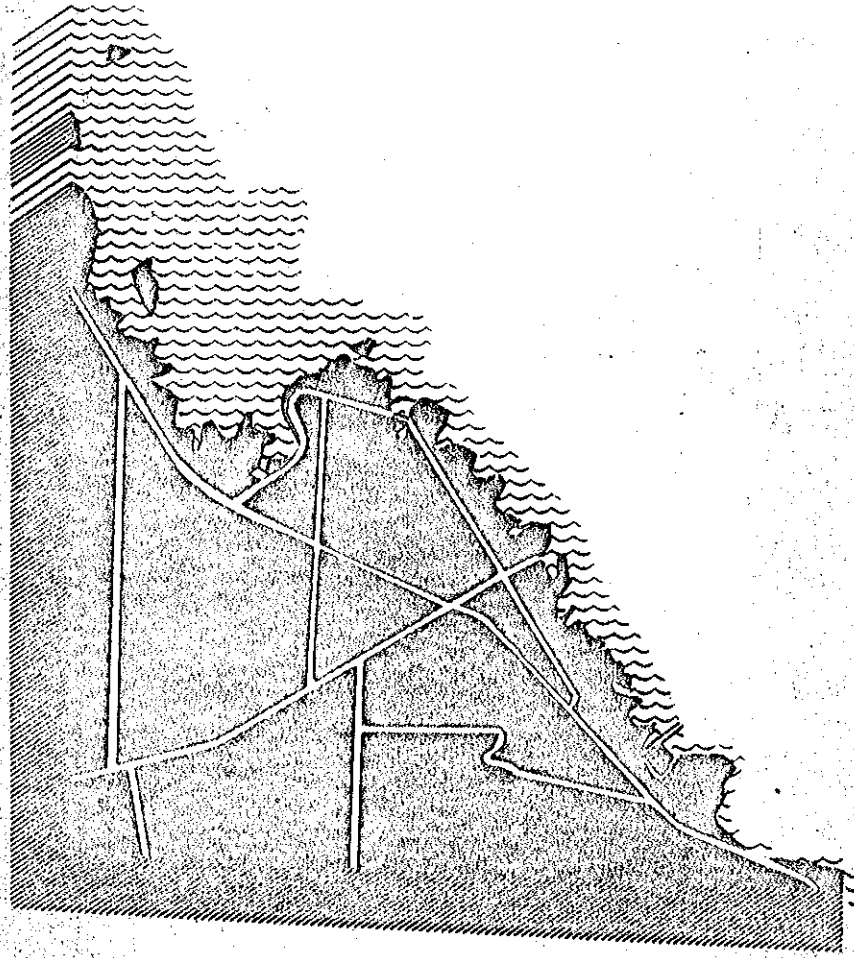


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SUBDIVISION REGULATIONS



WEST
SHENANGO
TOWNSHIP

CRAWFORD COUNTY, PENNSYLVANIA

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WEST SHENANGO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ORDINANCE NO. 15

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

NOW BE IT ORDAINED AND ENACTED BY THE BOARD OF SUPERVISORS OF WEST SHENANGO TOWNSHIP, CRAWFORD COUNTY, PENNSYLVANIA, PURSUANT TO THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE ACT 247 OF 1968 (EFFECTIVE JANUARY 1, 1969) and ITS AMENDMENTS, AS FOLLOWS:

ARTICLE I - PURPOSE AND AUTHORITY

A. SHORT TITLE

This Ordinance shall be known and may be cited as the SUBDIVISION REGULATIONS OF WEST SHENANGO TOWNSHIP.

B. PURPOSE

This Ordinance is adopted for the following purposes:

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

C. AUTHORITY

1. These regulations shall apply to all subdivisions, resubdivisions of land developments made within West Shenango Township after the effective date of this Ordinance; such subdivisions, resubdivisions and land developments shall, in all respects, be in full compliance with the applicable regulations hereinafter set forth in this Ordinance. No subdivision or land development of any lot, tract or parcel of land shall be made; no road,

sanitary or storm sewer, water main, or other facilities in connection therewith shall be laid out, constructed, opened, or dedicated for public use, or the common use of occupants of buildings abutting thereon; no permit to erect any building shall be issued; all except in accordance with the provisions of these regulations. No lot in a subdivision shall be sold unless and until a plan of such subdivision shall have been approved by the West Shenango Township Planning Commission and properly recorded, and until the improvements required by these regulations in connection therewith shall have either been constructed or guaranteed as herein provided.

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

D. INTERPRETATION

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

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

E. EFFECTIVE DATE

This Ordinance shall become effective on August 20, 1977, five days after its enactment, and shall remain in effect until modified or rescinded by the Board of Township Supervisors.

ARTICLE II - RULES AND DEFINITIONS

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

A. Rules

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

B. DEFINITIONS

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

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

BOARD OR BOARD OF SUPERVISORS. The Board of Supervisors of West Shenango Township.

BUILDING SET BACK LINE. The line within the property defining the required minimum distance between any structure and the road right-of-way or abutting lots.

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

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

COMMISSION OR PLANNING COMMISSION. The Planning Commission of West Shenango Township.

COUNTY PLANNING COMMISSION. The Crawford County Planning Commission.

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

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

CUL-DE-SAC. A local road having one open end and being permanently terminated by a vehicular turnaround.

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

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

GROSS LAND AREA (GROSS ACREAGE). The entire area of a subdivision including lots and roads, and measured to the center line of any bounding roads.

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

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

LAND DEVELOPMENT. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving, (a) a group of two or more buildings, or (b) the division or allocation of land or space between or among two or more existing or prospective occupants by means of, or for the establishment of streets, common areas, leaseholds, condominiums, building groups or other features; or a subdivision of land as defined in Section II.B. of this Ordinance.

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

LOT, DOUBLE FRONTAGE. A lot with opposite ends abutting on public roads.

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

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

MOBILE HOME STAND. That part of an individual lot which has been reserved for the placement of the mobile home.

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

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

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

PRELIMINARY PLAT APPLICATION. A submission of plans, maps, or drawings, and written material developed and compiled for the subdivision in compliance with Article III.B.8 and any other requirements, of this Ordinance.

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

ROAD, PRIVATE. Any road which is under the jurisdiction of and individual, corporation, or trustee, or any road which is privately owned or established.

ROAD, PUBLIC. Any road which is shown on the subdivision plat and is or is to be dedicated for public use.

ROADS:

- A. EXPRESSWAY - This claim of highway facility is devoted to moving large volumes of traffic and performs little or no land service function. It is generally characterized by some degree of access control. Normally, this classification should be reserved for multi-lane, divided roads with few, if any, grade intersections.
- B. ARTERIAL - Arterials bring traffic to and from the expressway and serve major movements of traffic within or through areas not served by expressways.

They have considerable continuity. They serve primarily to move traffic, but also serve a secondary function of land service.

- C. COLLECTOR - This class of road serves internal traffic movement within the Township and connects developed areas with the major arterial system. Collectors do not accommodate long, through trips and are not continuous for any appreciable length. The principal difference between collector and arterial roads is the length of the trip accommodated. The collector system is intended to simultaneously supply abutting property with the same degree of land service as a local road and also accommodate local internal traffic movements.
- D. LOCAL - This road's primary function is to provide access to immediately adjacent land. It normally represents a fairly large percentage of the total road mileage, but carries a small percentage of the vehicle miles traveled daily.
- E. MARGINAL ACCESS - A local road which is parallel and adjacent to highways and primary thoroughfares and which provides access to abutting properties and protection to local traffic from fast, through-moving traffic on the highways and primary thoroughfares.

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

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

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

TOWNSHIP. West Shenango Township.

TRAVEL TRAILER PARK. A parcel of land under single ownership which has been planned and improved for the placement of vehicular, portable structures designed as temporary housing for travel, recreational and vacation uses.

- a. Three copies of a written application indicating the following:
 - (1) Name of the subdivision.
 - (2) Name, address, and telephone number of the subdivider.
 - (3) Name, address, and telephone number of the subdivider's agent and/or engineer.
 - (4) Approximate number of lots.
 - (5) Type of development proposed, whether single family residences, mobile homes, commercial buildings, etc.
 - (6) General statement on how sanitary waste and storm water will be handled; how water will be obtained; how electric power will be obtained; and how any other utilities will be provided.
 - (7) Facts on the area surrounding the proposed subdivision including, but not limited to, roads, community facilities which serve or influence the proposal, utilities, existing land uses, zoning districts where they exist, and water courses. This information may be shown on the sketch plan discussed in Article III.A.2.b. following.
 - b. Sketch Plan - A plan in simple sketch form shall be presented showing the proposed layout of streets, lots, and any public facility sites, such as park and recreation areas which may be proposed. This plan may be a freehand drawing. Also; the title or name of the subdivision shall be indicated as well as the scale of the plan, a north arrow and the date.
 - c. Topographic Information - Topographic information represented by contour lines at an interval of 10 feet or less shall be provided for the subdivision site. United States Geological Survey Maps may be used to show this information and, where feasible, the Geological Survey may be used as a basis for preparing the sketch plan required in Article III.A.2.b.
3. The proceedings of the Preparatory Meeting shall be made a part of the Planning Commission's official minutes, and the written application shall be maintained in the Planning Commission's files. One copy of the application shall be forwarded to the Board of Township Supervisors and one copy forwarded to the County Planning Commission. Before extensive engineering work is performed on the subdivision plat, the subdivider

should establish that the proposed lots will meet the requirements of the Department of Environmental Resources.

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

B. PRELIMINARY PLAT REVIEW

1. The subdivider shall submit for review to the Planning Commission 5 copies of the preliminary plat applications. An application may include in addition to the subdivision plat other informational maps, engineering drawings and written reports. In subdivisions of 5 lots or less where a preliminary application is submitted, 5 copies of this application should be provided.
2. Upon receipt of the preliminary plat application, the Planning Commission shall:
 - a. Forward 1 application to the Board of Township Supervisors.
 - b. Forward 2 applications to the County Planning Commission.
3. The Planning Commission shall not take action on the preliminary plat application until review reports have been received from the Department of Environmental Resources and/or the Township Sewage Enforcement Officer and the County Planning Commission or until the expiration of 45 days from the date the application was forwarded to said organizations, whichever is sooner.
4. The Planning Commission shall notify the subdivider, at least 5 days prior to the meeting of the scheduled place, date and time for the meeting at which his subdivision is to be reviewed and acted upon. The Commission shall render its decision and communicate it to the subdivider no later than 90 days after the date the complete preliminary plat application is submitted.
5. The Planning Commission shall take one of the following actions on the preliminary plat application: (1) approve the application (2) require additions, corrections, changes or other information necessary for compliance with this Ordinance as conditions for the approval of the application; (3) reject the application of the subdivision proposal if it finds the proposal does not comply with the requirements of this Ordinance or other Ordinances of the Township or where a proposed

subdivision would adversely affect the health, safety or general welfare of the Township; (4) table action until additional information is provided by the subdivider. Whichever action the Planning Commission takes, the Commission shall so advise the applicant in writing not more than 5 days following the date of the meeting.

6. The approval of the preliminary plat application by the Planning Commission implies the general acceptability of the layout and the engineering proposals submitted; however, the Commission may require additions and changes for approval of the final plat and engineering requirements.
7. Preliminary plat application approval shall be effective for a maximum period of 24 months, unless, upon submission by the subdivider in writing, an extension of time is requested, and the Planning Commission, finding reasonable grounds therefor, grants an extension which shall not be for a longer period of time than 12 additional months.
8. The preliminary plat submission shall be legibly drawn on tracing cloth or equal material of good quality, at a scale of not smaller than one hundred (100) feet to one (1) inch except that a subdivision of 200 acres or more may be drawn at a scale of two hundred (200) feet to one (1) inch. The preliminary plat application shall include:
 - a. Proposed name of subdivision;
 - b. Date, scale and north arrow;
 - c. The name, address, and telephone number of the subdivider and/or engineer preparing the subdivision;
 - d. A small, scaled, location drawing showing the area in which the subdivision is located and its relation to surrounding roads and other significant features;
 - e. Location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land;
 - f. Zoning, where existing, of the proposed subdivision and adjacent parcels;
 - g. Location, and width and type of construction where applicable, of all existing roads both public and private, easements, sanitary and storm sewers, water lines, railroad and utility rights-of-way, parks, cemeteries, watercourses, drainage ditches, swamps, low areas subject to flooding, permanent building, bridges and any other information pertinent

to the proposed subdivision; this information shall be provided for the land to be subdivided and for lands within approximately 300 feet of the proposed subdivision;

- h. Indication of the gross land area of the subdivision and the number of lots proposed;
- i. Dimensions of lots and type of development anticipated on the lots;
- j. Building set back lines;
- k. Statement as to what private deed restrictions are completed;
- l. Topographic information which may be of a very general nature such as is obtainable from United States Geological Survey Maps. United States Geological Survey maps with a 10 foot contour interval (Scale 1/24000) should be used. Spot elevations should be proposed for critical points in the development;
- m. Proposed layout and width of all new road rights-of-way and proposed pavement or surfaced roadway widths. Proposed location and width of easements for sewers, watermains, drainage ways and other public utilities;
- n. Approximate location and area of property, if any, proposed to be dedicated for public use, or to be reserved by deed covenant for use of all property owners in the subdivision with the proposed conditions, if any, of such dedication or reservation;
- o. Approximate radii of all curves;
- p. If public sewers are not proposed, soil conditions and limitations relative to installing sub-surface disposal systems. This information may be obtained from published soils data, percolation tests, examination of test pits 4 to 6 feet deep on the site, and/or investigations by soil scientists. This information shall be plotted on a map;
- q. If an existing sewerage system is to be utilized;
 - (1) Distance to the nearest sewer line and its size;
 - (2) Name of sewerage plant, its design capacity and present loadings; orIf a sewage system is proposed;
 - (1) Type of treatment plant and degree of treatment;
 - (2) Ability of plant to be expanded;

common water supply system and/or where the ground is disturbed in an area over 25 acres, the Department of Environmental Resources must review the development plans and sufficient copies of the final plat application shall be provided by the subdivider to the Department of Environmental Resources.

2. The final plat shall be legibly prepared with waterproof, non-fading, black ink on tracing cloth or film or equal material, at a scale not smaller than one hundred (100) feet to one (1) inch. The maximum sheet size for any one plat shall be 36 inches by 48 inches.

Where more than one sheet is used for a plat, each sheet shall be numbered consecutively and shall contain a notation giving the total number of sheets in the plat, and showing the relation of each sheet to the other sheets. The final plat shall contain the following information:

- a. The name of the subdivision in prominent letters and the township in which it is located; the name shall not be a duplicate of or be deceptively similar to the name of any plat previously recorded in the Township.
- b. The name and address of the owners of the land.
- c. A legal description of the land platted and reference to the source of title to the land in the subdivision, as shown by the books of the County Recorder.
- d. The names of adjoining subdivisions and the name of the owners of all adjoining land.
- e. A north point properly located; the scale of the drawing noted and shown graphically.
- f. The exact lengths and bearing of the tract's exterior boundary lines and of all the land surveyed and divided, including roads, blocks, lot lines, public grounds; except that when the lines in any tier of lots are parallel, it shall be sufficient to mark the bearings of the outer lines of one tier thereof. Distances shall be measured at least to the nearest hundredth of a foot. Bearings, deflection angles, and central angles shall be measured at least to the nearest twenty seconds. The error of closure for the tract's exterior boundary shall be no greater than one foot to five thousand feet. Easements shall be shown by centerline and width when lines are parallel to a boundary; otherwise, separate bearings and distances shall be shown.

- b. Typical road cross-sections and centerline profiles of all roads to be built in the subdivision.
 - c. Typical details of all storm drainage system construction including road swales and culverts. Grades and gradients of drainage swales shall be shown.
 - d. Additional information beyond that submitted at the preliminary plat review, necessary to complete the Soil Erosion and Sediment Control Plan.
 - e. Complete detailing of water and sewerage systems where they are proposed.
 - f. Locations of road name signs and roadside trees where proposed.
4. The subdivider shall submit the final plat application at least 10 days prior to the meeting at which the application is to be considered for approval. The Planning Commission shall notify the subdivider at least 5 days prior to the meeting at which the subdivision will be reviewed and acted upon. A period of not longer than 24 months shall elapse between the date of preliminary plat approval and final plat approval, except that the Planning Commission may extend this time by 12 months if good cause is proven. See Article III.B.7. However, in any instance where the Commission grants final plat approval on a portion of the subdivision, then preliminary approval on the remaining portion of the subdivision shall be in effect for a period of 24 months from the date of said final plat approval.
5. Upon receipt of the final plat application, the Commission shall:
- a. Forward 1 application to the Township Supervisors.
 - b. Forward 1 application to the County Planning Commission.
6. The Planning Commission shall not give unconditional final approval of the application until the following requirements have been met:
- a. Where an existing sewerage or water system is to be utilized or a new common sewer or water system installed, the plans and other requirements of such systems shall be approved by letter, by the Department of Environmental Resources.
 - b. Where on-lot, sub-surface sewage disposal systems are proposed, the suitability of the soils for

this method of treatment shall be approved by letter, by the Township Sewage Enforcement Officer.

- c. Where a plat involves 25 acres or more of disturbed soil, a Soil Erosion and Sedimentation Control Permit, based upon a submitted soil erosion and sedimentation control plan, shall have been approved for issue to the subdivider.
 - d. Where there are required improvements, these improvements shall be in place and acceptable to the Board of Supervisors, or there shall be an adequate performance bond assignable to the Board and which has been approved by the Board, or an adequate amount of money shall be placed in escrow and assignable to the Board of Supervisors in the event the subdivider's obligations for the improvements are not met.
7. The Planning Commission shall review the final application and the engineering and construction drawings and specifications to assure conformity with:
- a. The preliminary application as approved by the Planning Commission;
 - b. The provisions of all pertinent laws, rules, and regulations, and
 - c. The technical requirements of Article III.C.2 and Article III.C.3 of this Ordinance.
8. Disapproval of the final plat is warranted if:
- a. There are more than minor deviations from the preliminary plan;
 - b. More than 24 months without time extensions, as provided for in Article III.B.7 have elapsed since preliminary plan approval;
 - c. Engineering and/or construction plans and details for the subdivision demonstrate that the subdivision improvements do not comply with Township standards and the requirements of this Ordinance;
 - d. The requirements in Article III.C.6 have not been met;
 - e. There were certain conditions attached to the approval of the preliminary application and these conditions have not been fulfilled.
9. Not later than 5 days after the Planning Commission meeting, the Commission shall notify the subdivider, in writing, of the Commission's action on the final plat. If the final plat was not approved, the reasons

for the Commission's action shall be stated in writing. The Commission shall render its decision and communicate it to the subdivider no later than 90 days after the date the final plat application is submitted.

10. Recording the Plat

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

11. Assessment

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

D. RESUBDIVISION OR REPLATTING

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

E. LAND DEVELOPMENT PROJECTS

Where a land development project is proposed as defined in Article II of this Ordinance and where it differs from a typical subdivision of land, the developer shall submit to the Planning Commission 5 copies of the applicable informational maps, engineering drawings, and written reports just as required for a preliminary plat application as set forth in Article III.B. of this Ordinance. The Commission shall process the application

as described in Article III.B. A permit to construct the land development project, whether obtained from the Crawford County Assessors or from the Township, shall not be issued until after the Commission reviews the application for conformity to the purposes and requirements of this Ordinance and makes its recommendations known to the agency with issuing the permit.

ARTICLE IV - DESIGN STANDARDS

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

A. GENERAL PRINCIPLES

1. In planning and designing a subdivision the subdivider shall conform to all applicable ordinances of the Township, the County and the Commonwealth of Pennsylvania.
2. Suitability of Land. No land shall be subdivided which is unsuitable for development by reason of flooding, bad drainage, adverse earth or rock formation or topography, or any other feature likely to be harmful to the health, safety, or welfare of the future residents of the subdivision or of the community. Such lands shall remain unsubdivided until such time as the conditions causing the unsuitability are corrected.
3. Parks, Schools, and Public Areas. In its review of the subdivision plans and final plats, the Commission shall seek to determine that there are fair allocations of areas for parks, schools and sites for other public services so as to promote conditions favorable to the health, safety and general welfare of the Township.

B. ROADS

1. General. All roads shall be designed in substantial relation to:
 - a. Topographic conditions and natural drainage;
 - b. Public convenience and safety;
 - c. The proposed uses of land to be served by such roads.A public road shall be provided for convenient access to all property within the subdivision. Private roads shall not be permitted.

2. Publicly Planned Roads. Roads shall be laid out in conformity to highway plans officially adopted by the Township, if such exist. Whenever a road included on an adopted highway plan runs through a proposed subdivision, it shall be provided for in the place and with the width indicated on said plan. However, no more than 100 foot width of right-of-way dedication shall be required from the subdivider for any road. If additional right-of-way greater than 100 feet is specified on an adopted highways plan, it shall be reserved by the subdivider for public use and building development prohibited by an appropriate easement provision on the plat. Should the public want to use the reserved land for highway use, it shall be required to obtain the land through purchase.

The subdivider shall not be required to install a pavement or surfaced area on roads in the proposed subdivision of greater width than that required for collector roads, in this Ordinance.

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

4. Road Classification.

- a. Arterials should be inter-neighborhood roads and should properly integrate with the existing and proposed system of major highways.

They should serve to link major public facilities, employment and shopping centers, and high density residential areas.

- b. Collector Roads should be intra-neighborhood roads and should be laid out to traffic circulation within the subdivision or neighborhood and shall be properly related to the existing and/or proposed highway system.

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

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

5. Road Widths. Road right-of-way widths shall be as follows:
 - a. Arterials shall have a minimum right-of-way of 80 feet. Depending on the situation, 100 feet of right-of-way may be preferable.
 - b. Collector roads shall have a minimum right-of-way of 70 feet.
 - c. Local roads shall have a minimum right-of-way of 50 feet.
6. Marginal Access Roads. Where a subdivision borders on or contains a railroad right-of-way, limited access road right-of-way, or major thoroughfare, a marginal access road of not less than 50 feet in width should be located approximately parallel to (and adjoining) such right-of-way.
7. Half-Roads. Half roads shall not be permitted except:
 - a. To provide right-of-way for roads designated on an officially adopted highway plan;
 - b. Whenever an existing half road is adjacent to a proposed subdivision in which case the other half of the street shall be included in the proposed subdivision or the existing half road shall be vacated prior to final approval of the subdivision.
8. Cul-de-sac. The right-of-way for the turnaround should generally be circular in shape and 120 feet in diameter; it shall not be less than 100 feet in diameter. The Commission may authorize an equally safe and convenient turning space instead of a circular right-of-way providing the layout is satisfactory and provides for the safety and general welfare of the public. Dead-end roads without adequate turnarounds shall not be permitted.
9. In instances where a proposed subdivision is to utilize existing improved Township and/or State roads for access to part of or all the lots, the subdivider, when required by the Planning Commission shall dedicate additional land for an enlargement of State and/or Township rights-of-way where the existing rights-of-way is not adequate based on the officially adopted highways plan, if one exists.

C. BLOCKS

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

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

D. LOTS

1. In subdivisions for residential use where a common sewerage system will serve, or does serve, the proposed dwellings, the minimum width of a single family lot at the building line shall be 80 feet, and the minimum area of the lot shall be 16,000 square feet. Where no common sewerage system exists, or is proposed, the minimum width for a single family lot at the building line shall be 100 feet and the minimum area of the lot shall be 20,000 square feet.

As established in this Ordinance, all proposed subdivisions shall be reviewed and approved by the Township Sewage Enforcement Officer, and, where applicable, by the Pennsylvania Department of Environmental Resources as to the adequacy of proposed water supply and sewage treatment facilities.

2. Every lot shall front or abut on a public road.
3. Building setback lines shall be established on all lots as follows:
(Note: These setbacks are measured from the right-of-way line)
 - a. Along State and Federal roads, a minimum distance of 70 feet;
 - b. Along existing Township roads and proposed Township roads designated as collector roads, a minimum distance of 50 feet;
 - c. Along roads designated as local roads in subdivision plats, a minimum distance of 50 feet.
4. Excessive depth of lots in relation to width shall be avoided. A proportion of 3.5 to 1 should normally be considered a maximum.
5. Side lot lines should be substantially at right angles or radial to road right-of-way lines.
6. Double frontage lots should be avoided except where necessary to overcome specific disadvantages of topography and orientation or other limiting factors. Where double frontage lots are platted, the subdivider should designate on the plat for buffering purposes, a strip of land no less than 15 feet wide on the highway side of the lot; this strip of land should be landscaped with shrubs and trees so as to provide screening from the road area and should not permit vehicular access.
7. Subdivisions shall contain no left-over pieces, corners, or remnants of land.

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

E. EASEMENTS

1. Where required utility easements shall be designated at the rear of all lots and along side lot lines and shall provide reasonable continuity from block to block. Such utility easements shall be at least 15 feet wide, 7½ feet on each side of the lot line, except that in instances where only pole guys or single utility installations are involved an easement of lesser width may be allowed. Where a utility easement is placed on the lot or along the front lot line (co-terminous with the road right-of-way) it should be a minimum of 10 feet in width. The subdivider should furnish evidence that the easements shown on the plat have been reviewed by the servicing utility companies.
2. Where a subdivision is traversed by a watercourse, easement designations of adequate width to accommodate storm water drainage through the subdivision shall be shown. The width of the easement shall be dependent on the area of land drained by the watercourse except that in no case shall the required width be more than 300 feet.
3. An easement for fencing and/or screen planting for buffering purposes may be required between residential lots and commercial or industrial lots, or to provide screening for residential lots fronting on major highways.
4. Whenever a road planned eventually to be continuous is temporarily stubbed or dead-ended awaiting subdivision of adjacent land, sufficient area for an adequate temporary turnaround shall be provided by the subdivider. A temporary easement may be established on an adjacent subdivision lot or lots; the easement would terminate when the stubbed road is extended.

ARTICLE V - REQUIRED IMPROVEMENTS AND CONSTRUCTION STANDARDS

A. SURVEY MONUMENTS

Monuments shall be set at all corners or angle points of the boundary of the tract being subdivided. Also, monuments shall be set at all road intersections, at the beginning and ending of all curves along road rights-of-way, and at all block corners of land subdivided. Monuments shall be set at all corners. Monuments shall be iron rods or of comparable permanent material as approved by the Commission. The material and location of all survey monuments placed in the subdivision shall be shown on the plat either at the representation thereof or by legend. See Article III.C.2.1.

Acceptance of said streets and improvements is conditional and is based upon a 2 year maintenance period which commences with the formal date of said acceptance. A 2 year maintenance bond, assignable to the Board of Supervisors, shall be written and accepted by the Board at such times as the streets and improvements are conditionally accepted. The amount of the maintenance bond shall be one fourth the estimated cost of the road and improvements and shall be set by the Board. At the end of the 2 year period, if all of the accepted improvements are in satisfactory condition, (during this 2 year period the roads and improvements are maintained by the subdivider) the maintenance bond shall be released by the Board of Supervisors; or

2. A performance bond assignable to the Board of Supervisors is executed by the subdivider and approved by the Board. Said performance bond shall be 100 percent of the estimated cost of all roads and improvements which this Ordinance requires and which are shown on the approved plans and specifications, except that the bond need not include common sanitary sewerage treatment facilities nor the common water supply facilities. The amount of the bond shall be approved by the Board based on costs which are current in the building trades for the construction of the applicable improvements. All bonds shall be with a licensed company to do business in the Commonwealth. Performance bonds shall specify that all the improvements will be installed within a period no greater than 4 years; or
3. Cash, or other acceptable, negotiable securities in lieu of performance and/or maintenance bonds are placed in escrow assignable to the Board of Supervisors in the event the subdivider's obligations are not met; or;
4. A combination of the above three alternatives is employed, provided all improvements are assured.

F. PROCEDURE ON CONSTRUCTION, INSPECTION AND ACCEPTANCE OF IMPROVEMENTS

1. Construction Before Final Plat Approval

- a. When the subdivider elects to begin construction of the improvements before the Planning Commission has approved the final plat, a written statement shall be obtained from the Planning Commission and the Board of Supervisors wherein they acknowledge the construction and that the improvement

plans submitted heretofore are sufficient to permit the commencement of construction. In no event shall work on the construction of improvements begin before the preliminary plan has been approved by the Planning Commission.

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

2. Inspection of Improvements and Conditional Acceptance

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

- (1) Before gravel material is deposited in place for inspection of all road subgrades.
- (2) Before the road gravel is penetrated by oil for inspection of the road surfacing construction.

No later than 5 days after the date of each inspection, the Board shall notify the subdivider of the results of the inspection. Providing the roads and improvements are constructed satisfactorily and providing a 2 year maintenance bond assignable to the Board of Supervisors is written and accepted by the Board, the Board shall conditionally accept the roads and improvements and so notify the subdivider. During the 2 year maintenance period immediately following conditional acceptance by the Board the roads and improvements shall be maintained by the subdivider

3. Final Acceptance of Improvements and Release of Maintenance Bonds

- a. Final acceptance of all roads and improvements except common sanitary sewerage treatment facilities and common water supply facilities is the responsibility of the Board of Supervisors. Anytime after the lapsing of 22 months of the maintenance bond period the subdivider shall have

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

B. TRAVEL TRAILER PARK DEVELOPMENTS

Travel trailer park developments shall be prepared in accordance with all of the requirements established in this Ordinance for mobile home parks, except that:

1. Each travel trailer lot shall be large enough so there can be a minimum distance of 20 feet between each individual travel trailer, including accessory structures attached thereto, and any portion of any other travel trailer or any other building in the travel trailer park;
2. An enclosure or skirting is not required around the base of the travel trailer unit;
3. Parking spaces shall be provided on the basis of 1.25 spaces per travel trailer unit;
4. No dependent travel trailer unit shall be located more than 300 feet from a service building containing toilet and bath facilities.

ARTICLE VII - VARIANCE, APPEALS, AND AMENDMENTS

A. HARDSHIPS

1. Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with this Ordinance, the Commission may, after written application by the subdivider, recommend variances or exceptions to the regulations, provided that such variances or exceptions shall not have the effect of nullifying the intent and purpose of this Ordinance.
2. The Planning Commission shall not recommend variances or exceptions to the regulations of this Ordinance unless it shall make findings based upon the evidence presented in each specific case that:
 - a. Because of the particular physical surroundings, shape or topographic conditions of the specific property involved a particular hardship to the owner would result, as distinguished from a mere

inconvenience, if the strict letter of the regulations were carried out; and

- b. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable, generally, to other property; and
- c. The variance will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

B. LARGE SCALE DEVELOPMENTS

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

C. AMENDMENTS

The provisions of this Ordinance as set forth herein may be amended, altered, or revised by the Board of Supervisors from time to time after a public hearing is held pursuant to public notice. Where an amendment is proposed from a source other than the Planning Commission, the Board of Supervisors shall submit such amendment to the Planning Commission and to the County Planning Commission for their review and recommendations at least 45 days prior to the date of the public hearing.

D. APPEALS

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

ARTICLE VIII - VALIDITY AND PENALTY

A. VALIDITY

The articles, sections and subsections, forming this Ordinance and the several parts, provisions and regulations

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

B. PENALTY

Any person, firm or corporation, whether as principal, agent, employee or otherwise, who violates any of the provisions of this Ordinance shall be guilty of a summary offense and, upon conviction, shall be fined not less than 10 (\$10.00) dollars and not more than 500 (\$500.00) dollars for each offense, such fine to inure to the Township. Each day of the existence of any violation shall be deemed a separate offense. In addition, West Shenango Township reserves the right to use any and all civil and equitable remedies permitted in law to gain redress and/or correction in any violation(s) of this Ordinance.

ARTICLE IX - FEES

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

This Ordinance ordained and enacted This 15th day of August, 1977.

Board of Supervisors
West Shenango Township
Crawford County, Pennsylvania

Robert J. Valesky
Robert J. Valesky, Chairman

Raymond R. Floch
Raymond R. Floch

Thomas L. Mowery
Thomas L. Mowery

ATTEST: I, Wanda E. Floch, certify that the foregoing is a true copy of an Ordinance adopted by the Board of Supervisors, West Shenango Township, Crawford County, Pennsylvania on August 15, 1977.

Wanda E. Floch
Wanda E. Floch, Secretary
West Shenango Township

APPENDICES
APPENDIX 1
CERTIFICATES

1. PLANNING COMMISSION APPROVAL

Under authority provided by the Pennsylvania Municipal Planning Code, Act 247 as amended, this plat was given approval by West Shenango Township as Follows:

Approved by the West Shenango Township Planning Commission at a meeting held _____.

Chairman

2. CRAWFORD COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Crawford County Planning Commission on _____
19____. The signature hereon does not establish approval or disapproval of this subdivision but indicates the Commission has made review comments which have been provided to the local municipality and the subdivider and which are part of the public record.

Chairman, Crawford County
Planning Commission

3. PROFESSIONAL ENGINEERS STATEMENT

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

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

(SEAL) _____

4. DEED OF DEDICATION

Each final plat submitted to the Commission for approval shall carry a deed of dedication in substantially the following form:

"We, the undersigned _____ (Names), owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as _____ (Names), an addition to West Shenango Township.

All roads, parks, and other public lands shown and not heretofore dedicated, are hereby dedicated, to the public.

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

Witness our Hands and Seals this _____ day of _____, 19____.

COMMONWEALTH OF)
PENNSYLVANIA) SS:
CRAWFORD COUNTY)

Before me, the undersigned Notary Public, in and for the County and State, personally appeared _____ (Name), _____ (Name), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed; for the purposes therein expressed. Witness my hand and Notarial Seal this _____ day of _____, 19____.

Notary Public

5. UTILITY EASEMENT

"An easement is hereby granted to West Shenango Township and all public utility companies, and their respective successors and assigns, to install, place and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, either overhead or underground with all necessary braces, guys, anchors, and other appliances in, upon, along and over the strips of land designated on the plat and marked "UTILITY EASEMENT", for the purpose of serving the public in general with sewer, water, gas, electric and telephone service, including the right to use the

CHECK LIST FOR PRELIMINARY PLAN REVIEW

	Item	Accomplishment
I.	<u>THE PLAT</u>	
1.	Name of subdivision	_____
2.	Date, scale, north arrow	_____
3.	Location map	_____
4.	Area of the subdivision and number of proposed lots with their dimensions	_____
5.	Indication of adjacent subdivisions, property owners	_____
6.	Location and width of proposed road and easement right-of-way	_____
7.	Location of recreation and park areas where contemplated	_____
8.	Building setback lines	_____
9.	Approximate radii of all curves.	_____
II.	<u>OTHER DRAWINGS AND REPORTS</u>	
1.	Zoning where it exists	_____
2.	Indications of existing features in and adjacent to tract	_____
3.	Private deed restrictions where contemplated.	_____
4.	Topographic information	_____
5.	Information on soil conditions where individual on-lot sewerage systems are proposed.	_____
6.	Locations of wells for water supply where contemplated	_____
7.	Engineering plans on common sewerage and water systems where proposed	_____
8.	Engineering plans on handling of storm water drainage	_____
9.	Information and plans on how accelerated soil erosion and sedimentations will be controlled indicating temporary and permanent control measures	_____
10.	Road cross sections and gradients.	_____
11.	Public utility locations	_____

CHECK LIST FOR FINAL PLAT REVIEW

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

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