be no larger than 36 inches by 42 inches; where more than one sheet is used each sheet shall be suitably numbered and titled; these requirements also shall govern the engineering, construction and various supporting drawings included in the preliminary plan. Design, engineering, construction details and other necessary studies as are appropriate to the development may be prepared by a landscape architect or architect. It should be noted that the preliminary plat also may be used for the final subdivision plat and may be drawn on the drafting medium to be used for the final plat, The submission shall include the following information:

----- Proposed name of subdivision, and the township and county in which it is located

-- The date, scale and north point indication

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

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

303.5 Zoning of the proposed subdivision and adjacent lands in instances where it cannot be provided clearly in the application information sheet.

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

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

303.e Topographic information shall be provided for all subdivisions wherein

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

VI S(b) the average area of the lots proposed is 30,000 square feet or less.

Contours shall be at an interval of 5 feet or less and may be based on topographic information as obtainable from U. S. Geological Survey maps; providing, however, that where site planning considerations for roads, storm water management facilities and sanitary sewer services to serve proposed

development are complex because the terrain has a considerable amount of slope and/or lot sizes are small, more detailed topographic information may be required.

303.9 Location and area of property, if any, proposed to be dedicated for public use, or to be reserved by deed covenant for the use of property owners in the subdivision.

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

303.11 Information relative to the sewerage systems to be used in the subdivision and a summary of progress made in obtaining approvals for handling sewerage based on the requirements adopted and promulgated by the Pennsylvania Department of Environmental Resources. For Major Subdivisions of 11 lots or more the site suitability analysis shall be completed by the sewage enforcement officer and a copy of this analysis shall accompany the Preliminary Plan submission; where possible the locations of conventional and alternative on-lot systems should be designated based on the suitability analysis; for Major Subdivisions involving ten lots or less this requirement is not mandatory. In instances where an existing sewage system is to be used or where a new sewage treatment plant and sewer lines are to be constructed, general layout plans shall be presented; final plans are not required at this stage.

303.12 Information relative to the water supply systems to be used in the subdivision. In instance where an existing water system is to be used or where a new water system is to be constructed, general layout plans shall be presented; final plans are not required at this stage.

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

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

but enough work shall be done so that decisions can be made on the acceptability of the general layout of the subdivision.

.2(b) The information required in Section 303.12(a) may be required for Major Subdivisions not involving new roads and for Minor Subdivisions where storm water management considerations are judged to be critical in the development proposal.

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

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

304. PRELIMINARY PLAN THE OVERALL GUIDE TO DEVELOPMENT. Although it may be the intention of the subdivider to request Final Plan approval on only a portion of the total area shown on the Preliminary Plan, a Preliminary Plan shall be submitted and approved for the entire area under consideration for development. Construction plans and specifications as required in a later section of this ordinance need be prepared only for a smaller area intended to be included on the final plat.

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

association. The submission specifications at the Final Plan Stage are as follows:

305.1 The final plat shall be signed by a registered professional land surveyor and drawn at a convenient scale but not greater than 1 inch to 100 feet; it may be drawn in pencil or ink. If drawn in pencil it shall be sufficiently bold so as to be capable of clear and distinct reproducible copies. It shall be drawn on an acceptable drafting medium no larger than 36 inches by 42 inches. Where more than one sheet is used each sheet shall be suitably numbered and titled. The plan shall include the following information:

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

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

305.1(c) All exterior boundary, lot and road right-of-way corner points shall be monumented including all points indicating a change in direction or a change in geometry. The nature of the monument shall be indicated. See Section 409.3.

5.1(d) The exact width and location of the right-of-way of all new roads and the width and location of all new easements; the names of new roads; road names shall not duplicate names already established in the municipality. Road right-of-way shall be shown as separate and independent of the subdivided land. Easements include, but are not limited to, those for storm drainage facilities and all public and semi-public utilities; new easements shall be dedicated and explained.

305,1(e) The distance(s) and bearings(s) to some described and readily locatable and permanent point outside of the subdivision preferably a nearby road

intersection, or original parcel corner point, or a County, State or Federal monument. Where said permanent point, outside of the subdivision, may be lost in future years, for example at the intersecting center lines of roads, "ties" to this point shall be determined and recorded on the plat.

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

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

305.1(h) The total area in acres within the exterior boundary of the subdivision and for all lots within the subdivision boundary. Road right-of-way area shall not be included in the area of the lots.

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

305.1(i) The assessment parcel number(s) of the parcel(s) of land from which the subdivision was taken; this number is available in the County Assessor's Office.

305.1(k) The owner's name for all lands adjacent to the subdivision.

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

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

305.1(n) The following certificates (See Appendix I.)

- (1) .Sadsbury Township Planning Commission's review
- (2) Crawford County Planning Commission's review
- (3) Board of Township Supervisor's approval
- (4) Owners declaration statement where the plat is recorded separate from the property deed and, if any, the dedication statement.
- (5) Registered professional land surveyor's statement.

305.1(o) The following certificates, statements and/or covenants only where applicable (See Appendix II.1)

- (1) Utility easements including drainage easements
- (2) other required easements
- (3) Covenant statements originated and enforced by the subdivider and his clients protecting and/or guiding the use of land in the subdivision. If covenants are recorded in a separate instrument such instrument shall be referenced on the plat.

305.1(2) where sewage needs are handled by individual systems, one of the following statements shall be entered on the plat; providing, however, for Minor Subdivisions and for Major Subdivisions with 10 lots or less, where individual system permits have been issued or approved for issue and proof thereof is submitted to the Board, no statement needs to be entered on the plat. Statements on the handling of sewage needs are listed in Appendix III.

- (1) For Minor Subdivisions Statement 2 shall be entered on the plat.
- (2) For Major Subdivisions with 10 or less lots Statement 2 shall be entered on the plat.
- (3) For Major Subdivisions with 11 lots or more Statement 3 shall be entered on the plat.

305.1(g) where the lot(s) abut a state maintained road and a road entrance permit(s) has not been obtained from PennDOT, the statement found in Appendix VII shall be entered on the plat.

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

305.2(a) Revised Grades. where a subdivision shall have 40 percent or more of its land area altered or where 40 percent of the development is on slopes 12 percent or greater a revised contour or grading plan shall be required. The Erosion and Sediment Control plan may require a grading plan also.



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

305.2(c) Sewage Systems.

- (1) For subdivisions where development is proposed requiring common or public sewage facilities, plans detailing the system shall be submitted and the necessary permits shall be approved for issue by the Pennsylvania Department of Environmental Resources before final approval for the subdivision shall be given by the Supervisors.
- (2) For Minor Subdivisions and Major Subdivisions with 10 lots or under, where individual systems shall be used, a site suitability analysis shall be obtained from the sewage enforcement officer and Statement 2 in Appendix III. shall be entered on the plat; providing, however, this shall not be required if sewage permits have been issued for all the lots in the subdivision or there is proof that they have been approved for issue.
- (3) For Major Subdivisions with 11 lots or more the site suitability analysis shall be completed by the sewage enforcement officer, approved by PennDER, a copy placed in the files of the Board of Township Supervisors and a letter indicating PennDER's approval shall be in the Board's file. Also Statement 3 listed in Appendix III. shall be entered on the plat. All of these requirements shall be met in order to obtain final approval.

305.2(d) Water Supply Systems. For subdivisions where development is proposed requiring common or public water facilities, plans detailing the facility system shall be submitted and the necessary permits shall be approved for issue by PennDER before final approval for the subdivision can be given by the Supervisors.

305.2(e) Storm Water Management. For Major Subdivisions involving new roads, as well as for Major-Subdivisions not involving new roads and Minor Subdivisions wherein storm water management considerations are judged to be critical (Section 303.13(b)), finalized calculations and plans as listed in section 303.13 and subsections shall be required. Where necessary, required permits from PennDER the Public Utility Commission or the Pennsylvania

Department of Transportation (PennDOT) shall be approved for issue. The ownership and responsibility for maintenance for all storm water management control devices shall be indicated and necessary easements to such devices properly established.

305.2(f) Erosion and Sediment Control. The commonwealth of Pennsylvania's Clean Streams Law, Act 222, is administered by PennDER. This law requires that all earth moving activities have Erosion and Sediment Control Plans. The Crawford Conservation District is the designated review agency for Erosion and Sediment Control Plans. All Major Subdivisions involving new roads shall have an Erosion and Sediment Control Plan which has been reviewed and determined to be adequate by the Crawford Conservation District.

305.3 Where the subdivider intends to assure that subdivision improvements will be maintained through a homeowners' association, documents shall be drafted and filed in the County Recorder's Office which provide for the legal creation of such an association which shall have mandatory membership provisions and statements on its structure and responsibilities.

ARTICLE IV. DESIGN STANDARDS AND IMPROVEMENTS REQUIREMENTS

400 DESIGN PRINCIPLES. In planning a subdivision the applicant shall be guided by the following principles.

400.1 In planning and executing a subdivision the applicant shall comply with all laws, codes, rules, and ordinances of Sadsbury Township, the county and the state and federal governments and all duly constituted agencies thereof.

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

400.3 No land shall be subdivided which is unsuitable for development by reason of flooding, poor drainage, adverse earth or rock formations, or any other condition likely to be harmful to the health, safety, or welfare of future residents. Such land shall remain unsubdivided until such time as the conditions causing the unsuitability are corrected.

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

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

400.6 Proposed roads shall be designed in careful relation to topography, natural drainage, the surrounding road network and the uses designed to be served in the development; they shall be properly integrated with the existing and proposed system of thoroughfares as established in Township and County comprehensive plans.

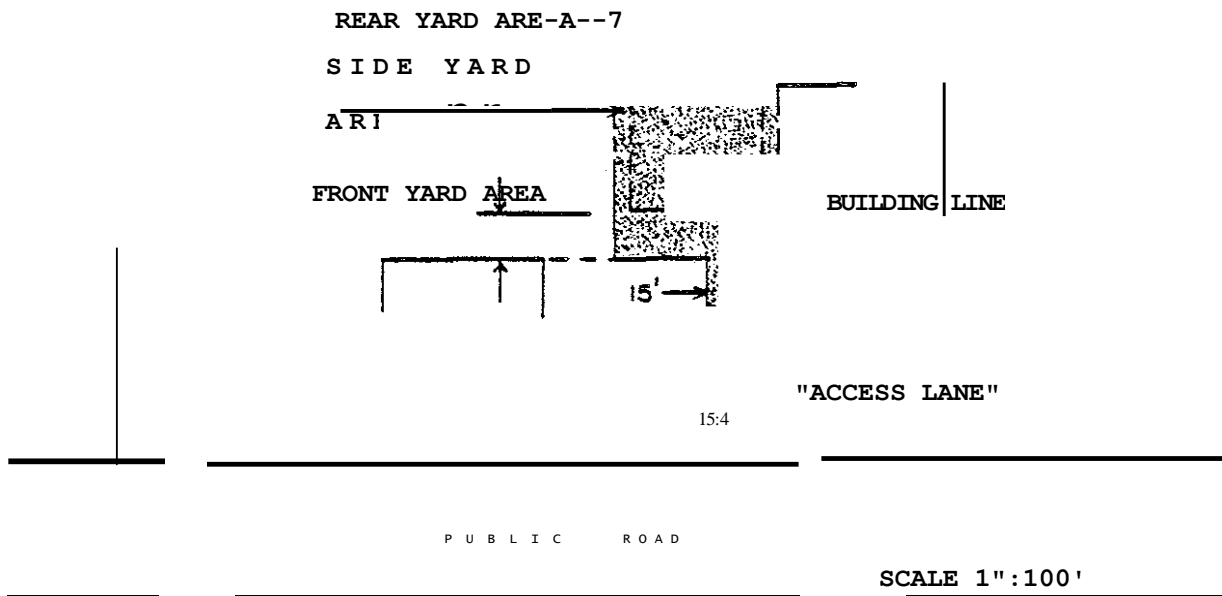
400 .7 Generally road networks should be designed to run in an east-west direction in order that structures designed for human habitation can be sited with maximum wall exposure to the south to make possible greater use of solar energy.

401. ROAD RELATED DESIGN STANDARDS. In planning a subdivision, the applicant shall observe the following requirements:

401.1 Proposed roads shall be public roads, shall be properly dedicated for public use and shall provide convenient access to all property within the subdivision. There shall be no private roads, except in cluster and land development enterprises where private roads are permitted. Each lot planned for separate ownership in the subdivision shall have a minimum of 15 feet of frontage on a public road. Minimum lot widths are established for each zoning district in the zoning ordinance. Normally the full width of a lot shall front or abut on a street. However, whenever it is impossible to access a proposed lot with the required lot width or where a special subdivision design concept believed to be appropriate for the site and for the consuming public is being advanced by the applicant the minimum 15 foot frontage may be utilized subject to review and approval by the Township. The minimum 15 foot frontage on a public road permits the use of an "access lane" to the public street as shown in the following drawing. where an "access lane" is used the lot width, lot area and yard requirements shall be established beginning at the location where the "access lane" terminates and the bulk of the-property begins.

D R A W I N G   I

LOT SERVED BY AN "ACCESS LANE"



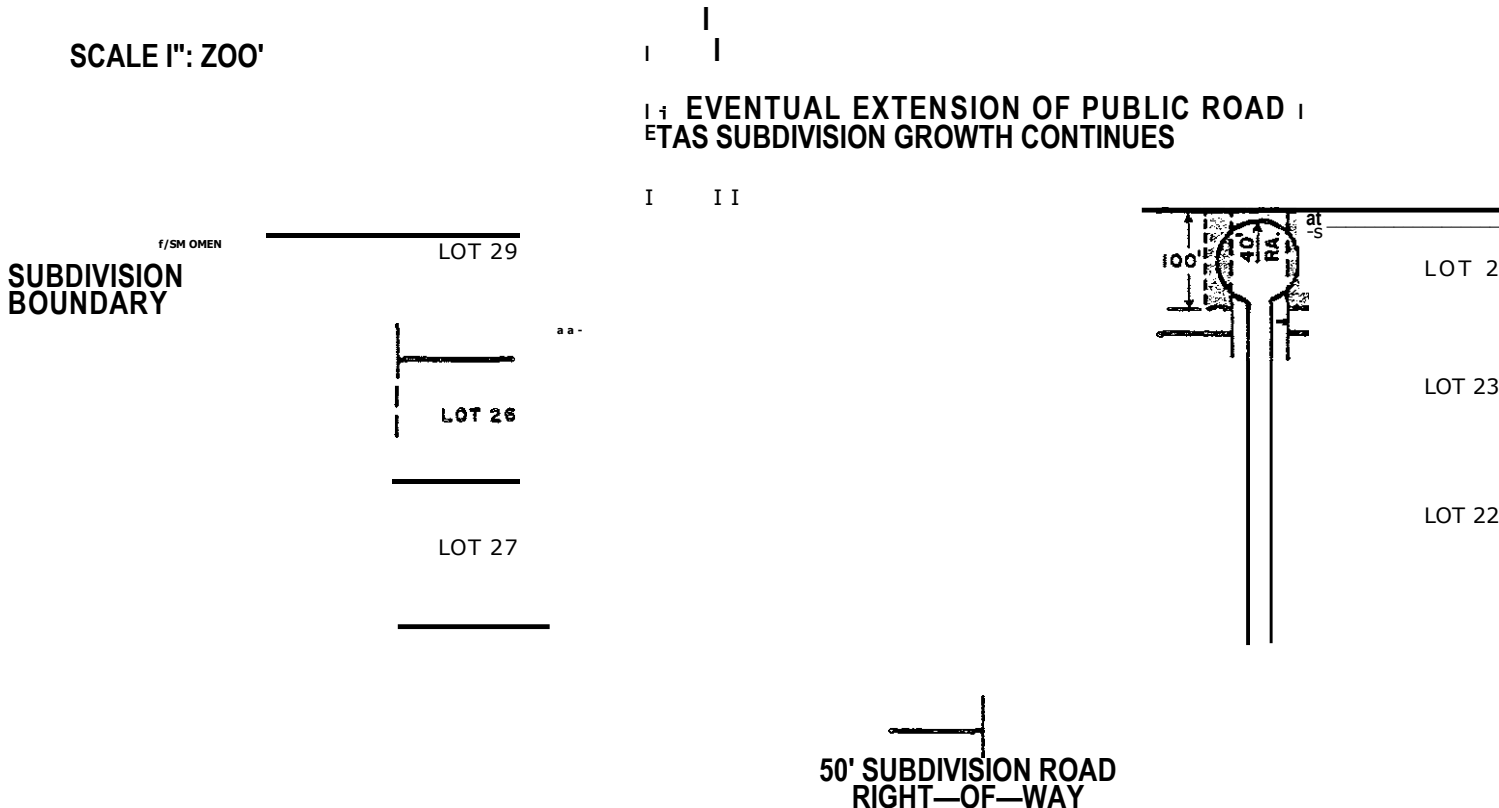
401.2 Proposed roads except those clearly designed for internal circulation only shall be extended to the boundary lines of the tract to be subdivided unless prevented by topographic or other physical conditions, or unless in the opinion of the Supervisors such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.

401.2(a) Temporary Turnaround. Where a road is planned to extend to the boundary line of the subdivision tract under the expectation that it will be extended into adjacent property at a future date, the Township may require temporary right-of-way easements and the construction of a temporary or interim turnaround as shown in the following drawing. Once the road is physically extended into the adjacent tract through a future subdivision approval or through other means, the temporary right-of-way used for the turnaround shall revert to the property from which it was extracted. The temporary right-of-way easements shall be explained on the plat as well as the circumstance of their revision.

DRAWING 2.

## TEMPORARY TURN AROUND

SCALE 1" = 200'



401.3 Road Classifications. The applicant shall be responsible to develop the subdivision's road network based upon the classification system established as follows:

401.3(a) Arterial Roads. These roads provide intermunicipal, intercounty and interstate connections; they serve to link settlement centers, major public facilities, employment and shopping centers and areas of high density population. This category of road includes minor arterial, major collector and minor collector roads as established and defined in the Federal Functional Classification System and as set forth and discussed in the Crawford County Comprehensive Plan and the Sadsbury Township Comprehensive Plan. Arterial roads in the Township are' delineated on the map shown as Appendix VI.

401.3(b) Collector Roads. These roads link neighborhoods and have continuity within the County's municipalities and often interconnect municipalities. They invariably serve the dual function of handling through traffic movements and of serving as access to adjacent property. Nearly all Township roads which have continuity are collector roads. This category of road is set forth and discussed in the Crawford County Comprehensive Plan and the Sadsbury Township Comprehensive Plan. Collector roads in the Township are delineated on the map shown as Appendix VI.

401.3(c) Local Access Roads. These roads are primarily for access to adjacent property and have their chief significance in giving a subdivision or a neighborhood form and pattern. They shall be laid out to discourage through traffic. All roads not designated as arterial or collector roads in Appendix VI. are local access roads.

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

401.4 In Table 1. design standards for arterial, collector and local access roads are established. Curbed roads may be required where the gross residential density is 4.0 residential lots per acre or greater.

401.5 Access To Minor Arterial Roads. Where a subdivision borders on, or contains, an existing or proposed minor arterial road, the Supervisors may require that access points to the road be limited be one of the following means or some acceptable alternative:

TABLE 1.

DESIGN STANDARDS FOR ROADS

(All figures indicate feet except where noted otherwise.)

	R O A			
	Arterial	Collector <sup>(1)</sup>	Local Access <sup>(2)</sup>	Alley
Minimum Width Right-of-Way <sup>(3)</sup>	(41 60 - 80	(0 50 - 60	50	20
Minimum Width Traveled way or Cartway	24 es <sup>(5)</sup> 44 w/c <sup>(6)</sup>	20 w/s 36 w/c <sup>(7)</sup>	20 es 30 w/c	12
Maximum Grade <sup>(8)</sup>	5	10	10	10
Minimum Grade <sup>(9)</sup>	1	1	1	1
Minimum Radius of Curve	500	200		
Minimum Length of Tangents Between Reverse Curves	200	100		

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

NOTES: (1) This category of road includes the normal 'township road' as described in the Road Network Section of the Comprehensive Plan; these roads are delineated in Appendix VI.

(2) This category of road primarily serves as access for abutting property owners as described in the Road Network Section of the Comprehensive Plan; these roads are delineated in Appendix VI.

(3) Right-of-way widths in excess of the standards designated shall be required whenever, due to topography, additional width is necessary to provide for the construction of adequate earth slopes not in excess of 1 1/2 : 1 gradient.

(4) New township roads shall be provided with a minimum of 50 feet of right-of-way; new state roads shall have a minimum of 60 feet of right-of-way. Where a subdivision utilizes existing state or township roads the plat shall provide for a minimum of 50 feet of right-of-way.

(5) w/s indicates with road shoulders, however, the width given does not include the road shoulders.

(6) w/c indicates with curb construction; distances are from face of curb to face of curb.

(7) Collector roads utilizing curb construction shall have 60 foot rights-of-way, (B)

Figure indicates percent.

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

401.6 Cul-de-sac. The minimum right-of-way for the turnaround area, generally circular in shape, shall be 100 feet in diameter. There shall be no limitations on the length of a cul-de-sac road; however, any cul-de-sac road longer than 600 feet shall have a circular turnaround area the minimum width of which shall be 120 feet in diameter. For cul-de-sac type roads the Supervisors may authorize alternative turnaround arrangements other than the circular form providing it is shown the alternatives can accommodate equally safe and convenient turning movements.

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

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

## 402. DESIGN CRITERIA FOR STORM WATER MANAGEMENT PLANNING.

402.1 Storm water runoff shall be calculated on the basis of a 24 hour duration rainfall and a 50 year frequency storm.

402,2 The preferred method of calculating storm water runoff shall be the Soil Conservation Service, Soil Cover Complex method, found in the Service's Engineering Field Manual or in the publication Urban Hydrology for Small Watersheds, Technical Release No. 55,

## 403, LOTTING STANDARDS.

403.1 Lotting plans shall be worked out with due regard to the topography and to the necessity for accommodating sewer and water utilities, whether of on-lot construction or otherwise. Each lot shall allow for convenient driveway



access from a public road. Lotting arrangements shall be developed with due regard to the overall best use of land; lotting patterns which block opportunities for the reasonable utilization of nearby land shall be avoided.

403.7 Lot lines shall be generally at right angles to the public road. Corner lots shall have adequate width to accommodate building setbacks from two roads.

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

403.4 Lot lines shall be drawn to allow for a minimum of a 50 foot right-of-way on township and state roads. Where the subdivision occurs only on one side of the road a distance of 25 feet from the centerline of the road shall be allowed for township and state roads.

403.5 Minimum Lot Area and Lot Width. Minimum lot area and lot width shall be as established in the Zoning Ordinance of Sadsbury Township. In all instances lot sizes shall be adequate to accommodate sewer and water supply needs, particularly where these facilities are provided totally on the subdivided lots.

403.6 Minimum Building Setback Line. Minimum building setback lines shall be as established in the Zoning Ordinance of Sadsbury Township. Building setback lines may be greater than established herein.

403.7 In planning lot patterns excessive depth of lots in relation to width should be avoided. A proportion of 4.0 (length) to 1.0 (width) should be considered maximum.

403.8 Double frontage lots should be avoided except where necessary to overcome specific disadvantages of topography or other conditions such as location adjacent to an arterial highway. Where double frontage lots are platted, the subdivider should handle vehicular access to the lots so that access occurs from local and not arterial roads.

407.9 subdivisions should contain no useless remnants of land.

#### 404. BLOCK STANDARDS.

404.1. Block lengths in residential areas generally should not exceed 1500 feet.

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

405. EASEMENTS.

405.1 Electric power and telephone utility easements, where located at rear or side lot lines, should be centered on these rear or side lot lines. Where utility easements are used along side and rear property lines they should be a minimum of 15 feet wide and should be centered on the lot lines. Where such easements are located along the front lot line adjacent to the public road they should be a minimum of 10 feet in width.

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

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

405.4 Whenever a road, planned to have continuity beyond the proposed subdivision, is temporarily stubbed or dead-ended awaiting the subdivision of adjacent land, a generally "square-shaped" area a minimum of 10,000 square feet should be provided on a temporary basis for a vehicular turnaround. A temporary easement may be established on adjacent lots in order to obtain sufficient area for said turnaround. This easement shall terminate when the stubbed road is extended, and a statement to this end shall be entered on the plat. See Section 401.1(a).

406. SIDEWALKS. Where the gross residential density of a subdivision is 4.0 (dwelling units per gross acre) or greater the Supervisors may require the construction of sidewalks. Sidewalks, where constructed, shall be located in the public road right-of-way, shall be a minimum of 3 feet in width and shall be separated from the road curb by a minimum of 4 feet.

407. ROAD SIGNS. All roads shall be provided with road signs.

408. ROADSIDE TREES. The subdivider should consider planting trees in an appropriate location in the public right-of-way. Tree varieties shall be used **which** are recognized as appropriate for

roadside planting and shall be placed no closer than 40 feet, center to center.

409. CONSTRUCTION REQUIREMENTS FOR SUBDIVISION IMPROVEMENTS. The following construction requirements and specifications shall be considered as minimums necessary to protect the general health, safety and welfare and promote the convenience of the public. Improvements may be built to higher standards than those set forth in this ordinance, providing they are approved by the Supervisors.

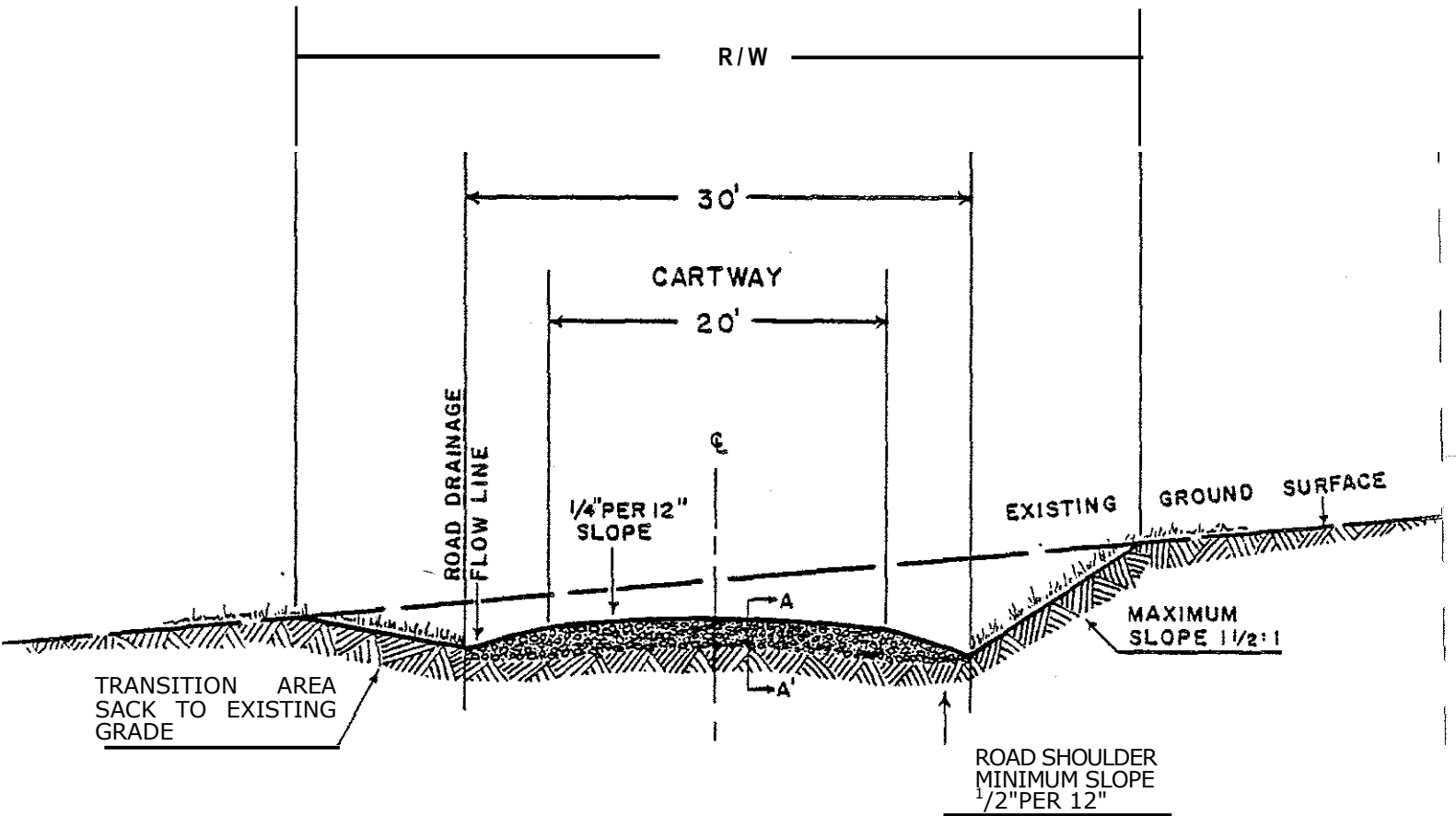
409.1 ROAD SPECIFICATIONS: FOR GRAVEL ROADS

409.1(a) Layout Standards. From the flow line of one road ditch to the flow line of the ditch on the other side of the road - where ditches are-constructed in the right-of-way and there is no fill slope(s) - there shall be a minimum distance of 30 feet. Centered in the right-of-way there shall be a minimum cartway (travel-way) of 20 feet. The cartway shall be crowned with a minimum slope of 1/4 inch per 1 foot on both sides of the crown. The next five feet on each side of the cartway shall be a transitional area to the flow line of the road drainage ditch and shall be considered as the road shoulder. This shoulder area shall have a minimum slope of 1/2 inch per 1 foot, but shall be constructed in a manner so as to effect a uniform transition from the edge of the road surface (cartway) construction to the drainage ditch flow line. See the accompanying road specification drawing for gravel roads, Figure 1. The remainder of the right-of-way distance, 5 feet on either side of the drainage ditch flow line, as a transition is made to the edges of the right-of-way, shall be handled at a maximum gradient of 1 1/2 to 1.

409.1(6) Sub-grade Preparation. The sub-grade shall be formed from ditch line to ditch line (30 feet minimum) approximately 16 inches below finished grade and shaped to the road cross section requirements. At the drainage ditch flow line the subgrade shall be no less than 10 inches below finished grade. The sub-grade shall be brought to a firm, thoroughly compacted condition. Any soft or unsuitable material shall be removed and replaced with firm, suitable material.

409.1(c) Road Surfacing. Where a density of less than three dwelling units per acre is proposed, eight inches of bank run gravel shall be placed and compacted on the sub-grade. Following this eight inches of Number 2RC crushed bank gravel as described in Pennsylvania Department of Transportation Form 408 Specifications (1983) Section 677 shall be placed and compacted forming the finished grade on the cartway section (20 feet minimum) of the road.

# "GRAVEL" ROAD SPECIFICATION FOR LOCAL ACCESS & COLLECTOR ROADS (ROAD SHOULDER CONSTRUCTION)



SCALE 3/32" = 1'

NOTE 1

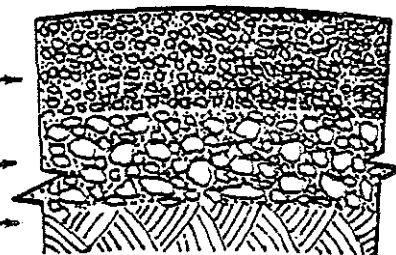
LINE SHOWING ROAD CROWN IN  
DRAWING EXAGGERATED  
FOR CLARITY

## SECTION A-A3

8" CRUSHED  
SANK GRAVEL

8" OF SANK  
RUN GRAVEL

FIRM SUBGRADE



SCALE 1/4" = 1'

Transitional areas shall be formed. Additional PennDOT Form 408 specifications follow:

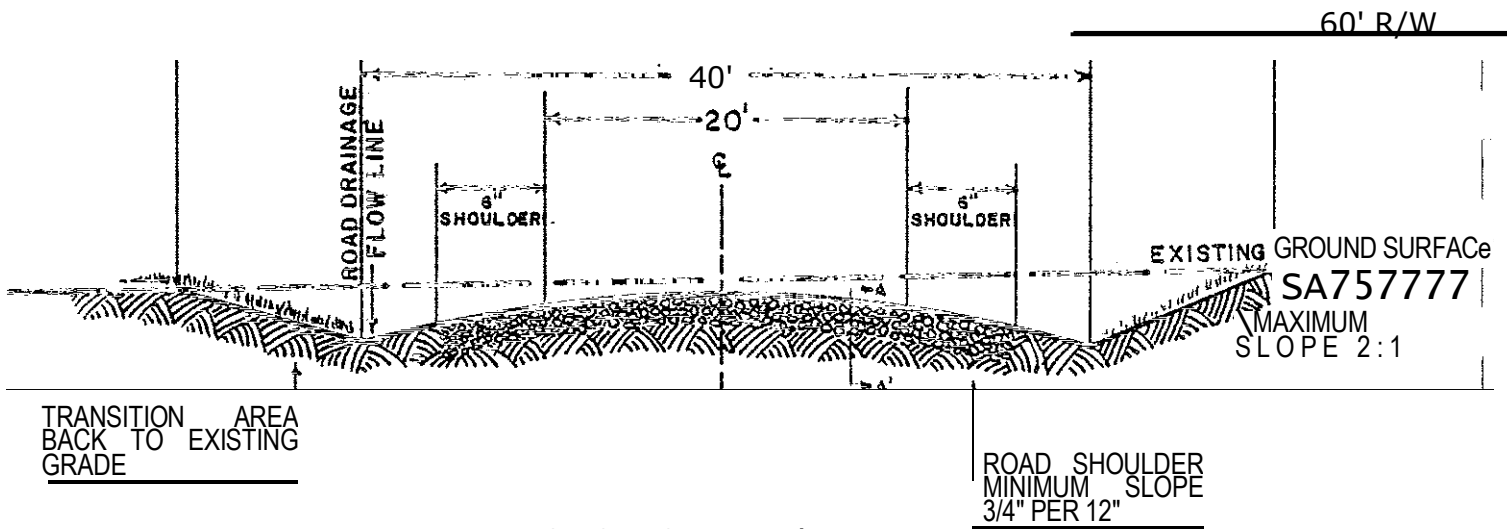
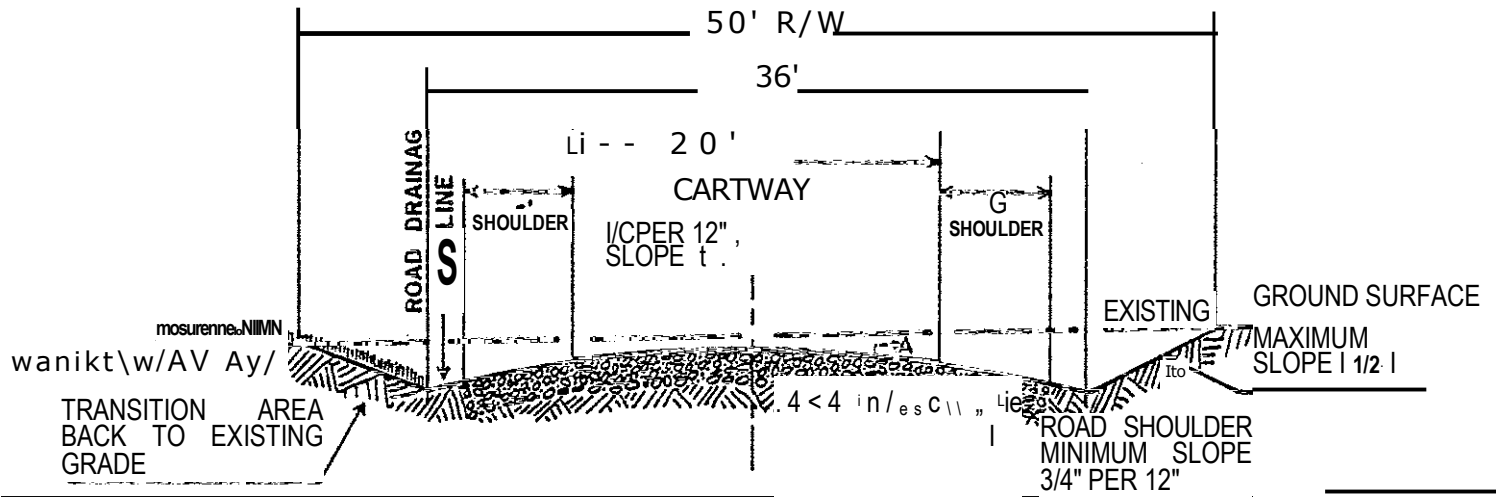
- (i) General. Number 2RC material shall be durable bank or crushed gravel, stone or slag mixed or blended with suitable filler Material to provide a uniform mixture. It shall be obtained from acceptable sources. The material shall be free from vegetable or organic matters, lumps or an excessive quantity of clay or other objectionable or foreign substances and not more than 10% of deleterious shale by weight.
- (ii) Gradation. It shall conform to the following standards determined in accordance with PTM No. 619
  - \* passing 2 inch sieve - 100%
  - \* passing No. 4 sieve - 15 to 60% \*
  - passing No. 100 sieve - 0-30%
- (iii) Construction Technique. The 2RC shall be spread uniformly upon the prepared sub-grade in loose layers not to exceed 4 inches in depth without segregation of coarse and fine material. It shall be compacted with a roller meeting the requirements of Section 106.05(c) 3a or 3b. Satisfactory compaction will be determined by the stability of the material under the compaction equipment. If the material does not contain sufficient fines to properly lock under the roller, add more fines of the same material or limestone fines as necessary to obtain needed compaction.

409.1A ROAD SPECIFICATIONS: FOR BITUMINOUS ROADS (FLEXIBLE PAVEMENT)

409.1A(a) Bituminous Road Surfacing. Where a density of three dwelling units per acre or greater is proposed, or where, in the judgement of the Township Supervisors, the frequency of travel justifies it a bituminous road surface shall be constructed. Said bituminous road shall be built to the standards established in this subsection and as shown in Figure 2., Bituminous Road, Road Specification For Local & Collector Roads.

409.1A(b) Layout Standards. From the flow line of one road ditch to the flow line of the ditch on the other side of the road - where ditches are constructed in the right-of-way and there is no fin slope(s) - there shall be a minimum

# ROAD SPECIFICATION FOR LOCAL ACCESS EIT COLLECTOR ROADS (ROAD SHOULDER CONSTRUCTION)



### SECTION A-A'

1" WEARING COURSE

2" BINDER COURSE

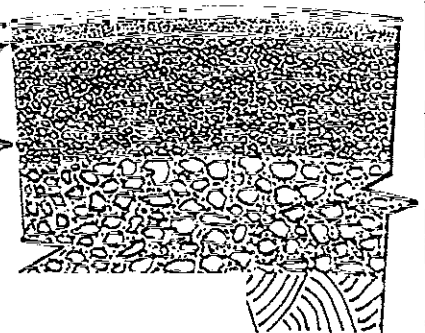
12" COMPACTED AGGREGATE

P2" COMPACTED CRUSHED AGGREGATE BASE AT DISCRETION OF SUPERVISORS UNDER CONDITIONS SPECIFIED IN

SECTION 409.14 (e)

FIRM SUBGRADE

SCALE 1" : 20"



SCALE 3/313

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

distance of 36 feet for a local road and 40 feet for a collector road. Centered in the right-of-way there shall be a minimum cartway (travelway) of 20 feet. The cartway shall be crowned with a minimum slope of 1/4 inch per 1 foot on both sides of the crown. The next six feet on each side of the cartway shall be considered as the road shoulder. This shoulder area and the transitional area from the shoulder area to the flow line of the ditch shall have a minimum slope of 3/4 inch per 1 foot. The construction of the shoulder area and the transitional area shall be handled in a manner so as to effect a uniform transition from the edge of the road surface (cartway) construction to the drainage ditch flow line. See the accompanying road specification drawing. Shoulders shall be constructed to grade as specified in "Section 650 Shoulders, Form 408 PennDOT Specifications, 1976". The remainder of the right-of-way distance, 7 feet on each side of the drainage ditch flow line for a local road and 10 feet for a minor collector road, shall be used for a transition to the edges of the right-of-way and shall be handled at a maximum gradient of 1 1/2:1 for a road and 2:1 for a collector road.

409.1A(c) Clearing and Grubbing. All vegetation, top soil, roots, soft spots and other objectionable material shall be excavated and removed from the cartway and shoulder areas and from all the areas to be filled which are located within the right-of-way.

409.1A(d) Subgrade Preparation. The subgrade shall be formed from ditch line to ditch line (36 feet minimum for a local road and 40 feet minimum for a collector road) approximately 15 inches below the finished grade of the cartway area, unless there is a base required then it shall be approximately 27 inches below the finished grade of the cartway area and shaped to the road cross section requirements. The subgrade shall be as specified in "Section 210 Subgrade, Form 408 PennDOT Specifications, 1983". The subgrade shall be brought to a firm, thoroughly compacted condition. Any soft or unsuitable material shall be removed and replaced with firm, suitable material.

409.14(e) Base. A base course may be required at the discretion of the supervisors when poor drainage and/or soft subgrade conditions exist. If required, the base shall consist of 12 inches of compacted crushed aggregate as specified in "Section 310 Crushed Aggregate Base Course and Section 312 Crushed Aggregate Base Course, Type D0, Form 418 PennDOT Specifications, 1983". The base shall be spread and compacted in approximately 3 layers, and shall extend under the full cartway and shoulder area.

409.1A(f) Subbase. The subbase shall consist of 12 inches of compacted aggregate placed on the completed subgrade or base if required. The subbase course shall be as specified

in "Section 350 Subbase, Form 408 PennDOT Specifications, 1983". The material shall be spread and compacted as described and shall extend under the full cartway and shoulder area.. Any surface irregularities that exceed 1/2 inch under a template or straightedge shall be corrected by loosening the surface and removing or adding material as required and thoroughly compacting the entire area.

409.1A(g) Binder Or Leveling Course. A compacted binder course 2 inches thick shall be constructed on the completed subbase. The binder course shall be as specified in "Section 421 Bituminous Binder Course ID-2, Form 408 PennDOT Specifications, 1983". Prior to the laying of the binder course, a prime coat shall be applied to the subbase as specified in "Section 461 Bituminous Prime Coat".

409.1A(h) Wearing Course. A compacted wearing course 1 inch thick shall be constructed on the completed binder course. The wearing course shall be as specified in "Section 420 Bituminous Wearing Course ID-2, Form 408 PennDOT Specifications, 1983". Construction shall conform to "Section 401.3". The course aggregate used in the bituminous wearing course shall meet the Skid Resistance Level (SRL) letter designation based on the Daily Traffic as required by the current PennDOT directive.

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

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

409.4 Curbs. Curbs, where constructed, may be either the vertical type or the rolled curb and gutter type. They shall be constructed of Portland cement concrete with expansion joints every 20 feet.

409.5 Sidewalks. Where constructed sidewalks shall be of concrete construction. They shall be a minimum of three feet wide and four inches thick and shall have a minimum cross slope of 2 percent.

409.6 Sanitary Sewerage Systems. All public or communi\_. sewerage systems shall be designed and constructed in



accordance with the requirements of the Pennsylvania Department of Environmental Resources.

409.7 Water Supply and Distribution System. All public or community water systems shall be designed and constructed in accordance with the requirements of the Pennsylvania Department of Environmental Resources.

409.8 Storm Water Management Control Devices. Storm sewers, where used, drainage channels and swales shall be constructed in accordance with accepted, current engineering practice and shall be sized based upon the design criteria established in this ordinance. The following additional specifications are established;

409.8(a) where drainage ditches or swales have gradients greater than 8 percent or where soil conditions provoke greater than normal surface runoff drainage ditches shall be rip-rapped or paved.

409.8(6) Drainage culverts, where used, shall be constructed of galvanized or concrete pipe and shall be a minimum of 15 inches in diameter. Headwalls should be constructed at the end culverts wherever possible.

409.8(c) In the design of storm drainage facilities special consideration shall be given to the avoidance of problems which may arise from the concentration of runoff onto adjacent properties. Where storm water shall be gathered and concentrated in newly formed swales and waterways within a subdivision or land development and discharged or drained over lands beyond the boundaries of the subdivision or land development the applicant shall reserve or obtain easements over all lands affected thereby. "There this cannot be done the water shall be diffused so that it does not enter the adjacent property in a concentrated flow pattern where it did not do so in its natural state.

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



ARTICLE V. ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

0500. ASSURANCE OF IMPROVEMENTS. The final plat of a proposed subdivision shall not be approved by the Board of Township Supervisors until appropriate assurances for the construction of improvements have been provided; or, if assurances cannot be given, the public should know who is responsible for the construction and maintenance of the subdivision improvements, i.e. roads, storm water drainage, sewer and water system improvements, etc. Assurances may be provided in any of the following ways:

500.1 Early Construction. The subdivision improvements including, but not limited to, roads, road signs, storm water management devices, may be constructed or partially constructed and accepted by the Township Supervisors subject to maintenance guarantees as established in Section 502.3, said construction being accomplished by the subdivider after Preliminary Plan approval and prior to Final Plan approval by the Supervisors.

500.2 Performance Bond. A performance bond may be negotiated by the subdivider for the improvements as listed in Section 500.1 assignable to the Township Supervisors. Said bond shall be acceptable to the Supervisors. The performance bond shall be for 100 percent of the estimated cost of all improvements shown on the final subdivision plan. The improvements, through the process established in this ordinance, eventually become the responsibility of the Township Supervisors. The estimated cost shall be projected to one year after the scheduled expiration date of the bond. The performance bond shall specify that all improvements will be installed within a period no greater than 4 years from the date of acceptance of the bond by the Supervisors. The performance bond may include provisions for a maintenance bond rider; if not, maintenance guarantees shall be provided as established in Section 502.3. All bonds shall be with companies licensed to do business in the Commonwealth.

500.3 Collateral. Cash or acceptable collateral, covering the cost of the improvements as listed in Section 500.1, may be placed in escrow assignable to the Township Supervisors. The collateral may be released from escrow incrementally as construction is completed and the improvements accepted by the Supervisors for the initiation of the required 2 year-maintenance period. Maintenance guarantees as established in Section 502.3 shall be provided in the escrow account or in some other manner. The amount in escrow shall equal 100 percent of the estimated cost projected to one year after the scheduled completion date,

500.4 Letter Of Credit. A lending institution's letter of credit may be considered adequate assurance providing the Township Supervisors agree to this arrangement. Such letter shall assure to the Supervisors the construction of the improvements as listed in Section 500.1. Incremental releases of the subdivider's obligations are permitted as construction is completed and the improvements accepted by the Supervisors for the initiation of the required 2 year maintenance period. Maintenance guarantees as established in Section 502.3 shall be provided in the letter of credit arrangement or in some other manner. The letter of credit shall assure funds equal to 100 percent of the estimated cost projected to one year after the scheduled completion date.

500.6 Assurances For Proposed Extensions Of Public Sewerage And/Or Water Systems. Where extensions of public sewerage and/or water systems are proposed, assurances to the appropriate organizations and officials shall be provided. Assurances may be in the method of any of the above listed or a combination of these methods.

500.7 Assurances For Common Sewerage And/Or Water Systems. Where the subdivider proposes to construct common sewerage and/or water systems to serve only the planned development and where the ownership and management of said systems shall be the responsibility of the homeowners (property owners) of the proposed development, a homeowners' association charter shall be drawn which properly designates these responsibilities. This charter shall be approved by the Supervisors and recorded with the subdivision plat.

500.8 Assurances For Private Sewerage And/Or Water Systems. Where the Pennsylvania Public Utilities Commission (PUG) shall be required to license a private utility company for the construction and maintenance of the sanitary sewerage system and/or the water supply and distribution system serving the proposed subdivision, the issuance of the PUG license together with the approvals preliminary to this issuance, which must be given by the Pennsylvania Department of Environmental Resources, shall be considered adequate assurance of these improvements.

500.9 Park, Recreation And/Or Open Space Areas. In providing the required assurances for improvements a combination, in whatever way, of the methods as set forth in the above sections is permissible.

501. CONSTRUCTION OF IMPROVEMENTS BEFORE FINAL PLAN APPROVAL.

501.1 when the subdivider elects to begin construction of required improvements before the Board of Township Supervisors has approved the Final Plan as permitted in Section 500.1, he shall obtain a written statement from the

Board indicating the Preliminary Plan including all engineering and construction plans and specifications have been reviewed and approved. In no event shall work on the construction of improvements begin before the Preliminary Plan has been approved by the Board. Where engineering plans in the Preliminary Plan application are not completed in sufficient detail for actual construction (which is a condition permitted under the provisions of this ordinance) and the subdivider intends to construct improvements before Final Plan approval is requested the subdivider shall complete these more detailed plans in order that the Board can provide a written statement authorizing early construction.

501 when construction of improvements is begun based upon Preliminary Plan approval all improvements shall be completed within 24 months from the date of such approval. Should circumstances develop where the work cannot be completed in this time period, upon request by the subdivider, extensions of time may be granted by the Supervisors otherwise the subdivider shall reobtain Preliminary Plan approval.

502. INSPECTION OF IMPROVEMENTS, CONDITIONAL AND FINAL ACCEPTANCE.

502.1 INSPECTION. During the construction of road and storm water drainage improvements the subdivider shall be required to notify the Township Supervisors at least 24 hours before critical points in the construction process so the Board may make inspections. In the case of roads the subdivider shall notify the Supervisors, at the minimum, before each of the following operations:

502.1(a) For gravel roads before the gravel material is deposited on the compacted subgrade; for bituminous roads before the gravel base course is deposited on the compacted subgrade.

502.1(b) For gravel roads before the top course of gravel is laid and rolled in place; for bituminous roads before the wearing and binder courses are laid on the compacted subgrade.

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

502.2 Conditional Acceptance. Upon notification by the subdivider that the construction of improvements is completed the Supervisors shall inspect the improvements. Providing the improvements are satisfactory they shall be

accepted conditionally and the subdivider so notified in writing. From the date of acceptance of road and storm water drainage improvements a two year maintenance period is initiated during which time the subdivider maintains the improvements. If the improvements are not found to be of satisfactory construction for conditional acceptance the subdivider shall be so notified within ten days of the date of inspection. The notification shall be in writing and shall list deficiencies.

502.3 Maintenance Assurances. After initial acceptance of road and storm water drainage improvements an agreement shall be negotiated between the subdivider and the Supervisors relative to the subdivider's responsibility to maintain the improvements for a two year period beginning at the date of the initial acceptance. The agreement may take the form of a maintenance bond; it may be part of the escrowed collateral arrangement; it may be part of the letter of credit arrangement; or it may be of any other form satisfactory to the Township Supervisors.

502.4 Final Acceptance. When the two year maintenance period is within 30 days of its termination the subdivider shall notify the Township Supervisors and request a final inspection. After the inspection the subdivider shall be notified in writing within 10 days of the date of the inspection that the road and storm water drainage improvements have been accepted or that final acceptance did not occur and for what reasons. Once the improvements are found satisfactory the Supervisors take full responsibility for their future maintenance.

502.5 Careful Cooperation Required. Road and storm water improvements as discussed in this section are intended eventually to be turned over to the Township Supervisors and maintained by them. Where such improvements are part of the subdivision development, utilizing the provisions set forth above, the subdivider shall establish a construction schedule and provide it to the Supervisors, making sure the Supervisors are always aware of the progressive construction activities necessary to complete all the improvements. Careful cooperation with the Supervisors can insure that the required improvements, once constructed, shift to public ownership in a timely and satisfactory manner.

ARTICLE VI. LAND DEVELOPMENT STANDARDS AND REQUIREMENTS

600. JURISDICTION. Certain physical developments are classified as land developments in the Pennsylvania Municipalities Planning Code, Act 247 and as such are subject to regulation. Land developments include but are not limited to mobile home parks, recreational vehicle parks, campgrounds, apartment complexes and shopping centers. These developments are characterized by the fact that the development site is in a single ownership and the buildings and/or use areas are rented or leased to prospective users. There is no division of land typical of land subdivision actions, although buildings and/or use areas may be sold at the time of development or at some future time through cooperative or condominium arrangements. It shall be unlawful for an applicant to construct land developments as defined herein until:

600.1 the Final Plan has been approved by the Supervisors and recorded as established in Section 206 of this ordinance,

600.2 a valid permit from the Pennsylvania Department of Environmental Resources, where applicable, has been approved for issue to the applicant,

600.3 a valid Occupancy Permit has been secured from the Township Supervisors or from the Pennsylvania Department of Transportation for highway right-of-way occupancy for the purpose of constructing access facilities.

601. PROCEDURES. In processing a land development the three stages procedure established in this ordinance for land subdivisions shall be used: Sketch Plan (not mandatory), Preliminary Plan, and Final Plan stages. The land development shall be processed, and submission requirements shall be as required for subdivisions. There is normally no final plat, however, the final site plan shall be recorded in the County Recorder's Office. Submission requirements where they relate to the drawing of a plat need not be observed unless the land development proposal intends to convey the land as in the case of a condominium arrangement.

602. ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS. The provisions of Article V., Assurance For Completion And Maintenance Of Improvements, shall be applicable in processing a land development proposal. However, when the land development involves the permanent lease or rental of buildings and/or space on the site and where the developer intends to construct, manage and maintain all site

improvements and there is no property owners' association planned, Article V. is not applicable to a land development.

603. DESIGN STANDARDS FOR APARTMENT COMPLEXES AND SHOPPING CENTERS.

603.1 Vehicular access connections to the surrounding existing road network shall be safe, shall have adequate .site distances, and shall have the capacity to handle the projected traffic.

607.2 service areas for the land development shall be planned and constructed such that they are not visible from adjacent residential uses.

60. .3 The site plan shall demonstrate that building locations and areas for vehicular circulation have been chosen with reasonable regard to the natural character of the land.

604. CLUSTER DEVELOPMENTS, MOBILE HOME PARKS, TRAVEL TRAILER PARKS, CAMPGROUNDS.

The design standards for cluster developments, mobile home parks, travel trailer parks and campgrounds are established in the Zoning Ordinance of Sadsbury Township dated July 17, 1984.



ARTICLE VII. DEFINITIONS

700. USAGE.

700.1 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.

700.2 The word "shall" is mandatory and not discretionary. 700.3

The words "may" and "should" are permissive.

700.4 The term "person" includes a corporation, a partnership and an incorporated association of persons.

701. WORDS AND TERMS DEFINED.

701.1 Applicant. A landowner or developer including his heirs, successors and assigns who seek authorization under the provisions of this ordinance to engage in an activity governed in whole or in part by this ordinance. An applicant may be a person, partnership, business, corporation, or an association of persons.

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

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

701.4 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.

701.5 Board of Township Supervisors. The Board of Township Supervisors of Sadsbury Township also referred to as the Board, the Supervisors, Township Supervisors and the Sadsbury Township Supervisors.

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

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

701.8 Building Setback Line. A line established generally parallel with and measured from, the lot line coterminus with the street right-of-way; no structure may be located above ground between the street right-of-way and this line except as may be provided under the provisions of this ordinance. This line is also referred to as a building line.

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

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

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

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

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

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

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

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

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

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

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

701.20 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.

701.21 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 701.37 of this ordinance.

701.22 Landowner. The legal or beneficial owner(s) of land including the holder of an option or contract to purchase, a leasee if he is authorized under the lease to exercise the rights of the landowner, or other persons having a proprietary interest in land, shall be deemed to be a landowner for the purpose of this document.

701.23 Lot. A tract, parcel, plat, or piece of land intended, as a unit for the transfer or 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.

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

701.25 Mobile Home Park. A site or tract of land or contiguous tracts of land under single ownership or controlled by a group of owners acting jointly upon which two or more mobile homes, used for living, eating or sleeping quarters by persons not related to the proprietor or his agent, are (or are intended to be) located.

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

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

701.28 Planning Commission. The Sadsbury Township Planning Commission also referred to as the Commission or the Planning Commission.

701.29 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.

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

701.31 Road. An area which primarily serves or is intended to serve as a vehicular and pedestrian access to abutting lands or to other roads. The word "road" refers to the right-of-way or easement, whether public or private, and not to the surfaced roadway or paving or other improvements within the road right-of-way.

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

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

701.34 Road, Public. Any road which is shown on the subdivision plat and is, or is to be dedicated, for public use.

701.35 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.

701.36- Structure. Any man-made object which requires a fixed location on the ground or an attachment to something having a fixed location of the ground including, but not limited to, buildings, billboards, signs, carports, porches, swimming pools, walls and other building features but not including sidewalks, drives and patios.

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

701.38 Subdivision. The division or resubdivision 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 subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or residential dwelling development, and conveyances executed for the sole purpose of settling bonified property line disputes between adjoining owners shall be exempted (shall not be considered subdivisions as defined herein).

701.39 Survey, Property. An accurate drawing prepared by a registered professional land surveyor which is made for the subdivision of only one lot and which shall be processed a

such under Section 301 of this ordinance.

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

PASSED AND ENACTED INTO AN ORDINANCE

THIS ----- day of ----- 19

SADSBURY TOWNSHIP SUPERVISORS

-----  
Chairman

Township solicitor

APPENDICES

APPENDIX I. CERTIFICATES. The following certificates shall be placed on all plats and/or site plans. The language of the certificates need not be exactly as shown hereunder but it shall convey in a reasonable way the same information and/or assurances.

1. Board of Township Supervisors' Statement

THIS FLAT WAS GIVEN FINAL APPROVAL BY THE SADBURY TOWNSHIP  
SUPERVISORS ON

-----  
(DATE)

-----  
(signature of authorized approving official)

2. Professional Land Surveyor's Statement

----- hereby certify that I am a professional land surveyor currently registered in the state of Pennsylvania, that this plat correctly represents a survey completed by me, that all monuments shown hereon actually exist, and that their location and material are accurately shown.

-----  
(date)

-----  
(signature)

3. Review Statement from the Crawford County Planning Commission

REVIEWED BY THE CRANFORD COUNTY PLANNING COMMISSION ON  
-----, I?----- . 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.

-----  
(signature of authorized official)

4. Review Statement from the Sadsbury Township Planning Commission

This plat was reviewed by the Sadsbury Township Planning Commission and comments were resolved on

-----, 19-----

-----  
(signature of authorized official)

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

A. Owner Dedication

we hereby certify that we (I) own the property plotted hereon and that this plat is made for the purpose of subdividing the property. Building setback lines are established on this plat between which lines and the property lines of the road(s) there shall be no building erected.

-----  
(date)

-----  
(signature)

-----  
(signature)

-----  
(signature)

State of Pennsylvania  
Crawford County

Sworn to and subscribed before me, a  
notary public this----- day of -----  
My commission expires-----

-----  
Notary Public



B. Owners Declaration and Dedication Statement:

We (I) hereby certify that we (I) own the property plotted hereon and that this plat is made for the purpose of subdividing the property. All roads (park areas, if applicable) shown on this plat and not heretofore dedicated are hereby dedicaed to the public. Building setback lines are established *on* this plat between which lines and the property lines of the road(s) there shall be no building erected.

-----  
(date)

-----  
(signature)

-----  
(signature)

-----  
O(signature)

State of Pennsylvania  
Crawford County

Sworn to and subscribed before me, a  
notary public this ----- day of-----  
My commission expires -----

-----  
Notary Public

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

1. Utility Easement

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

2. Drainage Easement

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

APPENDIX III. STATEMENTS ON THE HANDLING OF SEWAGE NEEDS.

where individual systems (on-lot systems) shall be necessary to handle sewage needs one of the following statements may be required to be placed on the plat.

1. Sewage needs on this lot require an individual system, the permit for which is not guaranteed through the approval of this plat and which must be issued by the Township before building can legally proceed.
2. Sewage needs on each of these lots require an individual system, the permits for which are not guaranteed through the approval of this plat and which must be issued by the Township before building can legally proceed.
3. Individual systems shall be necessary to handle sewage needs in this subdivision. Soils in this subdivision have been examined by a sewage enforcement officer and have been found generally suitable for individual systems; however, a buyer shall know that building activity cannot legally proceed on any lot prior to the issuance, by the Township Supervisors, of an individual sewage system permit for said lot.

APPENDIX IV. SUBDIVISION AND/OR LAND DEVELOPMENT APPLICATION FORM.

The following information shall be supplied the Commission in the form of a written application:

t Name of subdivision and/or land development-----

t Name of subdivider -----

Address ----- Telephone -----

t Name of subdivider's agent-----

Address ----- Telephone -----

t Location of subdivision-----

t Type of development (residential, commercial, etc.)

Approximate number of lots = \_\_\_\_Gross acreage -----

\$ General statements on the handling of:

Sewage -----

Potable water -----

Storm drainage

-----  
Electricity -----

Other Utilities -----

-----  
t Zoning, if applicable-----

-----  
t Facts about surrounding area-----

-----  
t Provision of park and recreation space -----

-----  
I Intended timing of development-----

-----

APPENDIX V. \_\_\_\_\_ WAIVER FORM

Sadsbury Township Subdivision And Land Development Ordinance (Section 109.4)

GRANTOR'S Statement:

\_\_\_\_\_, owner of a parcel of land in Sadsbury Township (grantor's name) identified as tax assessment map number \_\_\_\_\_, do propose to convey a \_\_\_\_\_ (number) portion of aforesaid property to \_\_\_\_\_, owner of a parcel \_\_\_\_\_ (grantee's name) of land in Sadsbury Township identified as tax assessment map number \_\_\_\_\_ (number) \_\_\_\_\_, do hereby affirm that this conveyance will not (grantor's name) reduce the land area and/or width of my aforesaid property below applicable County and/or local requirements as witness my hand and seal and date.

My Commission Expires \_\_\_\_\_

(Notary Signature)

\_\_\_\_\_  
(grantor's signature) (date) SEAL

\_\_\_\_\_  
(Zoning Officer signature if applicable) (date)

GRANTEE'S STATEMENT:

I, \_\_\_\_\_, am acquiring a portion of the property now owned. (grantee's name) by \_\_\_\_\_, identified as tax assessment map number \_\_\_\_\_ (number) (grantor's name)

\_\_\_\_\_, do hereby affirm that the aforesaid property I am (grantee's name)

acquiring shall abut and be contiguous to the property I presently own identified as tax assessment map number \_\_\_\_\_ and shall therefore merge (number) under law with my existing property. I, \_\_\_\_\_, do furthermore (grantee's name)

affirm that the use of this property being conveyed to me shall be governed by the provisions of applicable local and county land use regulations including, but not limited to, providing for required off-street parking, building set-back lines, and reservation for future rights-of-way on existing streets or roads, as witness my hand and seal and date.

My Commission Expires \_\_\_\_\_

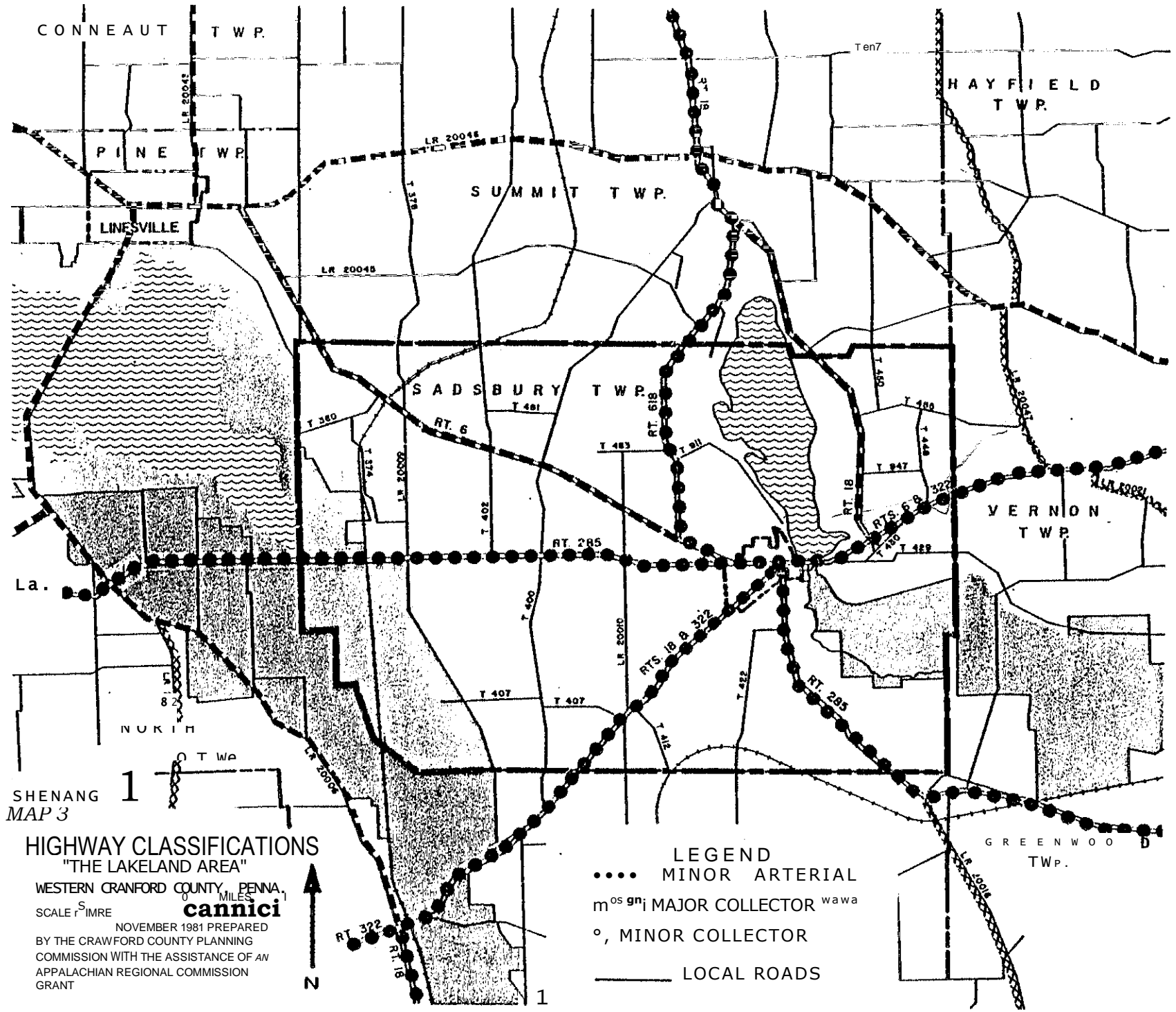
(Notary Signature)

\_\_\_\_\_  
(grantee's signature) (date) SEAL

SUBDIVISION ADMINISTRATOR'S STATEMENT:

waiver of final plan or property survey submission approved in accordance with Section 109.4 of the Sadsbury Township Subdivision and Land Development Ordinance.

\_\_\_\_\_  
(Subdivision Administrator's Signature) (date)



SHENANG  
MAP 3

**HIGHWAY CLASSIFICATIONS**  
"THE LAKELAND AREA"

WESTERN CRANFORD COUNTY, PENNA.  
SCALE 1" = 1 MILE  
NOVEMBER 1981 PREPARED  
BY THE CRANFORD COUNTY PLANNING  
COMMISSION WITH THE ASSISTANCE OF AN  
APPALACHIAN REGIONAL COMMISSION  
GRANT



- LEGEND**
- ..... MINOR ARTERIAL
  - m<sup>os</sup> gn<sup>i</sup> MAJOR COLLECTOR wawa
  - o, MINOR COLLECTOR
  - LOCAL ROADS

FROM SADSBUY TOWNSHIP COMPREHENSIVE PLAN ADOPTED AUGUST 30, 1982

APPENDIX VII. STATEMENT ON PENNOOT HIGHWAY ENTRANCE PERMITS

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

