

CAMBRIDGE TOWNSHIP SUPERVISORS

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June 3, 1999

Crawford County Planning Commission
Crawford County Courthouse
911 Diamond Park
Meadville, PA 16438

ATTENTION: Karen Montgomery

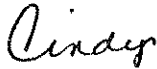
Dear Karen:

I am pleased to inform you the Board of Supervisors of Cambridge Township adopted Subdivision and Land Development Ordinance #1999-01 on May 25, 1999. Accordingly, please accept a certified copy of Ordinance #1999-01 as required under the PA Municipalities Planning Code.

The Board would like to express their sincere appreciation to you and Rob Merchant for all the hard work that you contributed in the long process of writing and presenting this ordinance. The Township Planning Commission could not have written this without your help and guidance. Everyone really appreciated the help.

Thank you again.

Sincerely,



CAMBRIDGE TOWNSHIP SUPERVISORS
Cindy L. Boylan, Secretary/Treasurer

CTS:cb

Enclosure-Ordinance #1999-01



SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
CAMBRIDGE TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA

ORDINANCE NO. 1999-01

AN ORDINANCE ESTABLISHING SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR CAMBRIDGE 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 CAMBRIDGE TOWNSHIP TO ENACT A SUBDIVISION AND LAND DEVELOPMENT ORDINANCE; AND

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

WHEREAS, AT THE PLANNING COMMISSION'S REQUEST, THE BOARD OF TOWNSHIP SUPERVISORS HAS GIVEN DUE PUBLIC NOTICE OF A HEARING RELATING TO THIS 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 CAMBRIDGE 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 Cambridge Township;

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

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 right-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 communities 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 municipalities 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 archaeological 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 Cambridge Township.

103 JURISDICTION.

103.1 The Cambridge 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 subject to the provisions of this ordinance shall be issued (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 the transfer of legal or equitable title to real estate from one party to another party to include but not be limited to the following manner of transfer.

103.1(a) The deliver of a deed

103.1(b) 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 payment 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.

103.2 Pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Act 247, all application 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 of staff, the Township may proceed in its action.

104 CONFLICTING ORDINANCES: EFFECTIVE DATE. All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent necessary to give this ordinance full force and effect. This Subdivision and Land Development Ordinance shall take effect 5 days after its enactment be the Board of Township Supervisors and shall remain in effect until modified or rescinded by the Township Supervisors.

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 restriction 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(b) Private Provisions. These regulations are not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of this ordinance are more restrictive or impose higher standards or regulation that 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 judgment shall be confined in its operation to the part, provision, or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this ordinance or the application thereof to other persons or circumstances. The Board of Township Supervisors hereby declares that it would have enacted the remainder of this ordinance, even without any such part, provision, or application.

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 Commission 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 or 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 drawing as set forth in Section 301; or, where applicable, as provided in Section 109.4 of this ordinance.

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 therein, by a written instrument, to which a copy of such plat shall be attached, declaring the same to be vacated. Such an instrument shall be approved by the 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 in the manner herein established providing all the owners of lots judged by the Supervisors to be affected by the vacation join in the execution of such written instrument.

109 ALTERATION OF REQUIREMENTS

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(b) 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 Cambridge Township.

109.2 Conditions. In approving alterations the Supervisors may require such conditions as will, in their judgment, 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 professional 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 provision of this ordinance; however, the applicant, in this instance, need not comply with the provisions of this ordinance if that is his/her wish.

110 ENFORCEMENT REMEDIES:

110.1 Any person, partnership or corporation who or which has violated the provisions of this Ordinance shall upon being found liable thereof in a civil enforcement proceeding commenced by a municipality, pay a judgement of not more than five hundred dollars (\$500.00) plus all court costs including reasonable attorneys fees incurred by the Township of Cambridge as a result thereof.

110.2 No judgement shall commence or be imposed, levied or payable until the date of the determination of a violation by the District Justice, who shall have first jurisdiction in such proceedings.

110.3 If the defendant neither pays nor timely appeals the judgement the Township of Cambridge may enforce the judgement pursuant to the applicable rules of civil procedure.

110.4 Each day that a violation continues shall constitute a separate violation, unless the District Justice in determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the District Justice and thereafter each day that a violation continues shall constitute a separate violation.

110.5 The Court of Common Pleas upon petition may grant an Order of Stay, until cause shown, tolling the per diem judgement pending a final adjudication of the violation and judgement.

110.6 Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the Township of Cambridge the right to commence an action for enforcement pursuant to this section.

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.

200.3 (d) All subdivisions not classified as a single-lot or minor subdivision shall be classified as a major subdivision.

200.4 Land Development. This venture is defined in Section 801.23. It is further described as a proposed building venture characterized by the fact that the development site may remain in a single ownership (unsubdivided) use areas are leased to prospective users, i.e. the mobile home park, or may be controlled by a group of owners who each have fee simple, undivided interests in certain portions of the site but who act jointly through an owners' association in order to maintain certain common areas such as roads, a water supply system, etc. Requirements and standards for land developments are established in Article VI of this ordinance.

200.5 Cluster development. A proposed building venture controlled by one land owner or controlled by a group of owners acting jointly wherein 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 Article VII of this ordinance. 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.

202 **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.

202.3 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 both Preliminary and Final Plan Stage approvals. These approvals shall be obtained at separate meetings of the Board of Cambridge 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 his proposal with 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 stage of the review process is not mandatory.

203.1 The benefits derived from a meeting with 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 303; and

204.1(c) be filed with the Township so that it can be reviewed by the Cambridge 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; and

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

204.2 Reviewing by the Cambridge Township Planning Commission.

The supervisors, upon receipt of the complete subdivision application (all submission requirements shall be included), shall forward one copy of same to the Cambridge Township Planning Commission for its review and comment. 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.

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 or its staff shall have 45 days from the date it receives the subdivision application in which to make its comment(s). The Supervisors shall not give final approval to a subdivision until they receive the County Planning Commission's comment(s), the staff comment(s) or until the expiration of the 45 days, whichever occurs earliest. Note, however, the 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.

204.4 Other Process Requirement.

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, not later than 15 days following the decision. Failure of the Board of Supervisors or its designated official 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 of 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 the 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 major subdivision or cluster development plat the Supervisors shall hold a public hearing. For all others, the Supervisors may hold a public hearing.

204.5 The 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, correction, 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 of 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 Protection - has not been completed by the Sewage Enforcement Officer and submitted to the Supervisors.

205 FINAL PLAN STAGE.

205.1 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 of Supervisors it shall be submitted to the Board of Township Supervisors no later than 6 days, exclusive of weekends and official holidays, prior to said meeting.

205.2 Review by Cambridge Township Planning Commission. The Township, upon receipt of the final subdivision plat (all submission requirements shall be included), may forward one copy of same to the Cambridge 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 to the Commission 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 be 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's last known address no more 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 an approval of the Final Plan.

205.5 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, or its designated official may take one of the following actions:

205.5(a) approve the plan,

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

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

205.5(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 II. 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 to the Township Secretary a copy of the County Recorder's Receipt showing that the subdivision plat has been recorded.

207 **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 shall establish a nominal schedule of fees in order to defray a portion of the cost of administering this Ordinance. The required fee shall accompany the Preliminary Plan submission. Until the application fee has been paid no final action shall be taken on a subdivision application.

208.1(a) A schedule of fees for minor subdivisions, major subdivisions, land development plans not involving subdivision, manufactured home park permits, requests for modifications, and petitions for amendments of this Ordinance shall be established by ordinance or resolution by the Board of Cambridge Township Supervisors, posted conspicuously in the Township Building, and subsequently amended only by action of the Board.

208.1(b) These review fees shall be set in accordance with the ordinary and customary charges by the Township's engineer or consultant for similar service in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the municipality when fees are not reimbursed or otherwise imposed on applicants.

208.1(c) In the event that the Township and the applicant cannot agree on the amount of review fees which are reasonable and necessary. Then disputes shall be resolved in accordance with the provisions of the PA Municipalities Planning Code (Act 247) as applicable.

208.1(d) No subdivision or development plan shall be finally approved and no petition or requests acted upon, unless all applicable fees have been paid in full.

ARTICLE III. SPECIFICATIONS FOR SUBDIVISION PLANS

300 **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;

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

300.3 Name, address and telephone number of the registered professional land surveyor 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;

300.8 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.

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 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 geometrics of the final plat shall be balanced.

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

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

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

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

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

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

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

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

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

301.12 The following certificates(see Appendix I.):

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

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

301.12(c) 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 & II):

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

301.14 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.

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 VI shall be entered on the plat.

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

302.1 Sketch Plan Drawing

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 areas, 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:

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

303.2 The date, scale and north point indication

303.3 A small, scaled, location map showing the area of the proposed subdivision 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.

303.4 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.

303.6 Location, width (right-of-way and pavement) and type of construction of all existing roads, public and private, for the land to be subdivided 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 right-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 rights-of-ways. Where it is not clear from the scaled drawings the dimensions of elements of the proposed layout shall be given.

303.8 Topographic information shall be provided for all subdivision wherein;

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

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

303.13(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.

303.13(b) The information required in Section 303.13(a) may be required for Major Subdivisions not involving new roads and for Minor Subdivisions where storm water management considerations are judged to be critical in the development proposal.

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

303.15 Any other special proposals which may be necessary to the 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) letters, permits and certifications indicating other municipal, State and public or semi-public agencies or organizations have given their review and approval to the subdivision proposals; and (c) supporting reports and documents such as a listing of covenants to be recorded with the subdivision plat,

and the incorporation papers for a homeowners' association. The submission specifications at the Final Plan Stage 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. Bearing, shall be measured at least to the nearest twenty seconds. The error of field closure for the subdivision's exterior boundary shall be no greater than one foot in five thousand feet, and all geometrics of the final plat shall be balanced.

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

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

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

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

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

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

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

305.1(m) The following certificates (see Appendix I.)

- (1) Cambridge 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(n) The following certificates, statements and/or covenants only where applicable (see Appendix II.)

- (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(o) 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(p) 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) 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 Protection 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 PennDEP, a copy placed in the files of the Board of Township

Supervisors and a letter indicating PennDEP'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 PennDEP 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 PennDEP, the Public Utility Commission or the 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 PennDEP. 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 it 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 Cambridge 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 Cambridge 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 lands 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 homeowner's association, a school board or some other organization which can assure the Township of its ability to manage the land in keeping with the general welfare of future residents.

400.5 In designing a subdivision, 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. Roads in and bordering a subdivision or land development shall be coordinated, and be of such widths and grades and in such locations as deemed necessary to provide safe access to the subdivision to accommodate prospective traffic, to facilitate fire protection and emergency services response, and to meet recognized traffic safety design standards. There shall be no dead end streets. Where a street does not tie into another street, a cul-de-sac shall be used.

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

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

401.1 Proposed roads, except as provided in this section and subsection 401.1(a), shall be properly dedicated for public use and shall provide convenient access to all property within the subdivision or land development. There shall be no private roads, except in cluster and land development enterprises where private roads are permitted. Each lot planned for separate ownership in the subdivision shall have a minimum of 15 feet of frontage on a public road.

401.1(a) Minimum lot areas and minimum lot widths are established in Section 403.5 of this ordinance. Normally the full width of a lot shall abut on a street. However, whenever it is impossible to access an existing parcel with the full width of the lot, or where a special subdivision design and management concept is believed to be appropriate for a particular site, a minimum frontage of 15 feet may be utilized subject to review and approval by the township. The minimum of 15 feet of frontage on a public road permits the use of an "access lane" to the public street (private streets in some instances) as shown in the following drawing (Figure 1.) where the minimum width of the "access lane" shall be 15 feet. In instances where the "access lane" is used the lot width, lot area and yard requirements shall be established beginning at the location where the "access lane" terminates and the bulk of the property begins.

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

401.3 Road Classifications. The applicant shall be responsible to develop the subdivision's road network based upon the classification system established as follows: See Appendix VI for designations in the Township.

401.3(a) Arterial Roads. These roads provide inter-municipal, inter-county 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 Classification System and as set forth and discussed in the Crawford County Comprehensive Plan and the Cambridge Township Comprehensive Plan.

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 Cambridge Township Comprehensive Plan.

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.

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 roads are established. Curbed roads may be required where the gross residential density is 4.0 residential lots per acre or greater.

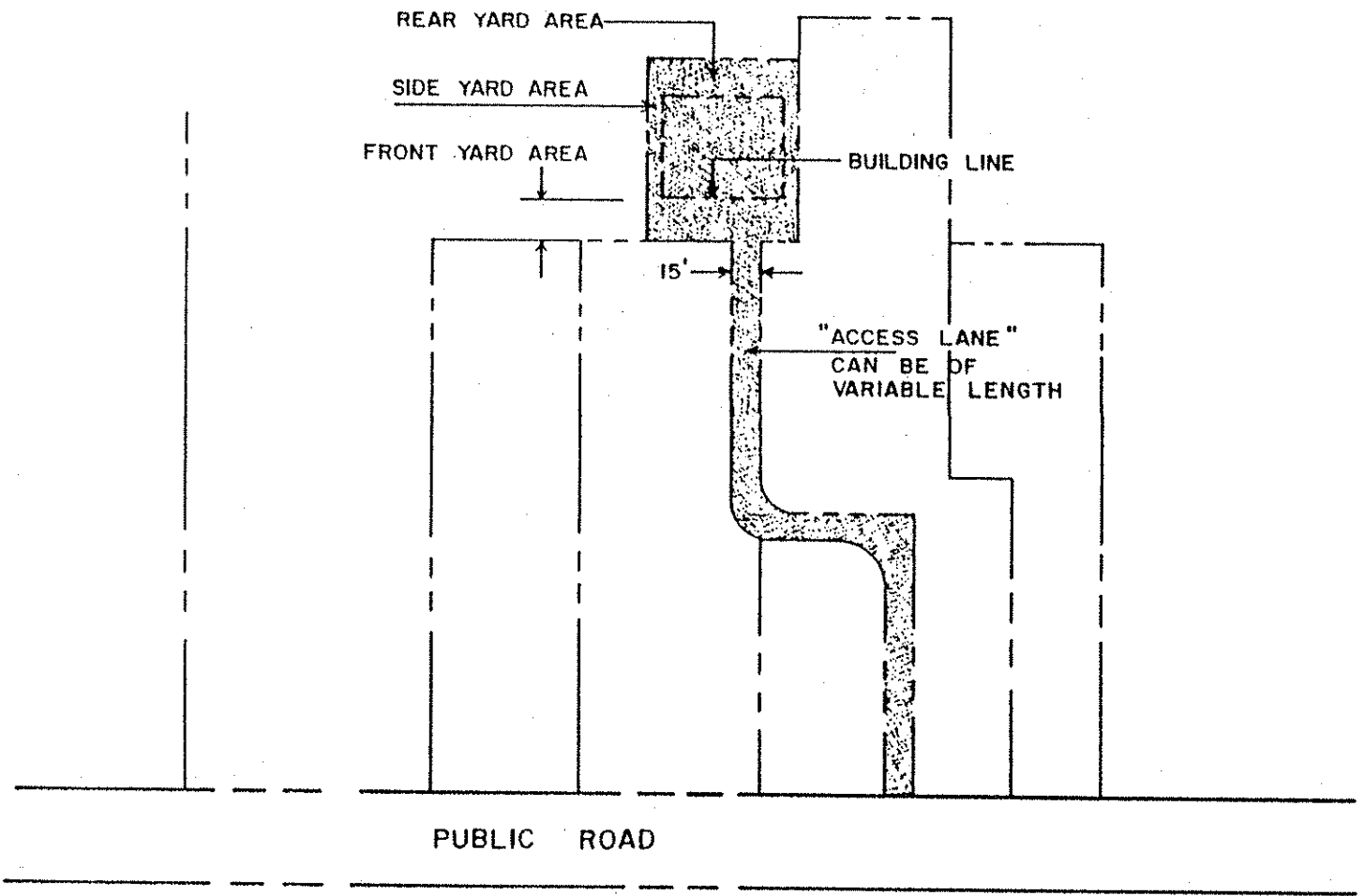
401.5 Access to Minor Arterial Roads. Where a subdivision borders on, or contains, and existing or proposed minor arterial road, the Supervisors may require that access points to the road be limited by one of the following means or same acceptable alternative:

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 or collector road essentially parallel to the minor arterial in which case vehicular access to the lots occurs from the local road. The backyards of the lots should be screened in an appropriate manner from the minor arterial road. Access from the minor arterial to the subdivision shall be by means of public road intersection(s).

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

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 alternative can accommodate equally safe and convenient turning movements.

FIGURE 1
LOT SERVED BY AN "ACCESS LANE"



SCALE 1" = 100'

TABLE 1.

DESIGN STANDARDS FOR ROADS
(all figures indicate feet except where noted otherwise)

	ROADS			
	ARTERIAL	COLLECTOR(1)	LOCAL ACCESS(2)	ALLY
Minimum width right-of-way	60-80(4)	50-60 (4)	50	20
Minimum width traveled way or cartway	24 w/s(5) 44 w/c(6)	20 w/s 36 w/c(7)	20 w/s 30 w/s	12
Maximum grade(8)	5	10	10	10
Minimum grade(8)	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.
- (2) This category of road primarily serves as access for abutting property owners as described in the Road Network Section of the Comprehensive Plan.
- (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 a 1 1/2: 1 gradient.
- (4) Township roads shall be provided with a minimum of 50 feet of right-of-way; state roads shall have a minimum of 60 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.
- (7) Collector roads utilizing curb construction shall have 60 foot rights-of-way.
- (8) Figure indicates percent.

401.7 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.

403.2 Lot lines shall be generally at right angles to the public road. Corner lots shall have adequate width to accommodate building setbacks from tow 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 50 foot right-of-way on Township Roads and a 60 foot right-of-way on 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 a Township Road right-of-way and 30 feet from the centerline of the road shall be allowed for a State Road.

403.5 Minimum Lot Area and Lot Width. Minimum Lot area and lot width shall be as established in the Cambridge Township Zoning Ordinance. In all instances, where a Zoning Ordinance has been enacted but does not set forth a minimum lot width, the minimum lot width shall be 100 feet. In all instances the minimum lot size shall be adequate to accommodate sewer and water supply needs, particularly

where these facilities are provided totally on the subdivided lots (on-lot septic systems and water wells).

403.6 Minimum Building Setback Line. Minimum building setback lines shall be as established in the Zoning Ordinance of Cambridge 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 form local and not arterial roads.

403.9 Subdivisions and/or land developments shall 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. Utility easements along side and rear property lines shall be a minimum of 20 feet wide and shall be centered on the lot lines. Where such easements are located along the front lot line adjacent to the public road they shall be a minimum of 20 feet in width.

405.2 Where a subdivision and/or land development is traversed by a watercourse, easement designations of sufficient width to accommodate the 24 hour duration 50-year frequency storm shall be shown. The minimum easement width shall be established at 12 feet.

405.3 Easements for fencing and/or trees 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 shall be provided on a temporary basis for a vehicular turnaround. A temporary easement may be established on adjacent lots in order to obtain sufficient area for said turnaround. This easement shall terminate when the stubbed road is extended, and a statement to this end shall be entered on the plat.

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 4 feet in width and shall be separated from the road curb by a minimum of 4 feet. Where constructed, sidewalks shall be of concrete construction. They shall be a minimum of three (3) feet wide and four (4) inches thick and shall have a minimum cross slope of two (2) percent.

407 **ROAD SIGNS**. All roads shall be provided with road signs approved by the Cambridge Township Board of Supervisors.

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 minimum 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) Layouts 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 on 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 accompanying road specification drawing for gravel roads, Figure 2. The remainder of the right-of-way distance, 8 feet on either side of the right-of-way, shall be handled at a maximum gradient of 1 1/2 to 1.

409.1(b) 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 sub-grade 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 Pub. 408 Specifications, as amended, Section 677 shall be placed and compacted forming the finished grade on the cartway section (20 feet minimum) of the road. Transitional areas shall be formed. Additional PennDOT Pub. 408, as amended, 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 to 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 Sections 108.05(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 judgment 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 3., 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 fill slope(s) - there shall be a minimum distance of 36 feet for a local road and 40 feet for a collector road. Centered in the right-of-way there shall be a minimum cartway (travel-way) of 20 feet. The cartway shall be crowned with a minimum slope of 1/4 inch per 1 foot on both sides of the crown. The next six feet on each side of the cartway shall be considered as the road shoulder. This shoulder area and the transitional area from the shoulder area to the flow line of the ditch shall have a minimum slope of 3/4 inch per 1 foot. the construction of the shoulder area and the 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, Pub. 408 PennDOT Specifications, as amended. The remainder of the right-of-way distance, 7 feet on each side of the drainage ditch flow line for a local road and 10 feet for a minor collector road, shall be used for a transition to the edges of the right-of-way and shall be handled at a maximum gradient of 1 1/2: 1 for a local road and 2:1 for a collector road.

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

409.1A(d) Sub-grade Preparation. The sub-grade shall be formed from ditch line to ditch line (36 feet minimum for a local road and 40 feet minimum for a collector road) approximately 15 inches below the finished grade of the cartway area, unless there is a base required then it shall be approximately 27 inches below the finished grade of the cartway area and shaped to the road cross section

requirements. The sub-grade shall be as specified in "Section 210 Sub-grade, Pub.408 PennDOT Specifications, as amended . 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.

409.1A(e) Base. A base course may be required at the discretion of the supervisors when poor drainage and/or soft sub-grade conditions exist. If required, the base shall consist of 12 inches of compacted crushed aggregate as specified in "Section 320 Crushed Aggregate Base Course. The base shall be spread and compacted in approximately 3 layers, and shall extend under the full cartway and shoulder area.

409.1A(f) Sub-base. The Sub-base shall consist of 12 inches of compacted aggregate place on the completed sub-grade or base if required. The sub-base course shall be as specified in "Section 350 Sub-base, Pub. 408 PennDOT Specifications, as amended". 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 sub-base. The binder course shall be as specified in "Section 421 Bituminous Binder Course ID-2, Pub 408 PennDOT Specifications, as amended". Construction requirements shall be as set forth in "Section 401.3". Prior to the laying of the binder course, a prime coat shall be applied to the sub-base 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, Pub. 408 PennDOT Specifications, as amended". 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 tow 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 community 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 Protection.

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:

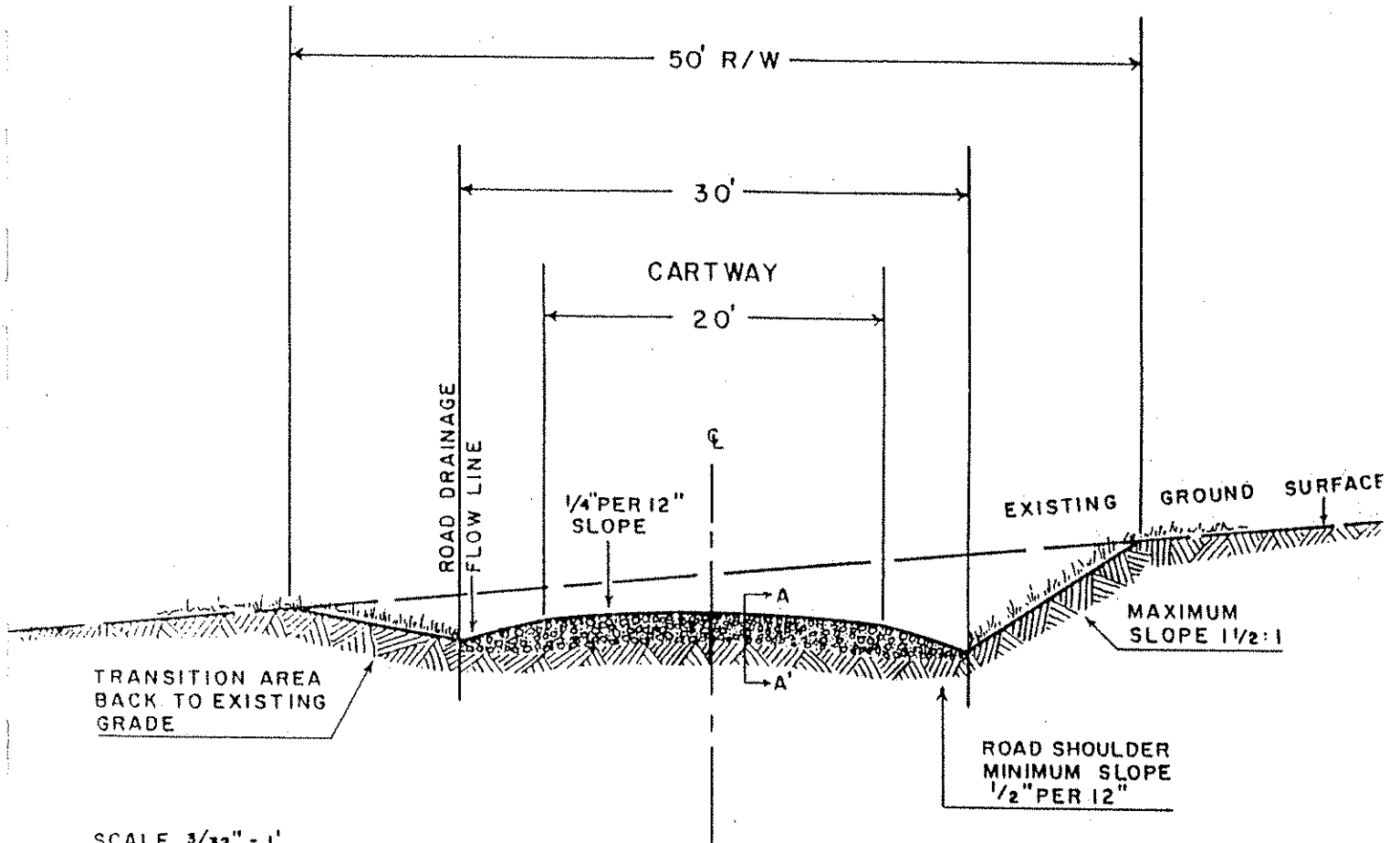
409.8(a) Where drainage ditches or swales have gradients greater than 8 percent or where soil conditions provoke greater than normal surface runoff drainage ditches shall be rip-rapped or paved.

409.8(b) Drainage culverts, where used, shall be constructed of galvanized or concrete pipe or equivalent 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 of land development and discharged or drained over lands beyond the boundaries of the subdivision or land development the applicant shall reserve or obtain easements over all lands affected thereby. Where this cannot be done the water shall be diffused so that it does not enter the adjacent property in a concentrated flow pattern where it did not do so in its natural state.

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.

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



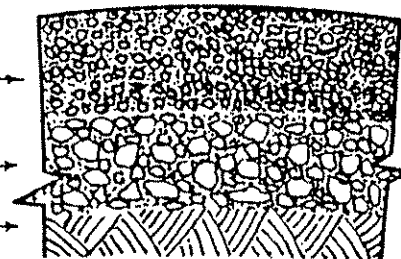
NOTE:
LINE SHOWING ROAD CROWN
IN DRAWING EXAGGERATED
FOR CLARITY

SECTION A-A'

8" CRUSHED BANK GRAVEL

8" OF BANK RUN GRAVEL

FIRM SUBGRADE

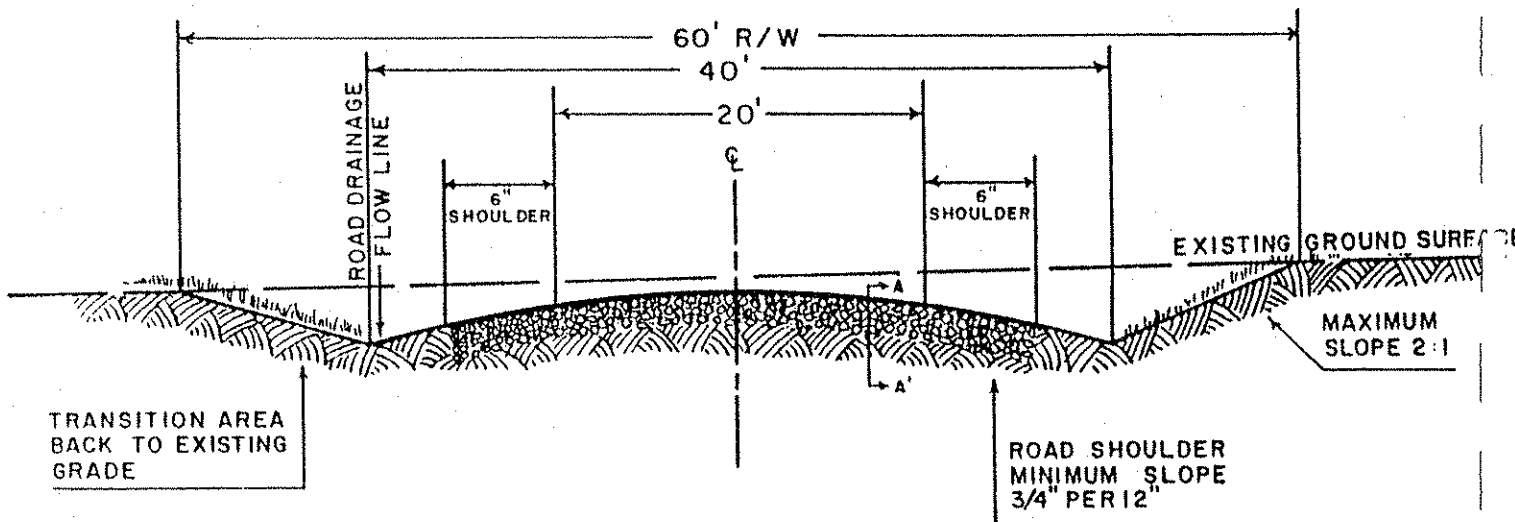
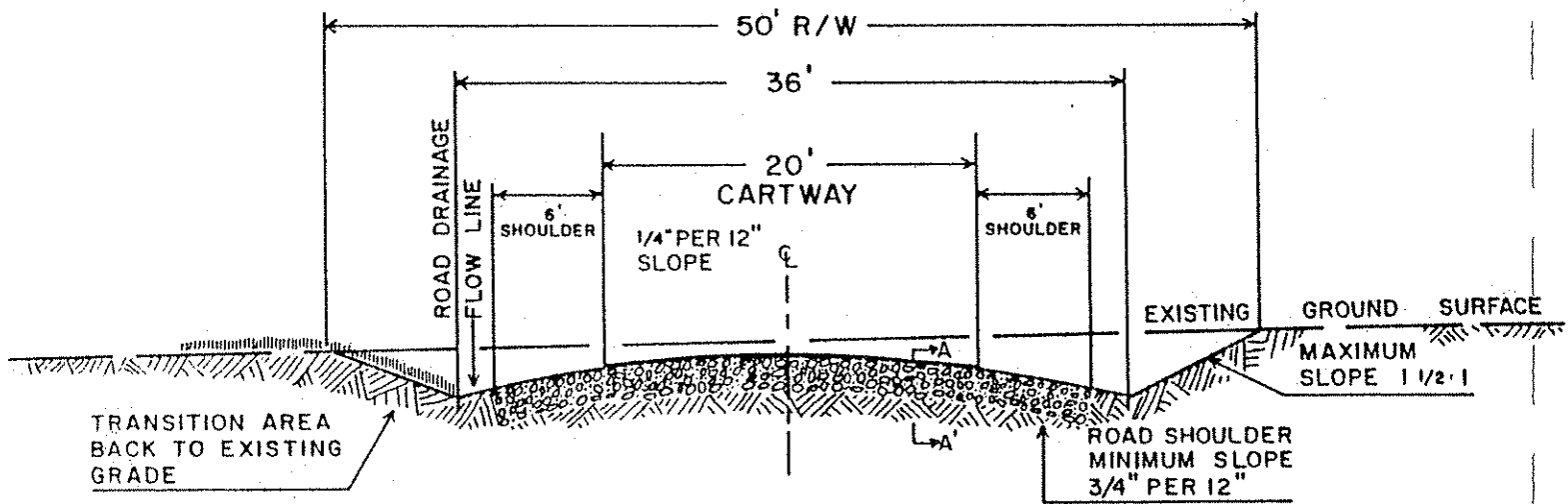


SCALE 1/16" = 1"

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

FIGURE 3

43



SECTION A-A'

1" WEARING COURSE

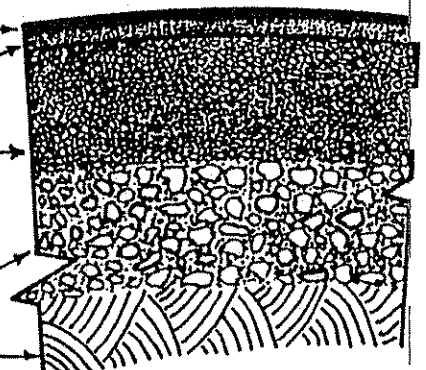
2" BINDER COURSE

12" COMPACTED AGGREGATE SUBBASE

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

FIRM SUBGRADE

SCALE 1" = 20"



SCALE $3/32" = 1'$

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

ARTICLE V. ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

500 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 obligation 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.

500.5 Township Assurance. The Board of Township Supervisors, assuming it has confidence in the performance of the subdivider, may agree to provide assurance for the construction to Township standards of the improvements, as listed in section 500.1, so that they can be accepted eventually by the Township for maintenance.

500.6 Assurances for Proposed Extension 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 Assurance for Common Sewerage and/or Water Systems. Where the subdivider proposes to construct common sewerage and/r 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(PUC) 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 PUC license together with the approvals preliminary to this issuance, which must be given by the PennDEP, shall be considered an adequate assurance of these improvements.

500.9 Park, Recreation and/or Open Space Areas. In instances where park, recreation and/or open space areas are platted and dedicated for the use of the general public of for the use of the residents of the subdivision there shall be some assurance as to the maintenance of such areas either through the acceptance of said areas by the Township Supervisors or through the creation of a homeowners' association which would assume the maintenance responsibilities.

500.10 Assurance Through Combination of Methods. 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 improvement 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 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.

501.2 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 sub-grade; for bituminous roads before the gravel base course is deposited on the compacted sub-grade.

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 sub-grade.

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 for 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.

503 PARK, RECREATION AND/OR OPEN SPACE AREAS

In instances where park, recreation, open space and/or common areas are platted and dedicated for the use of the general public or for the specific use of the residents of a particular subdivision there shall be some assurance as to the maintenance of such areas either through the acceptance of said areas by the Township Supervisors or through the creation of a homeowners' association which would assume the maintenance responsibilities.

ARTICLE VI. LAND DEVELOPMENT STANDARDS AND REQUIREMENTS

600 **JURISDICTION.** Certain physical developments are classified as land developments in the PA 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 development 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 PennDEP, 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 PennDOT for highway right-of-way occupancy for the purpose of constructing access facilities.

601 **CLASSIFICATION OF LAND DEVELOPMENT.** Land Developments are classified as either minor land developments or major land developments.

601.1 Minor Land Development. Any land development involving the construction of only one commercial, industrial or any other non-residential building and including an individual apartment building of 3 or more dwelling units where the development involves less than 12,000 square feet of impervious or semi-impervious surfaces (buildings, parking lots, driveways, walkways, etc) and where no new public or private roads are proposed shall be classified as a minor land development.

601.2 Major Land Development. Any land development not classified as a minor land development shall be generally classified as a major land development.

601.3 Exemptions. However, any proposal to develop land or to prepare land for development other than the act of subdivision shall be subject to the requirements of Section 600 except for the following activities, which shall be considered exempt:

601.4 The erection of a single or two-family detached dwelling on its own lot or accessory structure thereon;

601.5 Improvements to any building that do not increase the area it occupies on the ground or the need for additional parking spaces;

601.6 The expansion of a building to cover additional ground area provided the expansion is not more than five hundred (500) square feet and is not closer than one hundred (100) feet to any property line abutting a residential property for fifty (50) feet to any other property line;

601.7 The expansion of existing buildings or construction of new buildings for agricultural use (housing of livestock, shelter for farm equipment, storage of silage, etc.) on a family-run farm.

602 **PROCEDURES.** In processing a land development the three stage procedure established in this ordinance for land subdivisions shall be used: Sketch Plan (not mandatory), Preliminary Plan, and Final Plan stages. the land development shall be processed, and submission requirements shall be as required for subdivisions. There is normally no final 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.

603 **SITE PLAN REQUIREMENTS.** In addition to the applicable requirements, including Stormwater management Plan requirements, for Preliminary (Section 303) and Final (305) Subdivision Plans outlined in this Ordinance, each land development site plan shall include the following:

603.1 Existing site conditions (topography, drainage, tree clusters, buildings, utilities, streets, and adjacent properties),

603.2 Proposed development, including buildings (with frontal elevations), parking, vehicular and pedestrian access areas, landscaping and utility location and size,

603.3 Property information with a boundary survey with distance and bearings completed by a Professional Land Surveyor or Certified Engineer,

603.4 A Parking and Access Plan with estimated parking requirements, traffic flows,

603.5 A complete and detailed Landscaping, Screening and Preservation Plan that includes a complete interior landscape plan for all new sites and those pre-existing sites that will involve a 20% expansion of both the existing building/structure and parking lot square footage, in addition to the following:

a) Shade Trees in Parking Lots - One (1) shade tree per 15 parking spaces shall be planted in parking areas which includes parking lands. The tree should be of a variety to withstand the soil and site conditions, shall be a minimum 2" caliper and shall not interfere with overhead utilities or sight lines for traffic movement.

b) Landscaping for all commercial and industrial sites - Landscaping shall be provided adjacent to the building entrance areas, exit areas to the site, within the vehicular parking area, and on the perimeter of the property. Landscape

areas may include shrubbery, groundcover, annual and perennial beds, and lawn area, ornamental and shade tree plantings. The landscape and lawn areas shall comprise a minimum of 5% of the developed site area of the building structure, utilities, parking lot and drives.

c) Screening shall be provided along perimeter boundaries in the form of a hedge, fence, wall, earth mounding, evergreen planting, or a combination of any of the above.

d) Preservation - All efforts shall be taken to plan around and preserve the existing trees in their natural state. Any landscape feature considered unique or historical will be given special consideration.

e) Maintenance and Installation - All landscaping materials shall be installed in a sound, workmanship-like manner and according to accepted, good construction and planting procedures. The owner of the property shall be responsible for the continued proper maintenance of all landscaping materials and shall keep the property in a neat and orderly appearance, free from refuse and debris at all times. Violations of these provisions shall be grounds for the Township to refuse issuing a zoning certificate or institute legal proceedings.

603.6 Where landscaping is required, no zoning certificate shall be issued by the Township until the required Landscaping, Screening and Preservation Plan has been submitted and approved and no certification of occupancy shall be issued until the landscaping is completed as certified by an onsite inspection by the Township Zoning Officer, unless a performance bond, or irrevocable letter of credit from a banking institution has been posted.

603.7 Minor land developments may be approved without providing the information required by Sections 603.5.

604 GENERAL DESIGN STANDARDS.

604.1 Vehicular access connections to the surrounding existing street network shall be safe, shall have adequate sight distances, and shall have the capacity to handle the projected traffic.

604.2 All parking shall conform to Cambridge Township's Zoning Ordinance provisions for parking.

604.3 The developer shall make satisfactory provision for the improvements necessary to the proper functioning of the development, including but not limited to, street access signs, water supply facilities and storm water management devices.

604.4 The Land Development Site Plan shall demonstrate how the applicant intends to provide for privacy, light, air and protection from noise through building design, street layout, screening, plantings and special siting of buildings.

604.5 Streets may be planned for dedication to the public or may be planned as private streets to be maintained by the developer or other association or entity. Private streets shall meet Township standards regarding sub-grade preparation base and surfacing construction. Off-street parking areas may be integrated with public street design and construction providing maintenance responsibilities are mutually agreed upon.

604.6 Service and waste storage and disposal areas for the land development shall be planned and constructed such that they are not visible from adjacent uses.

604.7 The Land Development Site Plan shall demonstrate to the Township that the proposed building locations and areas are sufficient for vehicular circulation.

604.8 The Parking and Access Plan shall be submitted along with estimated traffic flows. The developer shall demonstrate that the proposed parking/access layout is adequate for the proposed development.

604.9 A Stormwater Management Plan meeting the requirements of Section 402 shall be provided.

604.10 All traffic, parking and pedestrian plans shall be completed using such standard resource criteria as provided by the American Planning Association or the Institute for Traffic Engineers.

604.11 Exterior lighting, when used, shall be of a design and size compatible with adjacent areas and in accordance with the standards of the Illuminating Engineer Society.

604.12 Gas, electric, and other pertinent utilities shall be shown on the Land Development Site Plan in accordance with utility company standards and requirements.

604.13 The Land Development Site Plan shall clearly address general sign requirements, including, the type of sign permitted (ie. freestanding signs, wall-mounted signs, projecting signs, portable signs, temporary signs, marquees and canopies, and window signs) and any specific height restrictions.

604.14 A complete Landscaping, Screening and Preservation Plan shall be submitted that includes a complete interior landscape plan in addition to a landscaped transition to adjoining properties. Landscape treatment shall be provided to enhance architectural features, strengthen vistas or provide shade.

605 **ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS.** Insofar as the land development involves the lease or rental of buildings and/or space on the site and site improvements, (such as roads, parking areas and storm water drainage devices), which are to be privately maintained or maintained by a private (non-public) organization created by the developer-there is no need for Township acceptance of the site improvements (roads, storm water drainage devices). However, in these instances roads and storm water drainage shall be designated and built to the standards established in this ordinance and the Township shall ascertain that these improvements are, in fact, built to the standards. Where the developer does not intend to maintain the improvements and where a homeowners' association or similar organization will not be organized for these responsibilities the Township Supervisors shall handle maintenance activities and the provisions of the Article V. are applicable to the processing of the proposal.

606 **DESIGN STANDARDS FOR APARTMENT COMPLEXES AND SHOPPING CENTERS.**

606.1 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.

606.2 For apartment complexes for the elderly there shall be a minimum of .5 parking spaces per dwelling unit. For all other apartment complexes there shall be a minimum of 2.0 parking spaces per dwelling unit.

606.3 For shopping centers there shall be a minimum of 2,500 square feet of off-street parking area for each 1,000 square feet of building area including storage areas but excluding basement areas.

606.4 For apartment complexes the maximum density in dwelling units per gross acre shall be 12.0.

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

606.6 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.

607 MOBILE HOME PARK DEVELOPMENTS.

607.1 Minimum Area Requirement. The minimum gross area of a property on which a mobile home park is developed shall be two contiguous acres of land which are not subject to flood hazards or the hazards of insect or rodent infestation.

607.2 Required Facilities.

607.2(a) Each mobile home stand shall contain only a single family unit and shall be supplied with connections to sanitary sewer, water and electrical systems.

607.2(b) Each mobile home shall have toilet, bathtub or shower, heating system, and kitchen in good working order.

607.2(c) Adequate storage facilities conveniently located to all lots in the park shall be provided for storage of often-used outdoor equipment, furniture, tools and other normal possessions which are used infrequently and which cannot be conveniently stored in a typical mobile home.

607.2(d) Adequate refuse handling facilities shall be provided.

607.3 Site Requirements.

607.3(a) The locations of mobile homes shall be carefully related to the topography and to each other, preserving as much of the natural site as possible.

607.3(b) Mobile home lots shall have a minimum of 5,000 square feet. Double wide mobile home lots shall have a minimum of 6,000 square feet. All lots shall have direct access to the internal road system. Each stand shall be provided a patio area at least 100 square feet in area with a least dimension of 8 feet. Each stand shall be provided a minimum of one off-street parking space which shall contain a minimum of 200 square feet with a least dimension of 10 feet. Driveways, parking spaces and patios shall be constructed of permanent, stable, dust-free materials and be adequate for use during all seasons.

607.3(c) Overall in the mobile home park there shall be a minimum of two parking spaces for each mobile home stand. See Section 604.4(b) following.

607.3(d) Stands shall be constructed of an appropriate material, properly graded, compacted and drained so as to be durable and provide an adequate setting for the mobile homes. The mobile homes shall be fastened to a foundation slab or footings and tied down to secure against up-lift, sliding or overturning. A gradient on the stands shall occur in only one direction perpendicular to an edge and shall be a maximum of 4 percent.

607.3(e) There shall be a minimum distance of 20 feet between each mobile home including accessory structures attached thereto and any portion of any other structure in the park. There shall be a minimum distance of 15 feet between each individual unit and the edge of the nearest abutting internal street or park area. There shall be a minimum distance of 10 feet between each unit and a pedestrian walkway. There shall be a minimum distance of 50 feet between each unit and the mobile home park boundary line.

607.3(f) Walks shall be planned and constructed so as to provide safe and convenient access throughout the park connecting individual stands to common recreation areas, to all facilities, and to each other. Connecting walks shall be a minimum of 3 feet wide and walks on individual lots shall be a minimum of 1 1/2 feet wide. Walks shall provide an all-weather walking surface, and be reasonably free from mud, dust, and standing water.

607.3(g) A recreation and park area shall be provided to serve the residents of the mobile home park. A minimum of 10 percent of the gross acreage shall be established and developed as a recreation and park area.

607.4 Access and the Internal Road System.

607.4(a) The minimum width of the portion of the site used for vehicular access from the public road to the mobile home park shall be 60 feet.

607.4(b) The internal road system may be privately owned and maintained and shall be designed for safe and convenient access to all lots and common facilities. Roads shall provide a sound, all-weather driving surface, and be reasonably smooth and free from mud, dust and standing water. The travelway or cartway surface of the roads shall be a minimum width of 14 feet for one-way roads and 20 feet for two-way roads; where on-street parking is permitted 8 feet of road surface (cartway) shall be added to each side of the road on which on-street parking is permitted. On-street parking may be used to meet the requirements of Section 604.3(c). Road surface widths as required herein do not include the road cross-sectional area devoted to storm water drainage.

607.5 Skirting on Mobile Homes. All mobile homes shall be covered or skirted around the entire base of the structure in such a manner that continuous facades exist from the ground upwards. The material forming this enclosure shall be compatible with the remainder of the structure and shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

607.6 Visual Relation to Surrounding Area. Screening that is immediately perceived throughout all seasons of the year may be required at the boundaries of the mobile home park depending on the nature of the site and its relation to the uses in the surrounding area. Screening shall consist of landscape plantings (natural or introduced), fences, walls, or terrain features or any combination of these devices. If

open fencing, such as chain link fence is used, it should be installed within plantings so as not to be easily visible from inside or outside the park.

608 RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS.

608.1 Minimum Area Requirements. The minimum gross area of a property on which a recreational vehicle park or campground is developed shall be five contiguous acres of land which is not subject to flood hazards or the hazards of insect or rodent infestation, and the maximum density is a twelve (12) vehicle site per acre.

608.2 Location and Access.

608.2(a) No recreational vehicle park or campground shall be located except with direct access to an arterial or a collector road as defined in Section 401.3 of this ordinance. No entrance or exit from the development shall be permitted on a local road through a residential district.

608.2(b) The minimum width of the portion of the site used for vehicular access from the public road to the recreational vehicle park or campground shall be 60 feet.

608.3 Required Facilities.

608.3(a) Where individual water and sewer connections are not provided, a common service building containing water, toilet and bath facilities shall be located not more than 500 feet from all dependent recreational vehicle sites and campground sites.

608.3(b) A minimum of ten (10) percent of the gross site area shall be set aside and developed for common use areas for open or enclosed recreation facilities.

608.3(c) The construction of accessory and/or service buildings in the development shall be permitted. In addition to the provision of a service building housing water, toilet and bath facilities, and office, a manager's residence, storage facilities, recreational buildings and commercial facilities intended to serve the residents may be included in the recreational vehicle park or campground.

608.3(d) Each campsite shall accommodate one off-street parking space. Overall in the recreational vehicle park or campground there shall be a minimum of 1 1/2 parking spaces for each recreational vehicle site and campsite. See Section 605.5.

608.4 Site Requirements.

608.4(a) The locations of recreational vehicle sites and campsites shall be carefully related to the topography so as to preserve as much of the natural setting as possible. The relationships of the campsites to each other and to common service buildings and recreation grounds shall be carefully planned.

608.4(b) Each recreational vehicle site and campsite shall have a minimum area of 1,500 square feet and shall have at the minimum one graveled vehicular parking area.

608.4(c) There shall be minimum distance of 50 feet between each recreational vehicle site and campsite and the park boundary line.

608.4(d) Screening that is immediately perceived throughout all of the year may be required at the boundaries of the developed site depending on the nature of the site and its relation to uses in the surrounding area. Screening shall consist of landscape plantings (natural or introduced), fences, walls or terrain features or a combination of these devices.

608.5 Vehicle Circulation. The internal road system may be privately owned and maintained. Roads shall provide a sound, all-weather driving surface, and be reasonably smooth and free from mud, dust and standing water. The road cartway shall have a minimum width of 14 feet for one-way roads and 20 feet for two-way roads. Where on-street parking is permitted 8 feet of additional surfacing shall be added to each side of the road on which such parking is permitted. Road surface widths for circulation and for parking as required herein do not include the road cross-sectional area devoted to storm water drainage.

ARTICLE VII. CLUSTER DEVELOPMENT REGULATIONS

700 AUTHORITY AND PURPOSE.

700.1 The cluster development provides a process which accommodates building proposals not readily adaptable to subdivision and zoning regulations which are geared to the conventional lot be lot method of development. Lot size and yard requirements, use restrictions and normal methods for the provision of street, park and utility maintenance may be set aside where the identical ends sought through conventional regulations can be achieved under cluster developments through the superior design of dwellings, site relationships and land parcelization, and through the establishment of special arrangements for community organization and management which fixes additional responsibilities on residents for maintenance of common areas and community services and utilities. Cluster development are permitted in order to:

700.1(a) Encourage innovations in residential development and to foster greater variety in type, design and the siting of dwellings;

700.1(b) Provide a creative alternative to the conventional development which occurs on a lot be lot basis subject to traditional zoning and subdivision regulations; and

700.1(c) Provide residents with greater access to common open space and recreation facilities than would be possible under the more conventional land development process.

701 RELATIONSHIP TO OTHER SECTIONS OF ORDINANCE. Because of the special characteristics of cluster developments a different process and different requirements shall govern developments. Whenever there is a conflict between the provisions of this section and other sections of this ordinance the provisions of this section shall prevail.

702 OWNERSHIP. Throughout the planning and approval process land to be developed under the provisions of this article shall be in single ownership, or in the case of multiple ownership, satisfactory evidence shall be presented indicating that the development will have a single, responsible administrative organization which can act for the multiple ownership. Upon approval of the development dwelling may be sold in fee simple or through a cooperative or condominium arrangement; or the dwellings may be managed as rental properties. In any event a satisfactory organizational structure shall be established by the developer to maintain common areas designated in the development plan and improvements or utilities that are not accepted for public maintenance.

703 PERMITTED USES. A cluster development may include all housing types and uses normally ancillary thereto, recreation uses serving the development, and non-residential uses supportive to residences. More specifically the following uses are among those permitted: single family dwellings in detached, semi-detached, and attached forms; two-family detached dwellings; seasonal dwellings, multi-family dwellings including multi-story apartments and townhouse apartments; prefabricated homes including mobile homes in the double wide, stacked and expandable forms; churches, schools, nonprofit or philanthropic institutions, commercial uses, including offices, if such uses are ancillary and supportive to the residential uses in the cluster development; and facilities necessary for providing the public utilities serving the development.

704 MINIMUM SIZE OF DEVELOPMENT. Cluster developments shall have a minimum gross area of 5 acres.

705 DENSITY OF DEVELOPMENT. Using the cluster development technique the applicant may increase the residential density of the development by 20% over what normally would be allowed based on the applicable regulations.

706 PROCESSING PROCEDURES. Applications shall be processed in two steps; Tentative Plan review and Final Plan review. Prior to submission of the tentative plan an optional step, the pre-application conference, is encouraged.

706.1 Pre-Application Conference. At the pre-application conference the applicant discusses all aspects of the proposed development, including rough sketches of site and building plans, with the Board of Township Supervisors. This conference enables the developer to obtain the views of the Board before more expensive engineering and architectural work is begun.

706.2 The Tentative Plan. The Tentative Plan shall be filed with the Board of Township Supervisors and within 60n days of the acceptance of the plans as complete, the Board, after public notice is given, shall hold a public hearing on the application. Within 30 days following the public hearing the Board shall notify the applicant by letter of its approval, denial, or approval subject to specific conditions. All pertinent review comments shall be included in this letter. Three copies of the complete Tentative Plan application shall be provided the Board.

706.3 The Final Plan. Within 6 months, unless the developer requests and is granted a time extension, of the date of Tentative Plan approval the developer shall submit the Final Plan application to the Board of Township Supervisors. After the acceptance of the final application as complete the Board shall have 30 days within which to act on the proposed development. The Board shall notify the applicant by letter of its action on the proposal. Three copies of the complete Final Plan submission and the original site development plan, or legible tracing thereof, shall be provided the Board.

706.4 Recording of Final Plan. The Board's approval of the site development shall be noted by the signature affixed to the approval certificate. The site development plan and any other documents associated therewith which the Board requires to be recorded shall be recorded in the County Recorder's Office within 90 days after the Board's final approval. The applicant shall be responsible for the recording. Where a subdivision plat is involved in the development it shall be processed as required in the appropriate sections of this ordinance and shall be given final approval and recorded concurrent with the cluster development site plan and supporting documents.

707 PLAN REQUIREMENTS.

707.1 Tentative Plan Review. The following items of information shall be submitted to the Board of Township Supervisors for Tentative Plan review. Additional information may be submitted where appropriate. Plans shall be submitted by an engineer, or registered professional land surveyor, landscape architect, and/or architect under appropriate seal.

707.1(a) Information on all pertinent existing conditions.

707.1(b) General site plan and various detailed plans as appropriate showing all proposed structures, uses, circulation systems, utility systems, and common open space.

707.1(c) Architectural plans showing the intended treatment for typical buildings.

707.1(d) Statement of intent regarding ownership and maintenance of required common open space and of the development's improvements including its utility systems, and common open space.

707.1(e) Schedule of stages of development where applicable.

707.2 Final Plan Review. The following items of information shall be submitted to the Board of Township Supervisors for Final Plan review. Additional information may be required where it is deemed essential to the public review. Plans shall be submitted by an engineer, a registered professional land surveyor, a landscape architect and/or architect under appropriate seal.

707.2(a) A general site plan legibly prepared on tracing film or equal material at a scale not smaller than on hundred feet to one inch showing boundaries (distances, bearings and monumentation), streets, walks, parking areas, all buildings and uses of lands, and common open space.

707.2(b) Engineering plans detailing the construction of the required improvements as listed in section 709.

707.2(c) All supporting material including information submitted at tentative review including but not limited to plans, maps, sketches, elevations, cross-sections, reports and narrative.

707.2(d) Evidence of approvals by all appropriate public authorities, or agencies where applicable; including, but not limited to, an occupancy permit for any planned road entrances onto an existing public road or highway obtained from the Supervisors or state officials having jurisdiction.

707.2(e) Evidence of the organizational structure of a resident's association where this form of management will be used to maintain common open space and other such private systems. Documents shall be drawn which create the association with provisions which insure its continuing existence and which give it the purpose and authority it needs to handle required responsibilities.

708 **DESIGN STANDARDS.** The developer should be free to create a more physically integrated, aesthetic and functional living environment using his design skills and the latest achievements in building technology.

708.1 Performance Requirements. The development plan shall indicate how adequate privacy, light, air and protection from noise shall be achieved through building design, street layout, screening, plantings and the special siting of buildings.

708.2 Public and Private Roads. Roads may be planned for dedication to the public or may be planned as private roads to be maintained by the developer or resident's association. Private roads shall meet local municipal standards regarding sub-grade preparation, base and surfacing construction. Off-street parking areas may be integrated with public road design and construction providing maintenance responsibilities are mutually agreed upon.

708.3 Common Open Space. A minimum of 20% of the gross acreage shall be reserved for common open space. Where staged construction is utilized, at no time shall the total area of dedicated open space be less than 20% of the area of the project approved for development.

709 **REQUIRED IMPROVEMENTS.** The developer shall make satisfactory provision for the community improvements necessary to the proper functioning of the development. These include, but are not limited to, roads, road signs, water supply facilities, sewage disposal facilities, storm water management devices, and open space improvements.

709.1 Common Open Space. Where areas of common open space are proposed for improvements they shall be improved by the developer. Unless the Supervisors agree to a public dedication of the open space and to its maintenance, the developer shall formulate an acceptable method for maintaining this land.

709.2 Assurances. Before the Final Plan is approved by the Board of Township Supervisors required public improvements (distinguished from private improvements to be maintained by the developer or a resident's association) shall be:

709.2(a) licensed under Public Utility Commission regulations and procedures, where applicable, and

709.2(b) constructed and approved as built by the Supervisors, or

709.2(c) insured under a performance bond approved by the Supervisors, or

709.2(d) covered adequately by a letter of credit from an acceptable lending institution, or

709.2(e) covered under some agreement mutually satisfactory to both the developer and the Board of Township Supervisors, or

709.2(f) covered under any combination of the above methods as listed in Sections 709.2(b) through 709.2(e)

710 **AMENDMENTS.** Major revisions to the approved Final Plan, such as changes in land use, streets, major changes in the common open space system, major changes in building locations, shall be considered as amendments to the Final Plan and shall be processed as set forth in Section 706 of this ordinance. All other changes to the approved plan shall be submitted to the Board of Township Supervisors and, with the Board's concurrence that such changes are minor in nature, shall be filed in the Board's records as normal changes occurring through the "dynamics of living". All changes submitted to the Board should be delineated graphically on plans with accompanying text as needed.

ARTICLE VIII. DEFINITIONS

800 USAGE.

800.1 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.

800.2 The word "shall" is mandatory and not discretionary

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

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

801 WORDS AND TERMS DEFINED.

801.1 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.

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

801.3 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.

801.4 Block. A tract of land bounded by roads, or by a combination of roads and public parks, cemeteries, railroad right-of-way, bulkhead lines or shore lines of waterways or corporate boundary lines of the county.

801.5 Board of Township Supervisors. The Board of Township Supervisors of Cambridge Township also referred to as the Board, the Supervisors, Township Supervisors, and the Cambridge Township Supervisors.

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

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

801.8 Building Setback Line. A line established generally parallel with and measured from, the lot line coterminous 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 provision of this ordinance. This line is also referred to as a building line.

801.9 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.

801.10 Cartway. That portion of the road right-of-way surfaced and used for vehicular travel. Cartway width is from one edge of surfacing to the other edge of the surfacing.

801.11 Cluster Development. A building venture to be developed by a single owner or a group of owners acting jointly involving a number of dwelling units, and in some instances uses ancillary thereto, and planned as an entity, therefore amenable to development and regulation as one complex land use unit rather than as an aggregation of individual buildings located on separate lots where lot size, bulk, yard and density requirements normally governed development.

801.12 Conservation District. The Crawford County Conservation District (CCD).

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

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

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

801.16 Culvert. A closed conduit for the free passage of surface drainage under a highway, railroad, canal or other embankment.

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

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

801.19 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.

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

901.21 Erosion. Wearing away of the lands by running water, glaciers, wind and waves.

801.22 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.

801.23 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.

801.24 Impervious. Not allowing or allowing only with great difficulty the penetration of water; impermeable.

801.25 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 water courses, roads and road signs, monuments, water supply facilities and sewage disposal facilities.

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

801.27 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 801.44 of this ordinance.

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

801.29 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.

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

801.31 Lot, Mobile Home. A plot of ground within a mobile home park for the accommodation of a mobile home and its accessory structures, if any.

801.32 Maintenance. The upkeep necessary for efficient operation of physical properties.

801.33 Mobile Home. A transportable single family dwelling, which exceeds either 8 feet in width and/or 32 feet in length, which is built on a chassis, which is used with or without a permanent foundation, which may or may not be used for permanent occupancy, office or place of assembly and which normally arrives at the site complete and ready for occupancy except for minor and incidental unpacking and assembly operations.

801.34 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 agents, are (or are intended to be) located.

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

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

801.37 Municipality. Cambridge Township

801.38 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.

801.39 PennDEP. The Pennsylvania Department of Environment Protection also referred to as DEP and PA DEP.

801.40 PennDOT. The Pennsylvania Department of Transportation also referred to as PA DOT, DOT or Department of Transportation.

801.41 Planning Commission. The Cambridge Township Planning Commission also referred to as the Commission or the Planning Commission.

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

801.43 Recreational Vehicle. A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use which either has its own motive power or is mounted on or drawn by another vehicle. Such vehicles are normally called: travel trailer, camping trailer, truck camper or motor home.

801.44 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 town 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.

801.45 Recreational Vehicle Site. A plot of ground within a recreational vehicle park for the accommodation of either a recreational vehicle, tent or other camping unit on a temporary basis.

801.46 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 work "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.

801.47 Road, Arterial (minor). A road which serves interstate and inter-County, travels, and where trips are normally of long duration. Within the Township, the two minor arterial roads include U.S. Routes #6 and #19 along with PA Routes #99 and #86.

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

801.49 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.

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

801.51 Sediment. Mineral or organic solid material that is being transported or has been moved from its site of origin by air, water, ice and has come to rest.

801.52 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.

801.53 Storm sewer. A sewer that carries intercepted surface runoff, street water and other drainage, but excludes domestic sewage and industrial waste.

801.54 Stormwater Collection System. Natural or manmade structures that collect and transport stormwater through or from a drainage area to the point of final outlet including, but not limited to, any of the following: Conduits, and appurtenant features, canals, channels, ditches, streams, culverts, streets, and pumping stations.

801.55 Stormwater. That portion of precipitation, which runs over the land.

801.56 Structure. Any man-made object which requires a fixed location on the ground or an attachment to something having a fixed location on 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.

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

801.58 Subdivision. The division or re-division of a lot, tract, or parcel of land, by any means, into two or more lots, tracts, parcels, or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer, of ownership of building or lot development; provided, however, that (1) the division of land for agricultural purposes into parcels of more than ten acres, not involving any new streets or easements of access, and (2) conveyances executed for the sole purpose of settling bonafide property line disputes between adjoining owners - these two instances - shall not be considered subdivisions as defined herein.

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

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

801.61 Swale. A low-lying stretch of lands which gathers or carries surface water runoff.

Duly PRESENTED, ORDAINED and ENACTED into an ORDINANCE at a regular Meeting of the Cambridge Township Board of Supervisors, Crawford County, Pennsylvania held this 25th day of May, 1999.

CAMBRIDGE TOWNSHIP SUPERVISORS

Lawrence E. Tapper
Lawrence E. Tapper, Chairman

Denise N. Green
Denise N. Green, Vice Chairman

Mike McCoy
Mike McCoy, Supervisor

ATTEST:

Cindy L. Boylan
Cindy L. Boylan, Secretary

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 but it shall convey in a reasonable way the same information and/or assurances.

1. Board of Township Supervisor's Statement

THIS PLAT WAS GIVEN FINAL APPROVAL BY CAMBRIDGE TOWNSHIP SUPERVISORS ON _____ (date).

(signature of authorized official)

(title)

Attest – Secretary

2. Professional land Surveyors Statement

I, _____, hereby certify that I am a professional land surveyor currently registered in the Commonwealth 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.

(signature) _____ (date)

3. Review Statement from the Crawford County Planning Commission

REVIEWED BY THE CRAWFORD COUNTY PLANNING COMMISSION ON THE ___ DAY OF _____, 19__/20__. 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)

(title)

(date)

4. Review Statement of Cambridge Township Planning Commission

THIS PLAT WAS REVIEWED BY THE CAMBRIDGE TOWNSHIP PLANNING COMMISSION AND COMMENTS WERE RESOLVED ON THE ___ DAY OF _____, 19__/20__.

(signature of authorized official)

(title)

(date)

5. Owner's Statement of Dedication

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

A. Owner's Dedication

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

_____ (signature)
_____ (signature)
_____ (signature)

_____ date

Commonwealth of Pennsylvania:
County of Crawford

Sworn to and subscribed before me,
a Notary public this ____ day of

_____, _____
My commission expires _____ Notary

B. Owner's 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 dedicated 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.

_____ (signature)
_____ (signature)
_____ (signature)

_____ date

Commonwealth of Pennsylvania
County of Crawford

Sworn to and subscribed before me,
a notary public this ____ day of

_____, _____
My commission expires _____ Notary

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 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 the public utilities and 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 Homeowner's Association) for the purpose of maintaining a drainage waterway upon the land designed 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:

- Name of subdivider and/or land development _____
 Address _____ PA _____
 Telephone _____ Fax _____
- Name of subdivider's agent _____
 Address _____ PA _____
 Telephone _____ Fax _____
- Location of subdivision _____
- Type of subdivision _____
 (rental, commercial, residential, etc.)
- Approximate number of lots _____ Gross Acreage _____
- General statements on the handling of:
 - Sewage _____
 - _____
 - Potable Water _____
 - _____
 - Storm Drainage _____
 - _____
 - Electricity _____
 - _____
 - Other Utilities _____
 - _____
 - Zoning, if applicable _____
 - _____
- Facts about surrounding area _____
- _____
- Provision of park and recreation space _____
- _____
- Intended timing of development _____
- _____
- Additional comments as appropriate: _____
- _____
- _____

APPENDIX V.

WAIVER FORM. Grantor's Statement:

I, _____ owner of a parcel of land in Cambridge Township identified as tax assessment map number _____ do propose to convey a portion of aforesaid property to _____ of a parcel of land in Cambridge Township identified as tax assessment map number _____

I, _____ do hereby affirm that this conveyance will not 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.

Commonwealth of Pennsylvania
Crawford County

(grantor's signature)

(date)

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

SEAL

Notary Public

(Zoning Officer signature if applicable)

date

GRANTEE'S Statement:

I, _____ am acquiring a portion of the property now owned by _____ identified as tax assessment map number _____

I, _____ do hereby affirm that the aforesaid property I acquiring shall abut and be contiguous to _____

(grantee's name) the property I presently own identified as tax assessment map number _____ and shall therefore merge under law with my existing property. I, _____ do furthermore 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 right-of-way on existing streets or roads, as witnessed and sealed date.

Commonwealth of Pennsylvania
Crawford County

(grantee's signature)

(date)

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

SEAL

Notary Public

SUBDIVISION ADMINISTRATOR'S STATEMENT:

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

(Subdivision Administrators Signature)

APPENDIX VII.**STATEMENT ON PennDOT HIGHWAY ENTRANCE PERMITS.**

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

