

SOUTH SHENANGO TOWNSHIP SUBDIVISION AND
LAND DEVELOPMENT REGULATIONS

BOARD OF TOWNSHIP SUPERVISORS

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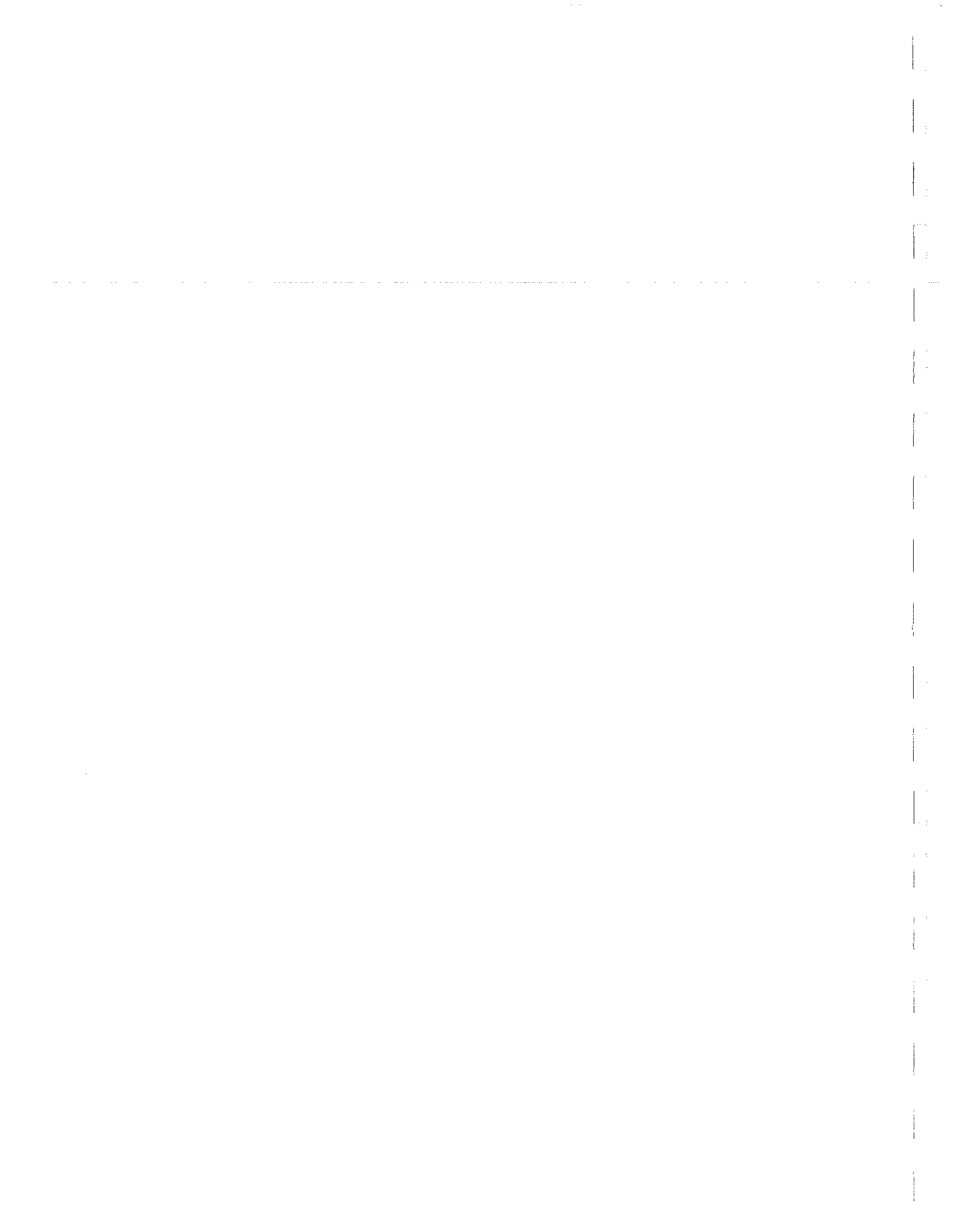
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Prepared by the South Shenango Township Planning Commission
with technical assistance from the Crawford County
Planning Commission under a grant from the
Appalachian Regional Commission.

Effective Date: March 9, 1981



ORDINANCE NO. 1-81

AN ORDINANCE PROVIDING FOR THE REGULATION OF LAND SUBDIVISIONS AND LAND DEVELOPMENTS (INCLUDING MOBILE HOME PARKS) IN SOUTH SHENANGO TOWNSHIP. THIS ORDINANCE CLASSIFIES SUBDIVISIONS AND LAND DEVELOPMENTS; ESTABLISHES PROCEDURES; SETS SUBMISSION SPECIFICATIONS; DESIGN STANDARDS AND IMPROVEMENTS REQUIREMENTS; ESTABLISHES METHODS TO ASSURE REQUIRED IMPROVEMENTS; AND PROVIDES FOR THE PENALTY FOR THE VIOLATION THEREOF.

BE IT ORDAINED AND ENACTED by the Board of Supervisors of South Shenango Township, Crawford County, Pennsylvania, and it is hereby ordained and enacted as follows:

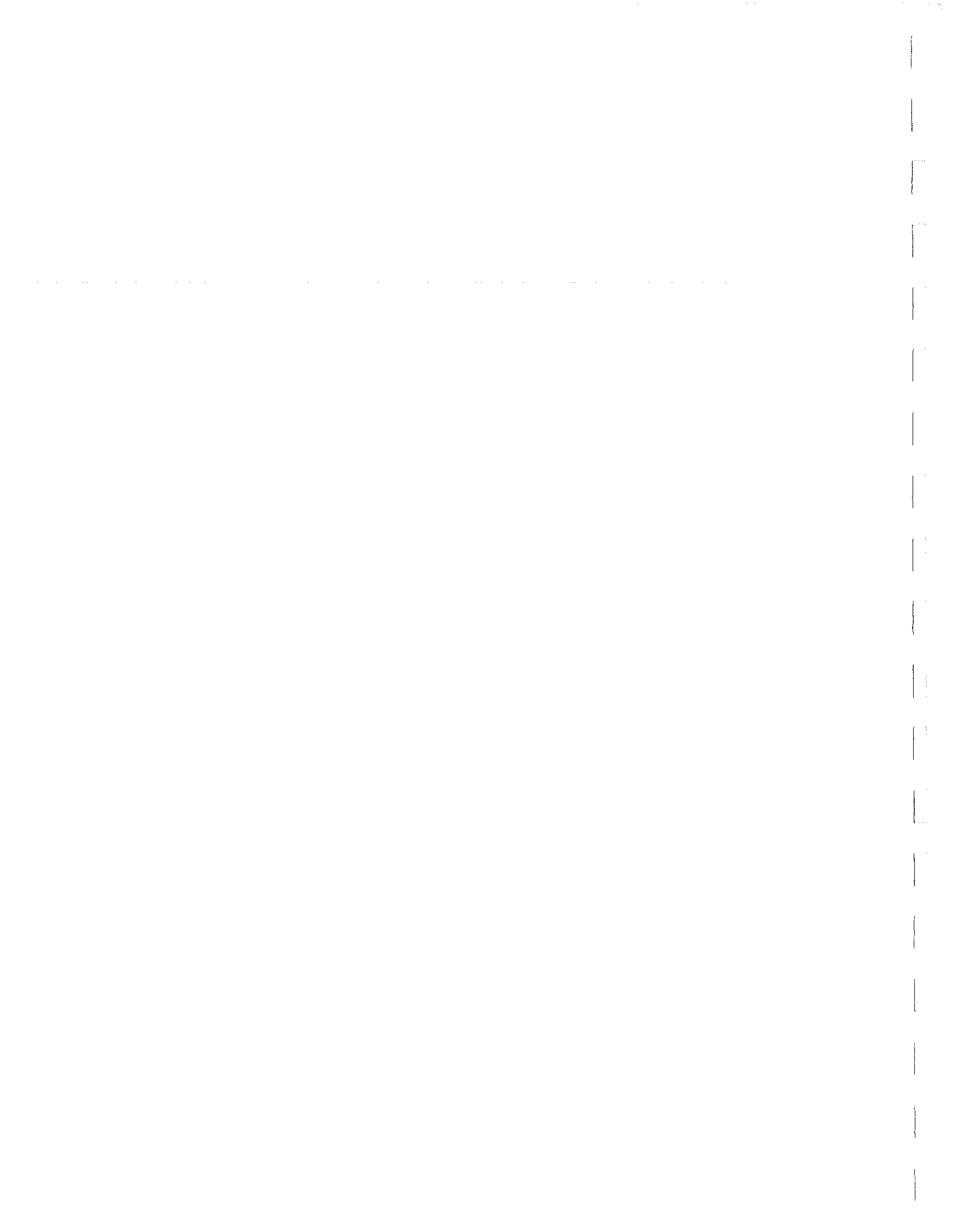
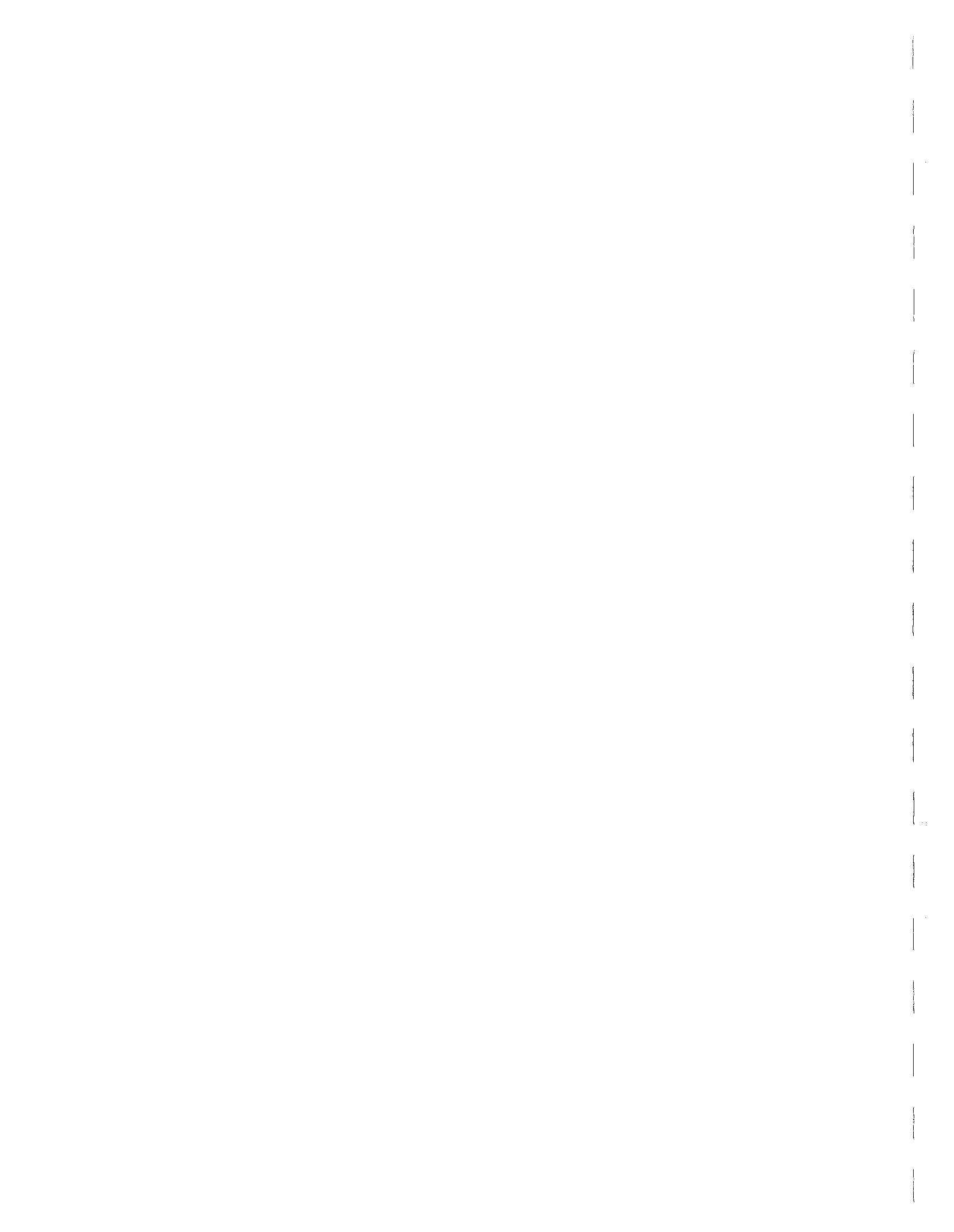


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ARTICLE I. GENERAL PROVISIONS

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. These regulations are adopted for the following purposes:

101.1 To protect and provide for the public health, safety and general welfare of persons in South Shenango Township.

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

101.3 To encourage the efficient use of land and orderly coordinated development throughout the Township, insuring that road systems are coordinated, that road construction and road related construction is done according to adequate standards and that necessary easements or rights-of-way are provided for storm water drainage and all 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 protect, conserve and develop the natural resources of the Township by preventing pollution of waterways, ponds and lakes, by safeguarding the watertable and by protecting natural, scenic, historic and archaeological sites.

101.7 To assist in guiding the future growth and development of the Township in accordance with the Comprehensive Plan for South Shenango Township, as adopted on November 12, 1979, and its amendments from time to time.

102 TITLE. These regulations shall be known, cited and referred to as the South Shenango Township Subdivision and Land Development Regulations.

103 JURISDICTION.

103.1 The South Shenango Township Planning Commission shall administer the provisions of this ordinance. Whenever any subdivision of land or land development is proposed in the Township, before any contract is unconditionally finalized for the sale, transfer or lease of any part of the land thereof, and before any permit is issued for the erection of a structure on a newly subdivided lot, and before the construction of any public improvements (subject to the exception as established in Section 401 of this ordinance), the owner of the land or his authorized agent shall apply to the Planning Commission for review and obtain approval of the proposed subdivision from the Board of Supervisors under the requirements established in this ordinance, and the subdivision plat shall be filed in the County Recorder's Office. No subdivision or land development plan shall be filed in the County Recorder's Office until the Commission reviews and the Board of Supervisors approves said plan.

103.2 Where a subdivision of land has been planned and recorded prior to the adoption of this Subdivision and Land Development Ordinance such subdivision shall be exempt from said ordinance unless, however, changes to the subdivision are proposed in which case this action constitutes a resubdivision and is subject to this ordinance.

104 ENACTMENT AND EFFECTIVE DATE. This Subdivision And Land Development Ordinance is hereby adopted and shall become effective immediately upon the time and date of enactment, and shall remain in effect until modified or rescinded by the Board of 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 restrictions different from those imposed by any other provision of this ordinance or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher standards shall control.

105.2(b) Private Provisions. These regulations shall not take the place of any easement, covenant or any other private agreement or restrictions, provided that where the provisions of this ordinance are more restrictive the requirements of this ordinance shall govern. If private covenants, restrictions, etc. are more restrictive than the regulations of this ordinance those private restrictions, etc., may be imposed so long as they are not in conflict with any provisions of this ordinance.

105.3 Separability. If any part or provision of this ordinance or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgement shall be confined in its operation to the part, provision, or application directly involved in the controversy in which such judgement shall have been rendered and shall not affect or impair the validity of the remainder of this ordinance or the application thereof to other persons or circumstances. The Board of Township Supervisors hereby declare 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 of this ordinance. Public hearings on all proposed amendments shall be held by the Board 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 Planning Commission without amending this ordinance.

107 RESUBDIVISION OF LAND. For any change in the plat of a 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 Board of Supervisors under the same procedure, rules, and regulations as for a subdivision. However, for any change in the plat of an approved or recorded subdivision wherein the change involves only a lot line(s) this resubdivision shall be considered and processed as a Replot, and a legible reproduction of the original plat may be used to show the changes in the lot line(s) and including but not limited to, a revised title and the date of the resubdivision.

108 VACATION OF PLATS.

108.1 Any part of a previously approved subdivision or land development may be vacated, or withdrawn from the public record, by the owner or owners of the land whereon the plat was approved. Such action, however, must be taken before any of the subdivided land is sold, leased or any purchase or lease agreement is entered into. A request to vacate shall be made in

writing to the Planning Commission, and three copies of the previously approved plat indicating what is to be vacated shall accompany the request.

The Planning Commission shall act on any request to vacate a plat by following the same procedure as they would for a subdivision approval. Once approval is granted by the Supervisors, the plat indicating what has been vacated shall be recorded by the owner at the County Recorders within 90 days of approval. Such recording shall nullify the previous land divisions of the plat or those sections of the plat vacated. It shall also divest the owner(s) from any dedication of land to the public or from any improvements to such land for public use.

108.2 When lots shown on a recorded plat have been sold, leased or agreements have been made for them, the plat or portions thereof may be vacated in the manner herein established providing all lot owners and/or parties of interest judged by the Commission to be affected by the vacation shall join in signing the written request to the Commission.

109 VARIANCES.

109.1 General. Where the Board of Supervisors finds that extraordinary hardships or practical difficulties 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 variances to this ordinance so that substantial justice may be done and the public interest secured; provided, however, that such variance shall not have the effect of nullifying the intent and purpose of this ordinance; and provided further that the Board shall not approve variances unless it shall make its findings based upon relevant evidence presented in each specific case that:

109.1(a) the granting of the variance 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 a variance is based are unique to the property for which the variance 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; and

109.1(d) the variance will not in any manner vary the provisions of the Comprehensive Plan of South Shenango Township.

109.1(e) That such extraordinary hardship has not been created by the applicant.

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

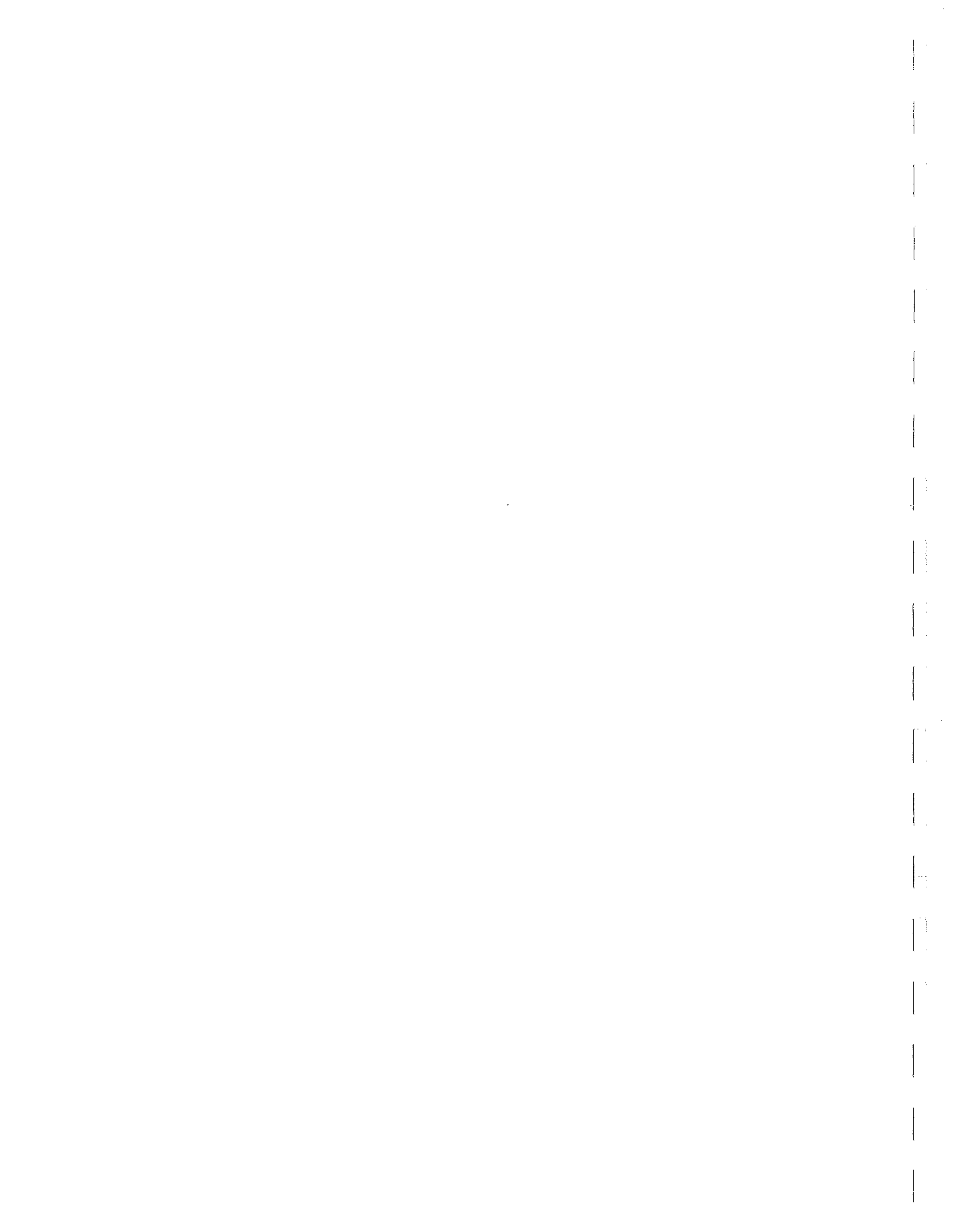
109.3 Procedures. A petition for any variance shall be submitted in writing by the subdivider at the time when the preliminary plat is filed for consideration by the Planning Commission. The petition shall state fully the grounds for the petition for variance.

110 ENFORCEMENT, VIOLATIONS, AND PENALTIES.

110.1 It shall be the duty of the South Shenango Township Planning Commission to enforce these regulations and to bring to the attention of the Board of Township Supervisors any violations or lack of compliance herewith.

110.2 Violations and Penalties. Any person, partnership, or corporation who or which being the owner or agent of any lot tract or parcel of land shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer or water main or other improvements for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon, or who sells, transfers or agrees or enters into an agreement to sell any land in a subdivision or land development whether by reference to or by other use of a plat of such subdivision or land development or erect any building thereon, unless and until a final plat has been prepared in full compliance with the provisions of this ordinance and has been recorded as provided herein, shall be guilty of a misdemeanor, and upon conviction thereof, such person, or the members of such partnership, or the officers of such corporation, or the agent of any of them responsible for such violation pay a fine not exceeding one thousand dollars (\$1,000) per lot or parcel or per dwelling within each lot or parcel. All fines collected for such violations shall be paid over to South Shenango Township. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

110.3 Civil Enforcement. Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of these regulations, to prevent unlawful construction, to recover damages, to restrain, correct or abate a violation, to prevent illegal occupancy of a building structure or premises. These remedies shall be in addition to the penalties described above.



ARTICLE II

PROCESSING PROCEDURES AND PLAT REQUIREMENTS

- 200 SUBDIVISION APPLICATION INFORMATION. All subdivision and land development plans shall be submitted with a properly filled out application form (See Appendix).
- 201 REVIEW STAGES. There are three stages in the subdivision or land development review and approval process: The Preparatory Meeting, the Preliminary Plat Review and the Final Plat Review.
- 201.1 Optional Review Stage: The Preparatory Meeting is optional, but is recommended for all plan classifications and especially for major developments and first time applications.
- 201.2 Mandatory Review Stages: All subdivision and land development plans must undergo a Preliminary Plat Review and a Final Plat Review. However, single-lot subdivisions, resubdivisions and minor subdivisions may combine these two stages.
- 202 PREPARATORY MEETING. It is normally desirable for an applicant to meet with the Planning Commission in order to discuss his proposal before a substantial amount of design and engineering time is invested in the development. At this meeting the applicant should present a rough plan showing such items as the proposed layout of lots, roads (if any) as well as provisions for required utility systems, public facilities or other special provisions. It is recommended that one copy of the Preparatory Meeting submission as outlined in Section 207 be provided to the Planning Commission. The Preparatory Meeting stage of the review process is not mandatory, but is advisable.
- 202.1 The benefits derived from a Preparatory Meeting area as follows:
- 202.1(a) The requirements of this ordinance can be clarified.
- 202.1(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.
- 202.1(c) Relationships to existing conditions and proposed development in the area surrounding the subdivision can be reviewed.

202.1(d) The requirements of the Township government and applicable state agencies can be identified and discussed.

203 CLASSIFICATION OF SUBDIVISIONS AND LAND DEVELOPMENTS.

203.1 Single-Lot Subdivisions. A subdivision of land, which creates a new single lot or parcel of land from an existing larger parcel. Such subdivision or "split" will actually result in two lots, the remainder of the original parcel and the new parcel. This classification does not include the creation of any new road right-of-way or easement of access.

203.2 Replot. A change in the existing lot line between two existing adjacent lots; or changes to lot lines only of a previously recorded subdivision or land development. A Replot shall not include changes in the lines of any street or right-of-way of an approved subdivision or of an existing street.

203.3 Minor Subdivision. A subdivision of ten (10) lots or less where: (a) no new road right-of-way is created, and (b) no easement of access is required, and (c) no extension of sewer lines, water lines, or storm sewers is required, and (d) no area is reserved for dedication to the public, and (e) no other construction of public improvements is required, and (f) the minor subdivision is not part of a larger existing or proposed subdivision or land development.

203.4 Major Subdivision. A subdivision containing eleven (11) or more lots, or a subdivision of ten (10) lots or less which cannot be classified as a single-lot or minor subdivision.

203.5 Land Development. A proposed building venture characterized by the fact that the development site shall remain unsubdivided. Ownership is usually retained by one party or maintained in common. Buildings or structures can be leased or sold, or land for structures leased, i.e. shopping mall, industrial park, etc.

204 PROCESSING OF SINGLE-LOT AND REPLOT SUBDIVISIONS. As mentioned in Subsection 201.2 Single-lot and Replot subdivisions may combine the preliminary and final plan stages into one submission so long as all requirements for final approval are met. (See Section 208.) In order to speed up the approval process for these simple subdivisions the following procedure is to be utilized:

204.1 Planning Commission Review. The applicant shall submit an application and all necessary documents at a regular meeting of the Planning Commission; or the submittal may be made to the Chairman or Secretary of the Commission prior to the next regular meeting. At its regular meeting the Commission shall

review the submission and decide to: (a) recommend approval of the application to the Board of Supervisors; (b) recommend conditional approval to the Board of Supervisors; (c) recommend denial to the Board of Supervisors. In each case the decision along with the application and all plat documents shall be forwarded in writing to the Board of Supervisors by their next regular meeting and a copy of the decision shall be transmitted to the applicant. The Secretary of the Commission shall forthwith forward a copy of the application and plat documents to the County Planning Commission for their review comments in accordance with Subsection 205.1.

204.2 Board of Supervisors Approval. The Board of Supervisors at their next regular meeting following review of a Single-lot or Replot Subdivision by the Planning Commission shall approve or reject the application; provided comments have been received from the County Planning Commission as outlined in Subsection 205.1. Signatures of approval on the plat certificate may act as approval in writing. A denial of approval may be verbally given at the meeting, but shall be communicated to the applicant in writing within 15 days following the decision. The reason(s) for denial shall be clearly referenced to provisions of this ordinance which have not been met.

205 COUNTY PLANNING COMMISSION REVIEW. As required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended all plans whether preliminary or final shall be submitted to the Crawford County Planning Commission for their review and comment. The County Planning Commission shall have forty-five (45) days from the date the application is sent by South Shenango to respond. If this forty-five day period expires before any response from the County, then the Township may make an approval decision on the plan without County review.

205.1 Where action is taken on a Single-Lot Subdivision or a Replot according to Section 204, it shall be the responsibility of the Secretary to forward a copy of the application and the subdivision plat to the Crawford County Planning Commission in an expedient manner. Review comments from the County Planning Commission may be transmitted to Chairman of the Planning Commission or the Township Secretary by telephone so long as an official review letter follows. The applicant shall be made aware that the final approval is not obtained until the County Planning Commission has transmitted review comments or until 45 days from the date the County Commission receives the request for review from South Shenango Township.

206 APPLICATION INFORMATION. All subdivision plan submissions shall be accompanied by an application sheet which includes the following facts and/or explanations relative to the subdivision. (See Appendix.)

206.1 Name of the subdivision;

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

206.3 Name, address and telephone number of the Registered Professional Land Surveyor handling the subdivision;

206.4 Brief description of the location of the proposed subdivision in order that it may be located on a property map of the municipality.

206.5 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;

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

206.7 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;

206.8 Zoning district applicable to the subdivision, if zoning regulations exist;

206.9 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 characteristic of the downstream area which will receive the stormwater runoff; where this information is shown on a sketch plan submission it need not be entered on the information sheet but the plan should be referred to.

207 PRELIMINARY MEETING INFORMATION. The Preliminary meeting submission is not mandatory and requires no application, but where used it is recommended that the following information be provided by the subdivider or land developer.

207.1 Sketch Plan Drawing

207.1(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. Existing conditions on and near the site should be shown including but not limited to wooded areas, watercourses, easements, rights-of-way, and utility systems.

207.1(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.

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

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

207.2 Written Material. To the extent the Sketch Plan drawing does not adequately convey the developer's intent a narrative dealing with other elements of the proposal, such as outlined in Section 206, would be helpful.

208 PROPERTY SURVEY FOR SINGLE-LOT SUBDIVISIONS OR RELOTS. As established in Section 201.2 Single-Lot subdivisions or simple replots may be processed in one submission to the Planning Commission. For simplicity, the plat shall be smaller than required for a larger subdivision. Where scale permits, the drawing shall be prepared on 8 1/2 x 11 inch paper, or drafting film. The subdivision shall be titled, "Property Survey" and the owner's name(s) shall appear boldly near this title. For example; PROPERTY SURVEY FOR JOHN AND JANET JOHNSON. The land to be subdivided or the lines replotted must be surveyed on the ground and the plat drawing must be approved by a Registered Professional Land Surveyor registered in the Commonwealth of Pennsylvania. The plat may be drawn in pencil or ink, but however the work is handled, the drawing shall be on an acceptable drafting medium and sufficiently bold so that clear and distinct copies can be made.

The Property Survey, once approved, should be recorded as part of the new property deed when it is recorded. However, if desired, the plat may be recorded separately as a subdivision and entered in the subdivision plat book records in the County Recorder's Office. If this method is used as the only recording of the plat it must be done before any real estate transfer or agreement to transfer takes place. Regardless of the recording method used above, the plat shall be recorded in the public record within 90 days from the date of approval by South Shenango Township, or the approval shall become null and void. The Property Survey shall include the following information:

208.1 The lengths and bearings of the new 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.

208.2 All corner points shall be marked with suitable iron pins including all points indicating a change in geometry. The nature of the markers shall be indicated. See Section 309.9

208.3 The right-of-way width and designation of existing roads adjacent to the lot.

208.4 The distance(s) and bearing(s) to some readily locatable and permanent point preferably a road intersection, or County, State or Federal monument or some other suitable object. This "tie-in" (for location purposes) should be as close as possible to the subdivision.

208.5 Reference to the source of title for the lot, which in most instances will be the deed book and page number for the property. County assessment index numbers may also be used.

208.6 The owners' names (subdivider) and deed references or county index numbers for all lands adjacent to the lot.

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

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

208.9 Building setback lines. The setback line shall be dimensioned.

208.10 A north point and scale. The scale of the drawing shall be shown graphically.

208.11 The area of the lot and the remainder of the original lot in square feet and/or acres, exclusive of any road right-of-way.

208.12 The following certificates (See Appendix 1.):

208.12(a) Township Planning Commission's review statement requiring chairperson's signature indicating the subdivision plat was reviewed. (Subsection 1.)

208.12(b) Professional land surveyor's statement. (Subsection 2.)

208.12(c) Owner's declaration and, where applicable, the owner's dedication statement. (Subsection 3.)

208.12(d) Crawford County Planning Commission's review statement. (Subsection 4.)

208.12(e) Board of Township Supervisor's statement. (Subsection 5.)

208.13 The following certificates where applicable (See Appendix II and Appendix III)

208.13(a) Utility easements including drainage easements.

208.13(b) Where the lot abuts a state maintained road and a road entrance permit has not been obtained from PennDOT, the statement found in Appendix III shall be entered on the plat.

208.13(c) Other easements as appropriate.

208.14 The applicant shall comply with the requirements of Section 221.3 (Sewage System), and the plat shall contain any statements or certifications required by Section 221.3 and by the appendices of this Ordinance.

209 PRELIMINARY PLAN STAGE. A Preliminary Plan is reviewed by the Planning Commission for all subdivisions so that both the Township and the subdivider have a clear understanding of what is proposed and what requirements must be met before the final approval process begins. Costly mistakes can be avoided and, in many cases, considerable time saved.

During this process such things as proposed street layouts, lot sizes, development density, public utilities, safety standards, erosion control, etc. are reviewed. Approval of the Preliminary Plan indicates that the Township is generally satisfied with the proposed development and gives the developer a "green light" to proceed with his final plan. Approval does not, however, mean lots can be sold; this comes only after Final Plan approval.

The complexity of a proposed development will determine the complexity of the Preliminary Plan. Single-lot, resubdivisions and minor subdivisions may combine the Preliminary Plan stage into one submission with the Final Plan. (See Subsection 201.2.)

209.1 The following process shall be followed during the Preliminary Plan stage:

209.1(a) The subdivider shall submit for review to the Planning Commission one application, the original plat; 5 copies of the original plat and other informational maps, engineering drawings and written reports necessary to explain how the subdivision or land development will be developed. In a subdivision of 10 lots or less where a preliminary application is submitted, the same number of copies shall be provided.

209.1(b) The application shall be accompanied by a fee as determined periodically by the Board of Supervisors.

209.2 Upon receipt of the preliminary plan application, the Planning Commission shall:

209.2(a) Forward 1 set of application material along with the fee to the Board of Supervisors.

209.2(b) Forward the original plat, 2 copies of the plat, 1 copy of supporting material and 1 application to the Crawford County Planning Commission.

209.2(c) Retain 2 copies of the plat and supporting material and a copy of the application. (The extra copy may be needed for review by agencies, such as: PennDER or PennDOT.)

210 PLAN. 3 COMMISSION ACTION ON PRELIMINARY PLAN.

210.1 The Planning Commission shall not make a decision on the preliminary plat application until review report has been received from the County Planning Commission or until the expiration of 45 days from the date the application was forwarded to said organization, whichever is sooner.

210.2 The Planning Commission shall notify the subdivider, at least 5 days prior to the meeting of the scheduled place, date and time for the meeting at which his subdivision is to be reviewed and acted upon. The Commission shall render its decision on the subdivision no later than 60 days after the date the complete preliminary plat application is submitted.

210.3 The Planning Commission shall take one of the following actions on the preliminary plat application: (1) recommend approval of the application to the Board of Supervisors; (2) require additions, corrections, changes or other information necessary for compliance with this Ordinance as conditions for the approval of the application; (3) reject the application of the subdivision proposal if it finds the proposal does not comply with the requirements of this Ordinance or other Ordinances of the Township or where a proposed subdivision would adversely affect the health, safety or general welfare of the Township; 4) table action until additional information is provided by the subdivider. Whichever action the Planning Commission takes, the Commission shall so advise the applicant in writing not more than 15 days following the date of decision on the application.

210.4 Preliminary Plan approval shall be effective for a period of 24 months from the date of approval. If Final Plan application has not been made during this time the Preliminary Plan approval shall be null and void. For the process to continue, the subdivider will need to re-apply for Preliminary Plan approval. A 12 month extension may be granted by the Planning Commission upon a written request by the applicant.

210.5 Wherein any development is to be completed in stages which may take several years, preliminary plan approval of the entire development is required. Preliminary approval for any stage shall be good until all development is complete, excepting that any change in this ordinance or any other Township ordinance after three years from the date of original preliminary approval may require reapproval of the preliminary plan.

210.6 If the application is rejected, the notice of rejection shall clearly state the specific reasons for such rejection by describing the requirements which have not been met along with a citation of the provisions of this ordinance or other statutes relied upon.

211 SPECIFIC REQUIREMENTS FOR PRELIMINARY PLAN. 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 approved 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 detail 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. In a Minor Subdivision of ten (10) lots or less the Preliminary Plan information required below may be submitted in one step as part of the Final Plan application. The submission shall include the following information:

211.1 Proposed name of subdivision.

211.2 The date, scale and north point indication.

211.3 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.

211.4 The street patterns and names of adjacent subdivisions and the location and owners' names of adjacent parcels of unsubdivided land.

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

211.6 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 300 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, water-courses, drainage ditches, swamps, low areas subject to flooding as identified on municipal flood hazard maps, permanent buildings, bridges and any other information pertinent to the evaluation of the proposed subdivision.

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

211.8 Topographic information shall be provided for all subdivisions wherein (a) road improvements and/or sanitary, storm, or water utility systems are proposed, and, (b) may also be required where 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.

211.9 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.

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

211.11 Information relative to the sewerage to be used in the subdivision and a summary of progress made in obtaining approvals for handling sewerage based on the requirements adopted by the Pennsylvania Department of Environmental Resources. To the extent approvals have been obtained, the locations of conventional and/or alternative on-lot systems shall be designated. In instances where an existing sewerage 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.

211.12 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.

211.13 Information showing how all storm water generated in the watershed above the site and within the site itself will be handled.

211.14 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 per cent grade or more, the planned road gradients shall be shown.

211.15 Any other special proposals which may be necessary to the Commission'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.

212 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 the smaller area intended to be included on the final plat for the first stage of development.

213 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 original subdivision plat, 5 copies of the plat and 1 copy of the Final Plan Application. 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 the homeowners' association. Any supporting information submitted with the Preliminary Plan, need not be resubmitted if it has not been changed since that time.

213.1 The Final Plan submission process shall be the same as the Preliminary Plan process outlined in Subsections 209.1 and 209.2.

214 PLANNING COMMISSION ACTION ON FINAL PLAN. The role of the Planning Commission in the Final Plan approval process is one of review and recommendation to the Board of Supervisors. Final approval

rests with the Board of Supervisors who will rely heavily on the recommendation of the Planning Commission to assure that the Final subdivision plat is correct; that all necessary supporting information has been submitted and is correct; that proper fees have been paid; and that the final plan meets all the required specifications of this ordinance. Procedures to be followed by the Planning Commission are as follows:

214.1 The Planning Commission shall not make decision on the Final Plan application until a review report has been received from the County Planning Commission or until the expiration of 45 days from the date the application was forwarded to said organization, whichever is sooner.

214.2 The Planning Commission shall notify the applicant at least 5 days prior of the scheduled date, time and place for the meeting at which his subdivision is to be reviewed and acted upon. The Commission shall render its decision on the Final Plan application in writing within 60 days from the date the complete Final Plan application was submitted.

214.3 The Planning Commission shall take one of the following actions on the Final Plan application: (1) recommend approval of the application to the Board of Supervisors; (2) require additions, corrections, changes or other information necessary for compliance with this Ordinance as conditions for the approval of the application. The second action would table any further action on the part of the Township until all necessary conditions specified by the Commission are met by the applicant. Depending upon the complexity of these unmet requirements, the review period of 60 days allowed to the Planning Commission could start over again. Whichever action the Planning Commission takes, it shall so advise the applicant in writing not more than 15 days following the date of the decision on the application.

214.4 A decision by the Planning Commission to recommend approval of a Final Plan application is not by itself a final approval by the Township. The plan must still be approved by the Board of Supervisors.

214.5 If the Final Plan application is tabled by the Planning Commission, the Commission shall clearly state the specific reasons for such action in its written notice to the applicant. Such notice shall include a description of the requirements which have not been met along with a citation of the provisions of this Ordinance or other statutes relied upon.

215 PUBLIC HEARING. The Planning Commission or the Board of Supervisors, or both, may hold public hearings on any subdivision or land development proposal at any time in the approval process. The actual cost of such hearings shall be borne by the applicant.

216 BOARD OF SUPERVISORS ACTION ON FINAL PLAN. The South Shenango Township Board of Supervisors shall finally approve all Final Plan applications for subdivisions and land developments in South Shenango Township, excepting at their discretion, approval of single-lot and simple replot subdivisions by the Chairman of the Planning Commission as outlined in Section 204. Approval consists of the signatures of a majority of the Supervisors on the original Final Plan plat, along with a letter to the applicant indicating that such approval has been granted. The Board of Supervisors shall use the following process in considering Final Plan applications for approval:

216.1 Upon receipt of a recommendation for approval of a Final Plan from the Planning Commission, the Board of Supervisors shall notify the applicant as to where and when they will meet to decide on the application. This will normally fall on their next regular meeting date.

216.2 The Board of Supervisors shall take one of the following actions on the Final Plan application: (1) approve the plan by a majority vote, signing the original plat and writing a letter of approval as mentioned in Section 216; (2) conditionally approve the Final Plan subject to fulfillment of specific requirements by the applicant; (3) reject the plan based upon lack of compliance with this Ordinance or for the protection of the health, safety and welfare of the Township.

216.3 The Board of Supervisors shall not make its decision on the Final Plan application until review comments and recommendations have been received from the Township Planning Commission, or until their 60 day review period has expired. The Board shall render its decision and communicate it to the applicant within 90 days following the first regular monthly meeting of the Planning Commission after the application was filed.

216.4 The decision of the Board of Supervisors shall be in writing and shall be communicated to the applicant personally or mailed to his last known address not later than 15 days following the decision.

216.5 When the application is rejected by the Board, the decision shall specify the defects found in the application, describe the requirements which have not been met and, in each case, cite the provisions of this Ordinance or statutes relied upon.

216.6 Failure of the Board of Supervisors to render and communicate its decision on a Final Plan within the time and manner specified in this Section shall be deemed approval of the application in terms presented.

217 STATUS OF FINAL PLAN APPROVAL. Upon approval of the Final Plat by

the Board of Supervisors, the developer/applicant shall within 90 days record the plat in the subdivision plat book at the office of the Crawford County Recorder of Deeds, Meadville, Pennsylvania.

217.1 Failure to properly record the Final Plat within the period specified in this Section shall make the Township approval null and void.

217.2 The applicant shall also be required to communicate a copy of the recorded plat to the Township Secretary within 15 days from the date of recording, or the Township approval shall be null and void. The copy of the plat shall be signed by the County Recorder of Deeds, or his agent, and shall indicate the date of recording, the subdivision plat book number and the page number.

217.3 The recording of the plat shall not constitute grounds for assessment increases until such time as lots are sold or improvements are installed on the land included within said plat.

- 218 EFFECT OF ORDINANCE CHANGE ON PLAT APPROVAL. No change or amendment of this Ordinance, zoning or other governing ordinance shall adversely affect the approval process of any subdivision or land development plan application pending either preliminary or final approval. The developer shall be allowed to commence and complete any aspect of his approved development in accordance with the terms of such approval within 3 years from the date of approval. Where Preliminary approval is required, the 3 years shall start from the date of Preliminary approval.
- 219 APPEALS. Any landowner or party aggrieved may appeal a decision of the Planning Commission or Board of Supervisors to the Crawford County Court of Common Pleas within 30 days of said decision.
- 220 SPECIFIC REQUIREMENTS FOR FINAL PLAN PLAT. The same plat, or drawing, submitted for the Preliminary Plan may be used for the Final Plan plat so long as there are no changes which significantly differ from the preliminary plat. The final plat shall be signed and stamped 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 plat shall include the following information:

220.1 The name of the subdivision in prominent letters and the municipality 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 in either South or North Shenango Townships unless it is an expansion of an existing subdivision under the same ownership.

220.2 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 make the bearings of the outer lines of the tier. Distances shall be measured at least to the nearest hundredth of a foot. Bearings, shall be measured at least to the nearest twenty seconds. The error of field closure for the subdivision's exterior boundary shall be no greater than one foot in five thousand feet, and all geometrics of the final plat shall be balanced.

220.3 The location and type of all survey markers and monuments.

220.4 The exact width and location of all roads and easements. The names of new and existing roads. Road names shall not duplicate names already established in either South or North Shenango Townships. Easements include but are not limited to those for storm drainage facilities and all public and semi-public utilities; they shall be dedicated and explained.

220.5 The distance(s) and bearing(s) to some readily locatable permanent point preferably a road intersection, County, State or Federal monument or some other suitable object. The "tie-in" point should be as close as possible to the subdivision.

220.6 A number or other suitable designation for all lots or parcels within the subdivision boundary.

220.7 Building setback lines; they shall be dimensioned.

220.8 The total area in acres within the exterior boundary of the subdivision exclusive of any existing public road right-of-way along the exterior boundary. Each lot or parcel within the subdivision shall show its area in acres to the nearest hundredth of an acre, exclusive of any rod right-of-way.

220.9 The right-of-way width and designation of existing roads adjacent to the subdivision.

220.10 Reference to the source of title for the land in the subdivision which in most instances will be the deed book and page number for the property, and the owner's name and deed references to all lands adjacent to the subdivision. County

assessment index numbers may be used in lieu of deed book numbers.

220.11 The location of existing easements, streams, bodies of water and other pertinent features in the subdivision; all easements shall be defined and explained.

220.12 A north point and, the scale of the plat which shall be shown graphically.

220.13 A small location map showing the relation of the subdivision to nearby public roads or other significant features; this map shall be oriented on the plat in the same direction the subdivision is oriented.

220.14 The following certificates (See Appendix 1):

220.14(a) Township Planning Commission's review statement requiring chairperson's signature indicating the subdivision plat was reviewed. (Subsection 1.)

220.14(b) Professional land surveyor's statement. (Subsection 2.)

220.14(c) Owner's declaration and, where applicable, the owner's dedication statement. (Subsection 3.)

220.14(d) Crawford County Planning Commission's review statement.

220.14(e) Board of Township Supervisor's statement. (Subsection 5.)

220.15 The following certificates and/or statements where applicable. (See Appendix III):

220.15(a) Utility easements including drainage easements

220.15(b) Where the lot abuts a state maintained road and a road entrance permit has not been obtained from PennDOT, the statement found in Appendix III shall be entered on the plat.

220.15(c) Other easements as appropriate.

221 REQUIREMENTS FOR SUPPORTING MATERIAL - FINAL PLAN. Where road and utility system improvements are proposed, final engineering and construction plans shall be prepared by a qualified professional engineer, landscape architect or architect and shall be part of the Final Plan submission. These plans shall be reviewed and approved by the Commission. They need not be recorded in the County Recorder's Office but they become part of the public record. These plans shall detail the construction of improvements in the subdivision in the following areas:

221.1 Revised Grades. Where a subdivision shall have 40 percent or more to 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.

221.2 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.

221.3 Sewage Systems.

221.3(1) For subdivisions where development is proposed requiring common or public sewage facilities, plans detailing the system shall be submitted and the necessary permits shall be approved for issue by the Pennsylvania Department of Environmental Resources before final approval for the subdivision shall be given by the Supervisors.

221.3(2) For any Subdivision of lots, as to which no lot is less than ten acres in area, a satisfactory site suitability analysis shall be obtained from the sewage enforcement officer or from an independent professional who either holds a license from PennDER as a qualified sewage enforcement officer or is a registered professional civil engineer, and Statements 1, 2 or 3 in Appendix A as appropriate, shall be entered on the plat; provided, however, that 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.

221.3(3) For any other Subdivision, besides those addressed at paragraphs (1) and (2) hereinbefore, the applicant shall present sewage permits for each proposed lot, or shall present satisfactory proof that permits have been approved for issue.

221.3(4) Where the issuance of any permit in connection with proceedings on a subdivision application results in the denial of reimbursement to the Township by the Commonwealth of Pennsylvania, then the applicant shall be liable to pay to the Township the share of permit costs which would otherwise be paid by the State. The Township shall be empowered to collect such charges in any manner provided by law, including the imposition of a municipal lien upon the affected property. Furthermore, the failure by any applicant to pay such charges within thirty days after notice from the Township shall constitute a criminal summary offense, punishable by a fine not exceeding \$300.00 and costs of the action.

221.3(5) Any applicant may apply to the supervisors for a variance from the strict terms of subparagraph (3) hereinbefore, which request shall be considered at a hearing before the Supervisors. In order to receive a variance, the applicant shall satisfactorily demonstrate:

221.3(5)(a) That he has entered into a firm contract to convey the subject parcel to a purchaser or recipient;

221.3(5)(b) That a site suitability study has been conducted by the Township sewage enforcement officer, or by another qualified sewage enforcement officer or registered professional engineer, the result of which is consistent with the purpose intended by the purchaser;

221.3(5)(c) The purchaser intends a use of the land which does not involve the construction of any improvement requiring the issuance of a building permit, and which is otherwise lawful; and

221.3(5)(d) The Plat contains statements, 1, 2 or 3 listed in Appendix II, as appropriate.

221.3(6) The requirements of the Section 211.3 shall apply to all single lot subdivisions, replots, minor and major subdivisions.

221.4 Water Supply System. Where a common water supply system is utilized such system shall be approved under regulations promulgated by the Pennsylvania Department of Environmental Resources. Where individual wells will be utilized the applicant shall provide information to show that potable water supplies will be obtainable for each buildable lot, and that each individual well should have a minimum recovery rate of 5 gallons per minute.

221.5 Storm Water Management. The Commonwealth of Pennsylvania's Storm Water Management Act of October 4, 1978 is administered by the Pennsylvania Department of Environmental Resources which is currently working on regulations to implement the act. Until such time as these regulations are fully implemented, the following shall be required for all major subdivisions and, land developments:

221.5(a) Information showing the size of the upstream watershed(s) affecting the development.

221.5(b) All sites shall limit the rate of storm water runoff after development so that no greater rate of runoff is permitted than that of the site in its natural condition. Where farm field or disturbed earth is the existing condition, meadow shall be used as the starting base for such calculations instead of the actual conditions. Storm frequencies of 2, 5, 10, 25, 50, and 100 year events shall be evaluated when calculating runoff rates. Any pipe outflow from a storage facility or collection facility shall not exceed the 10 year 24 hour storm frequency rate with the site in its natural condition, either individually or collectively.

221.5(c) The preferred methods for such calculations shall be the Soil Conservation Service Soil Cover Complex method found in the Engineering Field Manual or URBAN HYDROLOGY OR SMALL WATERSHED - Technical Release #55.

221.6 Erosion and Sedimentation Control. For all subdivisions and land developments erosion and sedimentation shall be controlled under one of the following provisions:

221.6(a) In minor subdivisions the applicant should be aware of Pennsylvania Department of Environmental Resources rules and regulations under Chapter 102 Erosion and Sedimentation Control, should earthmoving be considered.

221.6(b). In all major subdivisions and all land developments where less than 25 acres will be disturbed by earthmoving, an Erosion and Sedimentation Control Plan shall be prepared by the applicant as required under Chapter 102, mentioned previously. Said plan shall be reviewed for adequacy by the Crawford Conservation District prior to submittal to the Planning Commission.

221.6(c). In subdivisions or land developments where 25 acres or more will be disturbed by earthmoving activities, the requirements of b. above shall be met, and a permit for such earthmoving activities shall be issued by the Department of Environmental Resources.

221.7 Storm Sewers. In developments where sub-surface storm drainage systems are proposed, the applicant shall provide engineering details of all such systems.

221.8 Private Associations. Where the subdivider intends to assure that subdivision improvements will be maintained through a homeowners' association, documents shall be drafted and filed in the County Recorder's Office which provide for the legal creation of such an association which shall have mandatory membership provisions and statements on its structure and responsibilities. The Planning Commission and Board of Supervisors shall approve all such association charters wherein maintenance responsibilities could someday become those of the Township: i.e. roads, walks, parks or open spaces.

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ARTICLE III

DESIGN STANDARDS AND IMPROVEMENTS REQUIREMENTS

300 DESIGN PRINCIPLES. In planning a subdivision or land development the applicant shall be guided by the following principles:

300.1 In planning and executing a subdivision or land development the applicant shall comply with all laws, codes, rules, and ordinances of South Shenango Township, the county, the state and federal governments and all duly constituted agencies thereof.

300.2 In planning and executing a subdivision the applicant shall be guided by the currently approved South Shenango Comprehensive Plan and the Crawford County Comprehensive Plan 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.

300.3 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.

300.4 Generally road networks should be designed to run in an east-west direction so that homes and other habitable structures can more easily be oriented to a southern exposure to take advantage of solar energy.

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

300.6 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 the South Shenango and County comprehensive plans, or the Township Official Map.

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

301.1 Proposed roads shall be public roads properly dedicated for public use and shall provide convenient access to all property within the subdivision. There shall be no private roads in a subdivision. Each lot planned for separate ownership in the subdivision shall have a minimum of 50 feet of frontage on a public road. Public roads are not mandatory in planned residential developments or land development enterprises.

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

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

301.3(a) Collector Roads. These roads link neighborhoods and have continuity with 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 and state roads are collector roads. This category of road is set forth and discussed in South Shenango Comprehensive Plan.

301.3(b) Local 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.

301.3(c) 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.

301.4 In Table 1. design standards for collector local roads and alleys are established.

TABLE 1.

DESIGN STANDARDS FOR ROADS

	<u>ROAD TYPE</u>		
	<u>Collector</u>	<u>Local</u>	<u>Alley</u>
Minimum Width Right-of-Way	60'	50'	20'
Minimum Width Traveled Way or Cartway	20' w/s 36' w/c	20' w/s 30' w/c	12'
Maximum Grade	8%	10%	10%
Minimum Grade	1%	1%	1%
Minimum Radius of Curve	300'	150'	-
Minimum Length of Tangents Between Reverse Curves	150'	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: for Collector Roads, 300 feet.

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

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

w/c indicates with curb construction.

301.5 Access to Minor Arterial Roads. Where a subdivision borders on, or contains, an existing or proposed minor arterial road, such as U. S. 322, the Commission may require that access points to the road be limited by one of the following means or some acceptable alternative:

301.5(a) The lot pattern in the subdivision shall be so organized that the back yards of lots about the minor arterial road and the front yards about a local or collector road essentially parallel to the minor arterial in which case vehicular access to the lots occurs from the local road. Depending on the development situation the back yards of the lots may be required to be appropriately screened from the minor arterial road. Access from the minor arterial to the subdivision shall be by means of a public road intersection(s).

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

301.6 Cul-de-sac Roads. There shall be no limitations on the length of cul-de-sac roads; however, there shall be no more than twenty-five buildable lots on any one cul-de-sac. Each cul-de-sac shall have a turnaround, the minimum width of which shall be 120 feet in diameter. Turnaround arrangements other than the circle may be approved provided it can be shown that the alternative can accommodate equally safe and convenient turning movements.

301.7 Roads normally should intersect at, or nearly at, right angles. Proposed new intersections along one side of an existing street shall, wherever practicable, coincide with existing intersections on the opposite side of said street. Road jogs with centerline offsets of less than 150 feet should be avoided wherever possible.

301.8 Curbs generally shall be discouraged, but where the need exists, the minimum curb radius at the intersection of two roads shall be 15 feet.

301.9 Intersections of more than two streets shall be avoided.

302 LOTTING STANDARDS.

302.1 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.

TABLE 2.

MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS

AREA OF TOWNSHIP	(1) MINIMUM LOT AREA	(3) MINIMUM LOT WIDTH
Areas with Public Sewer (single family use)	(2) 15,000 sq. ft.	(4) 100 feet
Areas without Public Sewer (single family use)	(2) 25,000 sq. ft.	(4) 125 feet

- NOTES:
- (1) The minimum lot area shall be measured exclusive of any road or street right-of-way.
 - (2) Where multi-family units are planned the minimum lot area shall be increased by 3,000 square feet for each additional dwelling unit.
 - (3) The lot width shall be measured at the building line and parallel to the adjacent road right-of-way line.
 - (4) Minimum lot width shall be increased by 20 feet for each additional dwelling unit where multi-family dwellings are planned.

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

302.3 Minimum Lot Area and Lot Width. Table 2. establishes minimum lot area and width requirements. Depending on soil conditions and the developer's preference, lot areas often will be larger.

302.4 Minimum Building Setback Line. These requirements are minimums; building setback lines may be greater than established herein.

Road Classifications as Defined in
Section 301.3

	<u>U.S. 322</u>	<u>Collector</u>	<u>Local</u>
Minimum Building Setback Line :	50 feet	30 feet	25 feet

2.5-1
302.5 The depth to width ration of usable lot length shall be a maximum of two and one-half to one, except where unusual physiographic conditions exist. Additional land required for on-lot sewage disposal shall not be deemed as a justification for such exceptions.

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

302.7 Subdivisions shall contain no useless remnants of land..

302.8 Lot width on cul-de-sac turnarounds shall be measured at the building line and shall have a minimum width of 50 feet at the street right-of-way.

303 BLOCK STANDARDS.

303.1 Block lengths in residential areas generally shall not exceed 1500 feet.

303.2 Pedestrian crosswalks not less than 8 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.

304 EASEMENTS.

304.1 Where desirable or necessary, adequate easements or dedications for public service utilities shall be provided for sewer, water, electric power, gas lines, storm drainage and similar services; and no structure or obstruction of any kind shall be placed or allowed to be placed where it will interfere in any way with such easements. Utility easements, where required, shall have a minimum width of 15 feet and be placed at the side or rear of lots whenever possible.

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

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

304.4 Whenever a road, planned to have continuity beyond the proposed subdivision, is temporarily stubbed or deadended 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 shall be established on lots adjacent 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.

305 SIDEWALKS. Where the gross residential density of a subdivision is 4.0 (dwelling units per gross acre) or greater the Commission may require the construction of sidewalks. Sidewalks, where constructed, shall be located in the public road right-of-way.

306 ROAD SIGNS. All roads shall be provided with road signs, by the developer in accordance with Township specifications.

307 ROAD SIDE 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. All tree plantings shall be approved by the Planning Commission.

308 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.

308.1 Road Specifications. Wherever new road are proposed in a subdivision, the appropriate officials of the Township shall be involved in the approval process for the subdivision insuring that new roads and surface water drainage systems are designed and constructed with the approval of these officials and in a manner which is in keeping with Township standards. The specifications established herein are for a local road (See Section 301.3b).

308.1(a) Layout Standards. From the flow line of one road ditch to the flow line of the ditch on the other side of the road - where ditches are constructed in the right-of-way and there is no fill slope(s) - there shall be a minimum distance of 32 feet. Centered in the right-of-way there shall be a minimum cartway (travel way) of 22 feet. The cartway shall be crowned with a minimum slope of 1/4 inch per foot on both sides of the crown. The next five feet on each side of the cartway shall be a transitional area to the flow line of the road drainage ditch and shall be considered as the road shoulder. This shoulder area shall have a minimum slope of 1/2 inch per foot, but shall be constructed in a manner so as to effect a uniform transition from the edge of the road surface (cartway) construction to the drainage ditch flow line. See the accompanying road specification drawing. The remainder of the right-of-way distance, 8 feet on either side of the drainage ditch flow line, shall be handled as a transition from the ditch to the edge of the right-of-way with a maximum gradient of 1 1/2 to 1.

308.1(b) Sub-grade Preparation. The sub-grade shall be formed from ditch line to ditch line (32 feet minimum) approximately 12 inches below finished grade and shaped to the road cross-section requirements. The sub-grade shall be brought to a firm, thoroughly compacted condition. Any soft or unsuitable material shall be removed and replaced with suitable material.

308.1(c) Road Surfacing. Eight inches of bank run gravel shall be placed and compacted on the sub-grade. Four inches of Number 2 A crushed gravel shall be placed and compacted on the cartway section (22 feet minimum) of the road. Transitional areas shall be formed and seeded.

308.2 Road Signs. Road signs shall be located on the north-east corner of each intersection 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 method approved by the Supervisors.

308.3 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. Rolled curbs may be of a bituminous material.

308.4 Sidewalks. Where required sidewalks shall be of concrete construction. They shall be a minimum of four feet wide and three inches thick and shall have a maximum cross slope of 2 percent. They shall be a minimum of four feet from the road curb.

308.5 Bridges. Bridges of primary benefit to the subdivider as determined by the Commission shall be constructed at the full

expense of the subdivider. The Township may agree to share the expense of bridges which are of only partial benefit to the developer, and which are considered necessary in order to allow the development to be completed. Such sharing of expenses shall be fixed by special agreement between the Supervisors and the subdivider or developer.

Bridge construction over a watercourse which drains over one-half square mile of land shall require a permit from the Pennsylvania Department of Environmental Resources, Division of Dams and Encroachments.

308.6 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, and the North and South Shenango Joint Municipal Authority.

308.7 Water Supply and Distribution System. All public or community water systems shall be designed and constructed in accordance with the requirements of the Pennsylvania Department of Environmental Resources, and where applicable, the Pennsylvania Public Utility Commission.

Depending upon known existing ground water supplies in any given area of the Township, the Commission may also require a test well in any subdivision.

308.8 Drainage Culverts. Where used, culverts or sluices under driveways shall be constructed of galvanized or concrete pipe and shall be a minimum of 15 inches in diameter, or as required by the stormwater management plan required under Section 221.5.

308.9 Survey Monuments and Markers. Survey monuments and markers shall be placed according to the following standards within each subdivision or land development, and shall be recorded on the final plat according to their location and type:

308.9(a) Monuments shall be set at the intersections of all lines forming angles in the boundaries of all major subdivisions and land developments, and at the intersection of all streets.

308.9(a)(1). Monuments shall be of concrete, no less than 6" x 6" x 18" with a 3/8" metal dowel in the center at the top.

308.9(a)(2). Monuments shall be placed so that they protrude approximately 2" above grade in areas that are not paved, and at grade in paved areas not subject to traffic. On gravel roads or paved areas subject to heavy traffic they shall be 4" to 8" below grade and protected by a cast iron frame with access cover, or double monumented.

308.9(b). Markers shall be set at all lot angles and corners, and at the beginning and end of all curves in lot or street lines of all subdivisions or land developments. Curves for corner radii at street intersections need not be marked if the intersection is mounted.

308.9(b)(1). Markers shall be ferrous metal rods or pipe, 1/2" minimum diameter by 18" minimum length, or may be standard manufactured survey steel survey markers of similar length.

308.9(b)(2). Markers shall be driven into the ground so as to be approximately flush with final grade.

ARTICLE IV.

ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

400 ASSURANCE OF IMPROVEMENTS. The final plat of a proposed subdivision shall not be approved until appropriate assurances for improvements have been accomplished. The premise for subdivision improvements assurance is that the public has the right to expect that the development it is purchasing will be improved as shown on plats and plans and will be maintained by municipal officials. Or, if this assurance cannot be given, the public should know where the subdivision improvements and maintenance responsibilities are lodged. Assurances may be provided in any one of the following ways:

400.1 The subdivision improvements including, but not limited to, roads, signs, sidewalks, common sanitary sewerage system, storm water sewerage system, and common water supply system, are installed and properly accepted by the Township or other involved organizations (in case of common sanitary sewerage and water supply systems). The acceptance by the Township Supervisors of roads and road related improvements and elements of a storm sewerage system shall be conditional and shall be based upon a two year maintenance period which begins with the date of acceptance. During this two year period the subdivider shall maintain these improvements. At the end of the two year period, if all the improvements are in satisfactory condition, the Township shall take full responsibility for the maintenance of the improvements.

400.2 A performance bond(s) is written for the improvements by the subdivider assignable to the Township and, where applicable, other parties. Said bond(s) must be accepted by the assignable parties. The performance bond(s) shall be for 100 percent of the estimated cost of all improvements shown on the final subdivision plan. The estimated cost shall be projected to one year after the scheduled expiration date of the bond. All bonds shall be with a company licensed to do business in the Commonwealth. The performance bond(s) shall specify that all improvements will be installed within a period no greater than one year following the date fixed on the approved subdivision plat for the completion of improvements.

400.3 Cash, or acceptable collateral covering the cost, of the required improvements is placed in escrow assignable to Township and, where applicable, other parties. The cash and/or collateral shall be released from escrow as construction and Township acceptance is accomplished. The amount in escrow shall equal 100 percent of the estimated costs projected to one year after the scheduled completion date. A lending institution's letter of credit may be considered adequate assurance in lieu of performance bonds and collateral arrangements. Where collateral

arrangements or the letter of credit methods of providing assurance are used the partial release of funds based upon incremental completions of the improvements shall be permitted. Additionally where the letter of credit is used the lending institution providing the letter shall be approved by the Supervisors and funds involved in the arrangement may not be withdrawn, based on construction completions, until authorized by the Board of Supervisors.

400.4 A combination, in whatever way, of the assurance methods as set forth in the above sections is permissible.

401 CONSTRUCTION OF IMPROVEMENTS BEFORE FINAL PLAN APPROVAL.

401.1 When the subdivider elects to begin construction of required improvements before approval of the Final Plan he shall obtain a written statement from the Supervisors indicating the preliminary plan including all engineering and construction plans and specifications has been reviewed and approved. In no event shall work on the construction of improvements begin before the preliminary plan has been approved by the Township.

401.2 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 Commission. Otherwise he shall reobtain Preliminary Plan approval.

402 INSPECTION OF IMPROVEMENTS DURING CONSTRUCTION.

402.1 During the construction of the improvements the subdivider shall be required to notify the Township Supervisors and others, i.e. sewer authority, at least 24 hours before critical points in the construction process so they may make inspections. In the case of roads the subdivider shall notify the Supervisors before each of the following operations:

402.1(a). Before gravel material is deposited on the compacted road subgrade.

402.1(b). Before the top course of gravel or pavement is laid and rolled in place.

403 COMPLETION OF IMPROVEMENTS AND RELEASE FROM IMPROVEMENT BOND.

403.1 When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the Township Supervisors, in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall

send a copy thereof to the Township Engineer as designated by the Supervisors. The Supervisors shall within 10 days after receipt of such notice, direct and authorize the Engineer to inspect all such improvements. The Engineer shall thereupon, file a report, in writing, with the Supervisors, and shall promptly mail a copy of the same report to the developer by certified or registered mail. The report shall be made and mailed within 30 days after receipt by the Engineer of the authorization by the Supervisors; and said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be approved or shall be rejected by the Engineer, said report shall contain a statement of reasons for such nonapproval or rejection.

403.2 The Township Supervisors shall notify the developer, in writing; by certified or registered mail of the action of their Board relating to the Engineer's report.

403.3 If the Supervisors or the Engineer fail to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the developer shall be released from any and all liability, pursuant to its performance guaranty bond or other security agreement.

403.4 If any portion of said improvements shall not be approved or shall be rejected by the Board of Supervisors, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.

403.5 Nothing herein shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise, any determination of the Board of Supervisors or the Engineer.

403.6 Where herein reference is made to the Engineer, he shall be a duly registered professional engineer employed by the Township or engaged as a consultant thereto. Costs of such engineering inspection services shall be borne entirely by the developer.

403.7 If the Supervisors determine that all or any portion of the improvements are acceptable, they shall grant conditional approval of acceptance to the developer and release any improvement guaranty meant to cover all or that portion of the improvements approved.

404 FINAL ACCEPTANCE OF IMPROVEMENTS.

404.1 Upon the granting of conditional approval for improvements by the Supervisors, the developer shall maintain all such improvements for a period of two years.

404.2 When the two year maintenance period is within 30 days from its termination, the developer shall notify the Supervisors, in writing, by certified or registered mail, and request a final inspection. The Supervisors, or their Engineer, or both, shall make the final inspection before the termination of the two year maintenance period. They shall notify the developer, in writing, by certified or registered mail, within 10 days after the date of the inspection that the improvements have been finally accepted, or that final acceptance is denied. If final approval is denied, the Supervisor's report shall state the specific requirements which must be met in order for approval to be granted. In such cases the developer shall within 60 days from notification by the Supervisors, complete all said improvements to the satisfaction of the Supervisors.

404.3 Final acceptance by the Supervisors of any improvement shall act as a public acceptance of said improvements and the ownership and further maintenance of said improvements shall become the responsibility of the Township. Final acceptance shall also release the developer from any liability related to said improvements.

ARTICLE V.

LAND DEVELOPMENT STANDARDS AND REQUIREMENTS

500 JURISDICTION. Certain physical developments are classified as land development in the Pennsylvania Municipalities Planning Code, Act 247 and as such are subject to regulation. Land developments include but are not limited to mobile home parks, industrial 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.

In South Shenango Township it shall be unlawful for anyone to construct land developments as defined herein until (a) the Final Plan has been approved by the Township and recorded as established in Section 217 of this ordinance, (b) a valid permit from the Pennsylvania Department of Environmental Resources, where applicable, has been approved for issue, (c) a valid Occupancy Permit has been secured from the Building Permit Officer, and (d) a permit from the Pennsylvania Department of Transportation for highway right-of-way occupancy for the purpose of constructing access facilities, where applicable, has been issued.

501 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 major 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 land as in the case of a condominium arrangement.

502 ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS. In a land development all improvements, such as roads and utilities, shall be owned and maintained by the development's owner(s). As such the Township shall have no responsibility for the ownership or maintenance of such improvements, and the provisions of this Ordinance in Article IV. regarding improvements shall not apply. However, the layout and design of improvements shall be

considered in the approval process for all land developments. It is part of the Township's responsibility to assure the safety and welfare of its residents.

503 DESIGN STANDARDS FOR APARTMENT COMPLEXES AND SHOPPING CENTERS.

503.1 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.

503.2 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.

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

503.4 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.

503.5 Service areas for the land development shall be planned and constructed such that they are not visible from existing or potential residential uses.

503.6 The site plan shall demonstrate that the building and vehicular circulation locations and elevations have been chosen with reasonable regards to the natural character of the land.

504 RECREATIONAL VEHICLE PARKS AND CAMPGROUNDS.

504.1 Minimum Area Requirement. 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.

504.2 Location and Access.

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

504.2(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.

504.3 Required Facilities.

504.3(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.

504.3(b). A minimum of 8 percent of the gross site area shall be set aside and developed for common use areas for open or enclosed recreational facilities.

504.3(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, an 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.

504.3(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 504.5 following.

504.4 Site Requirements.

504.4(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 recreational grounds shall be carefully planned.

504.4(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.

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

504.4(d). Screening that is immediately perceived throughout all seasons 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 feature or a combination of these devices.

504.5 Vehicle Circulation. The internal road system shall 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 18 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.

505 DESIGN STANDARDS FOR INDUSTRIAL PARKS.

505.1 Vehicular access connections to existing roads outside the park shall maintain a 60 foot right-of-way and, shall be safe; have adequate site distances; be perpendicular to existing roads, where possible; and shall have the capacity in all regards to adequately handle the projected traffic.

505.2 The internal road system shall be privately owned and maintained. All roads shall be constructed to Township standards; shall have a 60 foot minimum right-of-way and a cartway of 22 feet minimum width paved to Township standards.

505.3 All cul-de-sacs shall have a 120 foot minimum diameter turnaround at the end, and if longer than 600 feet shall have a similar turnaround for each additional 600 foot section or portion thereof.

505.4 All parking areas shall be well drained and paved or maintained in a dust free condition.

505.5 Industrial parks shall comply with Sections 503.5 and 503.6 of this Article.

ARTICLE VI.

MOBILE HOME PARKS

600 PURPOSE. It is the purpose of this Article to regulate mobile home parks so that mobile home park owners, mobile home park residents and other Township residents can be assured of a safe and attractive mobile home living environment.

601 JURISDICTION AND COMPLIANCE.

601.1 Jurisdiction. Section 501 of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, grants the Township Supervisors the power to regulate mobile home parks under its subdivision and land development regulations. Under these regulations a mobile home park shall be considered a land development as defined in Article V. of these regulations. As such the approval process as outlined in Article V. shall be followed. Design standards and other standards outlined herein shall relate only to mobile home parks.

601.2 Compliance. Following the effective date of this Ordinance, all new mobile home parks and all expansions or extensions of existing mobile home parks shall be subject to the provisions of this Article. Likewise, existing mobile home parks which have ceased operation for a period of one year shall comply with this Article as if they were a new park upon their reuse or reopening.

602 DEFINITIONS.

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

602.2 Mobile Home. A transportable, single family dwelling intended for permanent occupancy, office or place of assembly contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives on the site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

602.3 Mobile Home Lot. A parcel of land in a mobile home park, improved with the necessary utility connections and other

features necessary for the erection thereon of a single mobile home, which is leased by the park owner to the occupants of the mobile home erected on the lot.

602.4 Other Definitions. Other definitions, as found in the Definition section of these regulations, shall apply equally to mobile home parks under this Article as they apply to every other article of these regulations, except where herein stated otherwise.

603 GENERAL STANDARDS.

603.1 All mobile home parks shall have a minimum of five contiguous acres, and areas designated for mobile home lots or streets shall not be subject to flood hazards.

603.2 The density of individual mobile homes shall be no greater than seven mobile home units per gross acre of the development.

603.3 There shall be a minimum of 30 feet maintained between any portion of a mobile home and any portion of an adjacent mobile home. No mobile home shall be closer than 50 feet from the park boundary.

603.4 Mobile home parks with more than 100 lots shall require special consideration by the Township relative to overall density, compatibility with the surrounding area, and possible review by the school district. Should circumstances warrant, the Township may limit the size of any one, or number, of mobile home parks to 100 lots in any given area of the township.

603.5 All mobile home parks shall reserve and maintain 10 percent of the gross area of the park, exclusive of road right-of-ways, for the recreation and enjoyment of park residents. Such recreation facilities may include indoor space.

603.6 All mobile home parks shall, to the extent possible, utilize the natural site and landscape features to enhance the aesthetic qualities of the park.

603.7 Depending on the surrounding neighborhood, mobile home park developments may be required to provide a natural or man-made buffer between the park and other adjacent uses. Such buffers may be of suitable fencing, shrubbery and other vegetation.

604 MOBILE HOME LOT REQUIREMENTS.

604.1 Each mobile home lot shall be provided with either:

604.1(a). A concrete slab suitable for the placement of a mobile home, or

604.1(b). Permanent concrete footings suitable for the placement of a mobile home.

Slabs and footings shall be constructed such that a minimal amount of leveling will be necessary for the placement of a mobile home unit.

604.2 Slabs and footings mentioned in Section 604.1 shall be complete with a tie down anchor system which will allow mobile homes when secured thereto to withstand high winds periodically expected in the area.

604.3 Utilities. Each mobile home lot shall be furnished with all necessary utilities including, at a minimum, water, sewer and electrical hookups.

604.4 Driveway. Each mobile home lot shall be provided with driveway access from an adjacent park street. Driveways shall be well drained and maintained in a dust free and mud free condition.

604.5 Parking. Each mobile home lot shall have two off-street parking spaces which may be part of the driveway.

604.6 Drainage. All mobile home lots shall be graded such that they are well drained and without standing water after a heavy rain.

605 CIRCULATION AND STREETS.

605.1 Circulation Patterns. Roads and streets shall be laid out such that vehicular circulation will be safe and efficient. Street designs should follow natural contours and landscape so as to create an effect more pleasing than the standard grid street pattern.

605.2 Park Access. Street access to the park shall be provided via a separate street, or streets, from the adjacent Township or state road. No mobile home lots shall have driveway access directly onto a Township or state road.

605.3 Street Right-of-Way. The street right-of-ways within any mobile home park shall meet the following standards:

605.3(a). Interior streets shall have a minimum right-of-way width of 28 feet. Of this distance, 20 feet shall be cartway or driving surface, and 8 feet shall be parking on one side of the street.

605.3(b). Where parking is desired on both sides of the street the right-of-way width shall be 36 feet to allow for 20 feet of cartway and 8 feet of parking space on each side.

605.3(c). Park entrance streets, or street, shall have a minimum right-of-way width of 60 feet where they (it) meet the right-of-way line of the adjacent Township or state road.

605.4 Street Construction.

605.4(a). All park streets and on-street parking areas shall be constructed and maintained so as to be in a dust and mud free condition.

605.4(b). There shall be no standing water on streets or on-street parking areas.

605.4(c). All street intersections shall, to the extent possible, meet at right angles.

605.5 Cul-de-Sacs. Cul-de-sac streets shall be no longer than 500 feet. Turnarounds shall be of adequate radius to comfortably maneuver a 14 x 70 foot mobile home with tractor.

605.6 Pedestrian Circulation. Depending on the size and layout of the mobile home park, the Supervisors may require sidewalks for pedestrian traffic. The location, size and construction of sidewalks will be decided on a case by case basis.

605.7 Street Signs. The developer shall provide and maintain street sign at the intersection of each street within the mobile home park, and at the intersection of any park streets with Township or state roads.

605.8 Street Lights. Street lights may be required in mobile home parks, where in the best judgement of the Planning Commission, such a lighting system is necessary.

606 UTILITIES AND SERVICES. Sewer and water utilities shall be the responsibility of the mobile home park owner(s).

606.1 Sewage Disposal. Sewage disposal systems shall be designed and built according to applicable rules and regulations of the Pennsylvania Department of Environmental Resources, from which a permit will be required. Where public sewers are considered, the rules and regulations of the North and South Shenango Joint Municipal Authority shall also be met.

606.2 Water Systems. The water system for any mobile home park shall be approved by the Pennsylvania Department of Environmental Resources.

606.3 Solid Waste Disposal. The park ownership shall be responsible for adequate solid waste disposal to include both trash and garbage.

606.4 Snow Removal. The park ownership shall be responsible for adequate snow removal.

606.5 Water Supply For Fire Protection. In a mobile home park of more than 12 lots an adequate year around water supply shall be maintained to fight fires. If fire hydrants are used there shall be adequate pressure and capacity to supply them, and they shall be no more than 300 feet from any mobile home. Where fire ponds are used they shall be no more than 300 feet from any mobile home and shall be of adequate depth to permit winter use.

607 STORM WATER MANAGEMENT. The management of storm water within any mobile home park shall be handled in accordance with Section 221.5 of these regulations.

608 EROSION AND SEDIMENTATION CONTROL. The control of erosion and sedimentation during and following construction of any mobile home park shall be handled in accordance with Section 221.6 of these regulations.

609 STANDARDS FOR INDIVIDUAL MOBILE HOMES. All individual mobile homes within a mobile home park shall be subject to the following standards:

609.1 Tie Downs. All mobile homes shall be tied down, or anchored, so as to prevent overturning or sliding in high winds.

609.2 Fire Alarms. Each individual mobile home shall have and maintain at least one operable smoke detection alarm.

609.3 Skirting. Each mobile home shall have appropriate skirting to conceal pipes, undercarriages and blocking as well as for protection against wind.

609.4 Attachments and Outbuildings. Built-on attachments made to individual units such as porches, patios, carports or unattached sheds shall be placed in a balanced arrangement to insure congruity with adjacent units. Added on living space shall be no closer than 15 feet from the living space of an adjacent mobile home.

610 PERMITS AND PARK OWNER RESPONSIBILITIES. It shall be the responsibility of the owner(s) or their designated manager(s) of each mobile home park to assure that the following requirements are met:

610.1 Permits. Upon the anniversary of the opening of a mobile home park the owner shall obtain a permit for continued operation from the Township Building Permit Officer as designated by the Board of Supervisors.

610.1(a) The permit shall be granted by the Township if the operation of the park during the previous year has been in compliance with the provisions of this Article. The permit shall be denied if such compliance has not been demonstrated, and reasonable efforts have not been made to assure compliance in the future.

610.1(b) Prior to the issuance of a permit the issuing officer, or other properly designated Township Official, shall inspect the mobile home park to assure compliance. Such inspection may include a review of appropriate park records.

610.1(c) A fee shall be paid to the Township for the annual permit. The amount shall be established by a resolution of the Board of Supervisors.

610.1(d) Failure to comply with the provisions of this Article could lead to revocation of a permit or reason to deny a new permit.

610.1(e) It shall be unlawful to operate a mobile home park in South Shenango Township as governed by this Article without a valid permit.

610.2 Owner Responsibilities. Park owners or their agents shall assure that the standards for individual mobile homes as set forth in Section 609 of this Article are complied with by individual mobile home owners, or occupants.

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 the conventional subdivision 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 developments are permitted hereunder 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 by 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 development. 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 dwellings 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 and 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, cottages, 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, non-profit 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 of 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 Commission. This conference enables the developer to obtain the views of the Commission before more expensive engineering and architectural work is begun.

706.2 The Tentative Plan. The Tentative Plan shall be filed with the Commission and within 60 days of the acceptance of the plans as complete the Commission after public notice is given, shall hold a public hearing on the application. Within 30 days following the public hearing the Commission 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 Commission.

706.3 The Final Plan. Within six months of the date of Tentative Plan approval the developer shall submit a Final Plan application to the Commission, unless a request for a time extension has been made and granted. After acceptance of the final application as complete, the Commission shall begin the Final Plan review process as outlined in Sections 214 and 216 of this Ordinance.

706.4 Recording Of Final Plan. The Township's approval of the Final Plan shall be noted by the Supervisors' signatures affixed to the approval certificate. The site development plan and any other documents associated therewith which the Commission requires to be recorded shall be recorded in the County Recorder's Office within 90 days after the Commission'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 Commission for Tentative Plan review. Additional information may be submitted where appropriate. Plans shall be submitted by an engineer, 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 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 Commission 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, 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 one 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 Township 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 Streets. Streets may be planned for dedication to the public or may be planned as private streets to be maintained by the developer or a resident's association. Private streets shall meet Township standards regarding subgrade 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.

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, survey and boundary monuments, streets, street signs, water supply, sewage disposal, storm water runoff structures, and open space improvements. All water supply, sewage disposal and surface water drainage facilities shall be planned, designed and approved in accordance with the requirements of the Pennsylvania Department of Environmental Resources.

709.1 Common Open Space. Where areas of common open space are proposed for improvements they shall be improved by the developer. Unless the Township agrees 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 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 Township, or

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

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

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 Commission and, with the Commission's concurrence that such changes are minor in nature, shall be filed in the Commission's records as normal changes occurring through the "dynamics of living". All changes submitted to the Commission should be delineated graphically on plans with accompanying text as needed.

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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 partly underground but having at least one-half of its height above the average level of the adjoining ground.

801.3 Bench Mark. A point of 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.

801.5 Board. The South Shenango Township Board of Supervisors, Crawford County, Pennsylvania.

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 provisions 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 or constructed for vehicular travel. Cartway width is from one edge of surfacing to the other edge of the surfacing.

801.11 Cellar. The story of a building or structure partly underground but having at least half of its height below the average grade level of the adjoining ground. Cellars are not generally used as living space.

801.12 Chairman. The Chairman of the South Shenango Township Planning Commission.

801.13 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 govern development

801.14 Commission. The South Shenango Township Planning Commission.

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

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

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

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

801.19 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.

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

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

801.22 Governing Body. The South Shenango Township Board of Supervisors.

801.23 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.

801.24 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.

801.25 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 watercourses, 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 this Article. (Such uses as industrial parks, mobile home parks, apartment complexes, shopping centers, etc. are included under this definition.)

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

801.29 Lot. A tract, parcel, plot, 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 Area. The area of land contained within the property lines of an individual parcel of land as shown on a subdivision or land development plan, excluding the space within any street or road right-of-way, but including the area of any easement.

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

801.32 Lot, Mobile Home. A parcel of land in a mobile home park, improved with the necessary utility connections and other improvements necessary for the erection thereon of a single mobile home, which is leased by the park owner to the occupants of the mobile home erected on the lot.

801.33 Lot Width. The distance across the narrowest dimension of a lot parallel to the adjacent road measured at the Building Line. Lot width is commonly referred to as "frontage".

801.34 Mobile Home. A transportable single family dwelling intended for permanent occupancy, office or place of assembly contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at the site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

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

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

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

801.38 Planning Commission. The South Shenango Township Planning Commission, also referred to as the "commission".

801.39 Plat. A map or plan of a subdivision or land development, whether preliminary or final.

801.40 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.

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

801.42 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.

801.43 Road. An area of land which primarily serves or is intended to serve as a vehicular and pedestrian access to abutting lands or to other roads. The word "road" refers to the right-of-way or easement, whether public or private, and includes the surfaced roadway or paving or other improvements within the road right-of-way.

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

801.45 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.

801.46 Road, Public. Any road which is dedicated for public use and which is owned and maintained by the Township or the State.

801.47 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.

801.48 Street. Another name for a road, whether public or private.

801.49 Structure. Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

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

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

801.52 Supervisor. A duly elected member of the Board of Supervisors of South Shenango Township.

801.53 Surveyor. A land surveyor licensed as such by the Commonwealth of Pennsylvania.

801.54 Survey Point. A point on the land of known location, and preferably located by coordinates, which is established by an engineer or land surveyor and marked in the ground with a marker or monument. Such points are normally used to locate property lines, building lines, road right-of-ways, etc.

801.55 Watercourse. A permanent stream, intermittent stream, river, brook, creek, or a channel, drain, or ditch for water, whether natural or man-made.

This Ordinance ordained and enacted March 9, 1981.

Board of Supervisors
South Shenango Township
Crawford County, Pennsylvania

Gerald E. Skelton

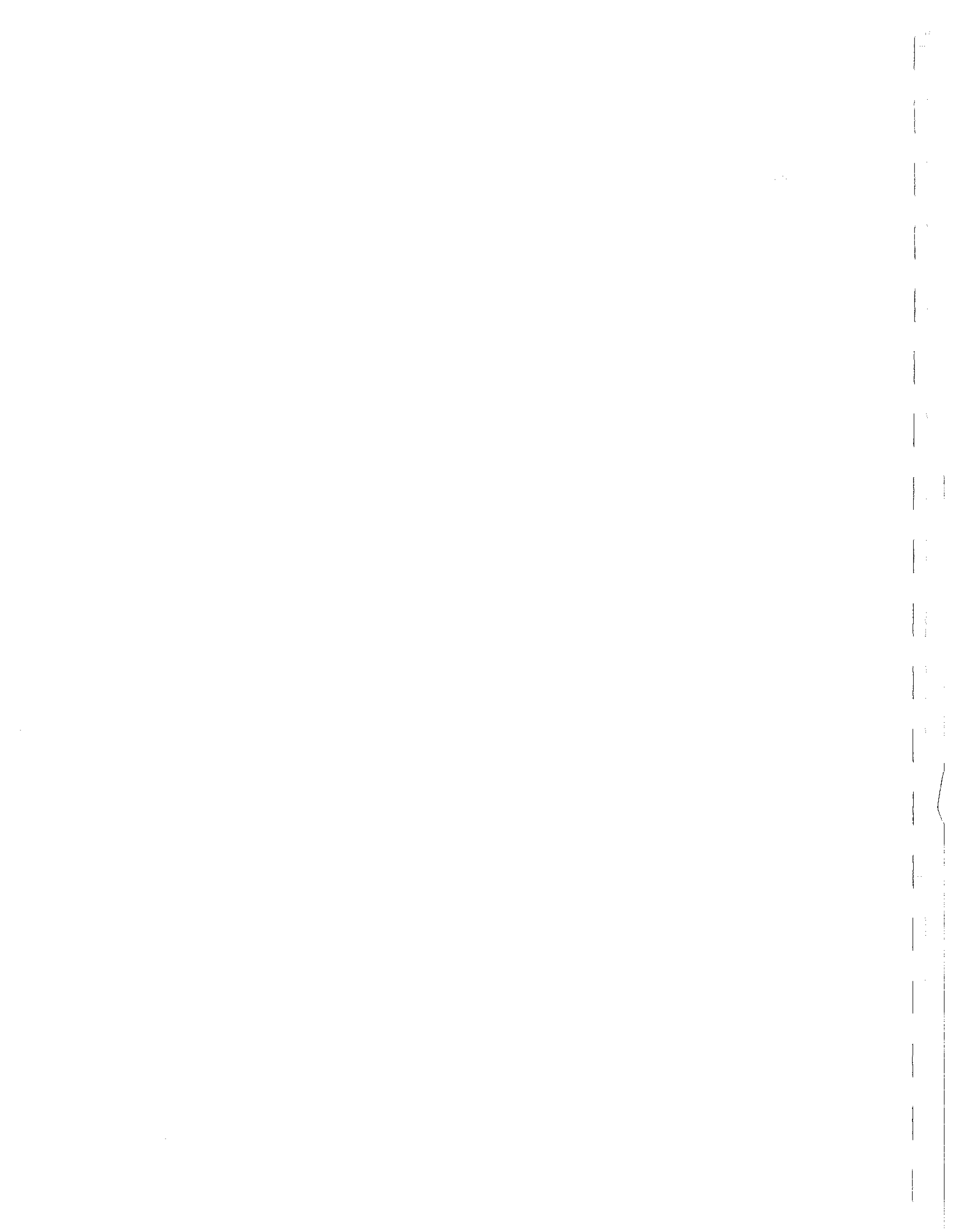
Larry Crom

Marshall L. Livingston

ATTEST: I, Rebecca A. Tokar, certify that the forgoing is a true copy of an Ordinance adopted by the Board of Supervisors, South Shenango Township, Crawford County, Pennsylvania on March 9, 1981.

Rebecca A. Tokar, Secretary
South Shenango Township

Revised to include ordinance amendment No. ___ dated July 10, 1989.



APPENDIX I

CERTIFICATES

1. Township Planning Commission's Review Statement.

This subdivision was reviewed by the South Shenango Township Planning Commission on .

_____ (date)

_____ (Signature of authorized official)

2. Professional Land Surveyor's Statement.

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

_____ (Seal)
_____ (date)

_____ (signature)

3. Owner's Declaration or where applicable Owner's Declaration and Dedication Statement.

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.

_____ (date)

_____ (signature)

_____ (signature)

_____ (signature)

State of Pennsylvania
Crawford County

Sworn to and subscribed before me

this__day of _____, 1989.

Notary Public

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 the 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.

(date)

(signature)

(signature)

(signature)

State of Pennsylvania
Crawford County

Sworn to and subscribed before me

this__day of _____, 1989.

Notary Public

4. Review Statement From The Crawford County Planning Commission

REVIEWED BY THE CRAWFORD COUNTY PLANNING COMMISSION ON 19__ . THE SIGNATURE HEREON DOES NOT ESTABLISH APPROVAL OR DISAPPROVAL OF THIS SUBDIVISION, BUT INDICATES THE COMMISSION HAS MADE REVIEW COMMENTS WHICH HAVE BEEN PROVIDED TO THE LOCAL MUNICIPALITY, AND THE SUBDIVIDER AND WHICH ARE PART OF THE PUBLIC RECORD.

(signature of authorized official)

5. Board of Township Supervisors Statement

This Plat was given final approval by the South Shenango Township

Supervisors on _____
(date) (signature of Chairman)

APPENDIX II

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. For A Single Lot.

Sewage needs on this lot require an individual system and a buyer should know the soils may not be suitable. An individual sewage system permit must be issued before building can legally proceed; the permit for this system is not guaranteed through the approval of this plat.

2. For More Than One Lot.

Sewage needs on each of these lots require an individual system and a buyer should know the soils may not be suitable. An individual sewage system permit must be issued before building can legally proceed; the permits for these systems are not guaranteed through the approval of this plat.

3. For Major Subdivisions With Eleven Lots Or More.

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, individual lots have not been tested and may not be suitable and 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 III

OTHER EASEMENTS AND STATEMENTS

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

1. Utility Easement

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

3. Statement On PennDOT Highway Entrance Permits

Lot(s) (enter appropriate lot numbers) abut state maintained roads. Where vehicular entry into the aforementioned lots is proposed, highway entrance permits must 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 permit(s) will be issued.

This Ordinance ordained and enacted This

Board of Supervisors
South Shenango Township
Crawford County, Pennsylvania

Gerald E. Skelton
Gerald E. Skelton

Larry Crom
Larry Crom

Marshall L. Livingston
Marshall L. Livingston

ATTEST: I, Rebecca A. Tokar, certify that the forgoing is a true copy of an Ordinance adopted by the Board of Supervisors, South Shenango Township, Crawford County, Pennsylvania on March 9, 1981 1981.

Rebecca A. Tokar
Rebecca A. Tokar, Secretary
South Shenango Township



93 DEC 22 P 2: 35

SOUTH SHENANGO TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA
ORDINANCE NO. 93-1

AN ORDINANCE AMENDING SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, ORDINANCE 1-81 ADOPTED 3/9/81.

Be it remembered that, at a public meeting of the South Shenango Township Board of Supervisors held this day, upon motion made, seconded and approved by a majority of a quorum of the supervisors proven and voting, the following amendments to the Subdivision - Land Development Regulations, Ordinance 1-81, adopted 3/9/81, were and the same are hereby ordained and enacted as follows:

Ordinance 1-81 is amended by adding thereto the following:

. . .

203.6 Recombination of Lots in Existing Subdivisions which satisfy the criteria set forth at Section 204A hereof.

. . .

204A Recombination of Lots in Existing Subdivisions.

The following process and procedure shall be used for a proposal for the recombination of lots in existing subdivisions as in Section 203.6 of this Ordinance where it is the intention of the owner of multiple contiguous lots to recombine such lots or parcels to be a single, unified lot or parcel, where the following further conditions exist:

204A.1 The property is located in a subdivision which was planned and delineated on a plat which was approved by the Township officials and placed on record in the Office of the Crawford County Recorder of Deeds; and

204A.2 The above referenced subdivision plat provides sufficient survey data to permit the accurate location of the perimeter boundary of the subject lots and parcels and all delineated road and lot patterns; and

204A.3 The property consists of two or more of the lots planned and delineated in the above referenced subdivision; and

204A.4 The lots sought to be combined shall not be separated by any public street or road or by any area dedicated for use as a street or road, or for any other public purpose; and

204A.5 The lots sought to be combined shall not be occupied by or display multiple uses or other characteristics requiring or constituting a subdivision pursuant to the terms of this Ordinance, section 801.51; and

204A.6 The proposed expanded area shall be of a shape and character so as to reasonably accommodate use or further development as a single, expanded parcel; and

204A.7 All municipal liens entered against the subject property, or any part thereof, shall have been paid in full and all annual real estate taxes which have been assessed and billed shall have been paid in full.

Any person seeking to expand the area of a lot or parcel as provided herein shall submit the Application form for Recombination of Lots in Existing Subdivisions and form of approval, which appear at Appendix IV of this Ordinance, accurately completed and signed by the applicant whose signature shall be duly acknowledged by a notary public, to the Township Planning Commission or to an agent designated by the Township to receive such applications. Each application shall be accompanied by a payment consisting of an application fee to be determined and set from time to time by the Supervisors, and an amount equal to projected filing and processing costs. The Planning Commission or the agent shall review the application and shall submit the application to the Township Board of Supervisors with a report concerning compliance of the proposed recombination with the requirements of this Section 204A and a recommendation concerning action by the Township. The Board of Supervisors shall act to grant or deny all applications submitted to it and shall give notice of its decision as required by law for the approval of plats. In addition, the Board shall transmit a copy of every application and the decision of the Supervisors to the County and Township Planning Commissions. This

procedure shall be deemed to be a waiver of certain general requirements of law including specifically Section 502(b) of the Municipalities Planning Code, 53 P.S. §10502(b). Approval by the Township of any Application for Recombination shall not affect or extinguish any private property rights of third persons arising from or under the original subdivision. The applicant shall be deemed to be a "developer" and the approved application shall be deemed to be a "plat" for purposes of the laws requiring the recording of approved plats as set forth in Section 513 of the Municipalities Planning Code, 53 P.S. §10513. The action of using this Application Form to establish a revised and larger lot or parcel shall not require a land survey and shall not necessitate any review or approval process other than as specifically set forth in this section. Any further land development or subdivision of the resulting lot or parcel will be subject to all the requirements set forth in the Township Subdivision and Land Development Ordinance.

. . .

Ordained and enacted into law this 14 day of December 1993, to take effect immediately.

**South Shenango Township
Board of Supervisors**

By: Kelly L. Donnan
Chairman

By: Larry Conn
Supervisor

By: Arnold P. Speltz
Supervisor

Attest:

By: Debra A. Tolson
Secretary

APPENDIX III

**APPLICATION FOR
RECOMBINATION OF LOTS IN EXISTING SUBDIVISIONS**

I (we) _____ is (are) owners of lots or parcels of land located
Property Owners(s)
in North Shenango Township/South Shenango Township, Crawford County, Pennsylvania
identified as Crawford County Tax Assessment No.'s (_____) also identified as Lots No.
_____ in the _____ which is recorded at Crawford County Plan
allotment or subdivision
Book ____ at page _____.

I (we) do hereby make application to the township supervisors to approve and permit the recombination of the separate lots or parcels identified above into a single continuous parcel. This application is made pursuant to the appropriate provision of the township Subdivision Ordinance governing recombination of lots in existing subdivisions. It is understood and agreed by the property owners identified above, their respective executors, administrators, heirs, successors and assigns that any future subdivision of the unified parcel which shall exist after the approval of this application will take place in full conformity with the appropriate provisions of the Township Subdivision and Land Development Ordinance as amended from time to time. These lots may not qualify for subdivision. A FUTURE APPLICATION FOR SUBDIVISION OF THE LOTS OR PARCELS WHICH ARE TO BE COMBINED THROUGH THIS APPLICATION PROCEDURE WILL BE DENIED IF THE LOTS DO NOT SATISFY SUBDIVISION REQUIREMENTS THEN IN EFFECT.

I/We hereby represent that:

- a. The separate parcels identified above are located in a subdivision which is set forth on a plat which was approved by the township officials and placed on record in the Office of the Crawford County Recorder of Deeds; and
- b. The above-referenced subdivision plat provides sufficient survey data to permit

the accurate location of the subject lots, their perimeter boundaries and delineated road and lot patterns; and

c. Property consists of two or more of the lots planned and delineated in the above-referenced subdivision; and

d. The lots to be combined are not separated by any public street or road or by any area dedicated for use as a street or road, or for any other public purpose; and

e. The lots to be combined have not been developed or used for multiple residential or business uses; and

f. The proposed expanded area shall be of the shape and character so as to reasonably accommodate use or further development as a single, expanded parcel; and

g. The applicant(s) is/are the title owners of the lots subject of this application; and

h. The separate parcels identified above are contiguous parcels; and

i. There are no unpaid real estate taxes or municipal liens encumbering or affecting any of the lots sought to be combined.

The property owners do hereby request that the township supervisors approve this recombination lots or parcels of land identified above, and certify that the foregoing information and statements are true and correct.

Property Owner

Property Owner

**SUBDIVISION PLAN MODIFICATION AND
RECOMBINATION OF LOTS**

The undersigned, being _____ and _____
_____, of _____
_____ (address), are record owners of Lots _____,
_____ and _____ in the _____ Allotment or Subdivision
recorded in the Office of the Recorder of Deeds of Crawford County at Plan Book _____, Page
_____, under Deeds recorded in the Office of the Recorder of Deeds of Crawford County at _____
Book No. _____, Page _____. (The Record of Deeds is requested to index this item
against the applicants as grantors and grantees.)

This instrument is intended to and does hereby modify said Subdivision or Allotment plat or
plan referred to above by joining or recombining the above-referenced lots, Lots No. _____
_____, _____ and _____ into one and a single lot with the result that said lots shall hereafter
not be treated or regarded as separate, divided lots for any purpose whatsoever unless or until
subdivided or developed in accord with the applicable laws and regulations. The Plan/Plat of
_____ recorded in Plan Book _____, Page _____, is hereby amended
and modified accordingly.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the day
of _____, 1993, to evidence their request for approval of, and consent to the above referenced
action.

Witness:

_____ [SEAL]

_____ [SEAL]

Acknowledged and Approved this _____ day of _____, 19____, by the Board of
Supervisors of North Shenango Township, pursuant to and in accord with North Shenango
Township Subdivision and Land Development Ordinance No. _____.

**North Shenango Township Board
of Supervisors**

By: _____
Chairman

Attest:

By: _____
Secretary

ACKNOWLEDGMENT

Commonwealth of Pennsylvania :
 :
 :
County of Crawford :
 :

On this _____ day of _____, 19__, before me, a Notary Public, the undersigned officer, personally appeared _____ and _____, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial seal.

Notary Public

Commonwealth of Pennsylvania :
 :
 :
County of Crawford :
 :

Recorded on this ____ day of _____, 19__, in the Recorder's Office of the said County, in Record Book _____, at Page __.

Given under my hand and the seal of the said office the day and year aforesaid.

Recorder

CULBERTSON, WEISS, SCHETROMA and SCHUG, P.C.

Edward Max Weiss
Russell L. Schetroma
David L. Hotchkiss
John B. Brautigam
Nancy M. Sennett
Alan R. Shadlinger
Glenn A. W. Thompson
Kemp C. Scales
John M. Dawson

Attorneys and Counselors at Law
911 Diamond Park
Meadville, Pennsylvania 16335-2693

Telephone: (814) 336-6500

Cable Address: Counselors
Telecopier/Data: (814) 336-6510

Stuart A. Culbertson
1896-1988

Willis E. Schug
Retired

December 15, 1993

Mr. Ed Edinger
Crawford County Planning Commission
Crawford County Courthouse
Meadville, Pennsylvania 16335

Ms. Antoinette Allegretti
Register and Recorder
Crawford County Courthouse
Meadville, Pennsylvania 16335

Mr. Burt Crawford, Chairman
South Shenango Township Planning Commission
981 Hartstown Road
Jamestown, Pennsylvania 16134

Mr. Joseph Galbo
Chief Assessor
Crawford County Courthouse
Meadville, Pennsylvania 16335

William Walker, Esquire, Solicitor
North, Shenango Township Authority
Thomas, Truax, Spadafore and Walker
296 Chestnut Street
Meadville, Pennsylvania 16335

Re: South Shenango Township Subdivision Amendment

Ladies and Gentlemen:

Please find enclosed a signed original draft of the Subdivision Ordinance which was adopted by the South Shenango Township Supervisors, after public hearing, at a meeting held December 14, 1993 at 8:00 p.m.

Yours sincerely,

CULBERTSON, WEISS, SCHETROMA and SCHUG, P.C.

By: _____

David L. Hotchkiss

DLH/sar/crawfor
Enclosure

cc: Rebecca Tokar, Secretary
South Shenango Township
124 Collins Road
Jamestown, Pennsylvania 16134

6

ssord94.dlh

**South Shenango Township
Crawford County, Pennsylvania**

Ordinance No. 1994 - 2

05-23-94 13:29DARLENE 01 9545
CRAW CO PA \$0.00
CULBERTSON \$0.00
ORDINANCE \$5.00
JN₆
CHECK REC'D \$5.00

AN ORDINANCE AMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF SOUTH SHENANGO TOWNSHIP, ORDINANCE NO. 1 - 81, ADOPTED MACH 9. 1981, BY AMENDING CERTAIN DEFINITIONS SET FORTH THEREIN.

Be it Remembered that the following action was taken by majority vote of the Supervisors of South Shenango Township in lawful meeting assembled at 8 o'clock p.m. on April 12, 1994.

Whereas, amendments to the Pennsylvania Municipality's Planning Code have resulted in the change of certain statutory definitions pertinent to land use; and

Whereas, the Supervisors desire to establish a definite procedure for administering claims of exemption from subdivision regulations.

Now, Therefore, Be it ordained to the Board of Township Supervisors, and the same is hereby ordained and enacted, that the Subdivision and Land Development Ordinances of South Shenango Township be amended as follows:

1. Delete current Section 801.27 and, in substitution therefore, add the following:

801.27 "Land Development". Any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - (i) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenants; or
 - (ii) the division or allocation of land or space, whether initially or cumulatively, 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.
- (2) A subdivision of land.
- (3) Development in accordance with 53 P.S. Section 10503 (1.1)(iii); provided however that there shall be excluded from the definition of land development, the following:

(i) the conversion of an existing single-family detached dwelling or single family semi-detached dwelling into not more than three residential units, unless such units are to be a condominium; and

(ii) the addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.

2. Delete existing Section 801.29 and, in substitution therefore, add the following:

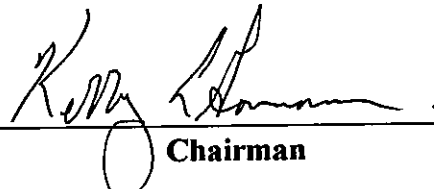
801.29 "Lot". A designated parcel, tract or area of land established by a plot or otherwise as permitted by law and to be used, developed or built upon as a unit.

3. Delete existing Section 801.51 and, in substitution therefore, add the following:

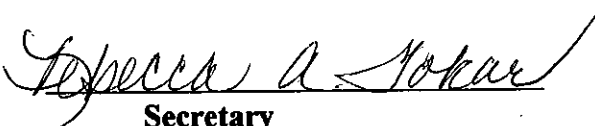
801.51 "Subdivision". The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the Court for distribution to heirs, or devisees, transfer of ownership or building or lot development. Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

ORDAINED AND ENACTED into law the day and year written above, to become effective immediately.

South Shenango Township Supervisors

By: 
Chairman

Attest:


Secretary


Supervisor


Supervisor

**TOWNSHIP OF SOUTH SHENANGO
CRAWFORD COUNTY, PENNSYLVANIA**

Ordinance No. 2000 – _____

AN ORDINANCE AMENDING ORDINANCE 1-81 ADOPTED MARCH 9, 1981, AND ORDINANCE 93-1 ADOPTED DECEMBER 14, 1993, AND FACILITATING THE RE-SUBDIVISION OF LOTS WHICH WERE PREVIOUSLY RE-COMBINED PURSUANT TO AUTHORITY CONTAINING AT ORDINANCE 93-1

Be it Remembered that, the following Ordinance was adopted by majority vote of a quorum of the Board of Supervisors of South Shenango Township (herein the Township) present and voting at a meeting held _____, 2000, as follows:

Whereas, the Board did previously adopt Subdivision Land Development Regulations, by Ordinance 1-81, adopted March 9, 1981; and

Whereas, the Board did also adopt Ordinance 93-1 on December 14, 1993, facilitating the re-combination of certain lots previously subdivided; and

Whereas, in order to avert any prejudice resulting to the owners of re-combined lots, and to promote development within the Township, the Board of Supervisors desires to adopt amendments.

Now, Therefore, be it resolved that the following Ordinance and amendments to Ordinance 1-81 and Ordinance 93-1 were, and the same are hereby adopted as follows:

1. Lots eligible for relief hereunder are lots which were or shall have been previously re-combined pursuant to Ordinance 93-1.
2. Upon application for the subdivision of a lot (or lots) eligible for relief which were previously re-combined under the provisions of Ordinance 93-1, into two or more

lots or parcels, as to each of which subdivision approval was granted by South Shenango Township, previous to re-combination under Ordinance 93-1:

- (a) The Lotting Standards set forth at Sections 302.1, 302.2 and 302.3 of Ordinance 1-81 adopted March 9, 1981, as amended from time to time, shall not apply; and
 - (b) All other requirements of Ordinance 1-81 shall apply to such re-subdivision (provided that, if appropriate, the applicant may request a variance under Section 109.3 of Ordinance 1-81 to submit a pre-existing survey rather than a new survey drawing under a policy adopted by the Township); and
 - (c) All applications for re-subdivision shall be in writing, and shall contain all information required by Ordinance 1-81. Any application which is not in the form of a new survey drawing shall be presented in a form containing provision for written approval by the Township Planning Commission and the Board of Township Supervisors, and which is suitable for recording among the records of the Crawford County Recorder of Deeds, such that it can be indexed against the applicant and any other party to the transaction by which re-subdivision shall take place.
3. Except as expressly modified hereby, Ordinances 1-81 and 93-1 are reaffirmed and shall continue in force.
 4. If any provision hereof shall be found to be invalid, all the remaining provisions shall not fail but shall be valid and enforceable.
 5. **Effective Date.** This Ordinance shall become effective five (5) days after its adoption.

ENACTED AND ORDAINED this _____ day of _____, A.D., 2000, by the Board of Supervisors of South Shenango Township.

**BOARD OF SUPERVISORS OF
SOUTH SHENANGO TOWNSHIP**

By: _____
Chairman

By: _____
Supervisor

By: _____
Supervisor

Attest:

Secretary

{Seal}

CULBERTSON, WEISS, SCHEOTROMA and SCHUG, P.C.

Edward Max Weiss
Russell L. Schetroma
David L. Hotchkiss
John B. Brautigam
Alan R. Shaddinger
Glenn A. W. Thompson
John M. Dawson
Dearald W. Shuffstall ^{II}
Daniel A. Austin

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Meadville, Pennsylvania 16335-3432

Telephone: (814) 336-6400

Internet E-mail: cwss@cwss.com
Telecopier/Data: (814) 336-6570

Stuart A. Culbertson
1896-1988

Willis E. Schug
1924-1998

January 4, 2000

Crawford County Planning Commission
John P. Lynch, Director
Crawford County Court House
Meadville, PA 16335

Mike Occhiogrosso, Chairman
South Shenango Township Planning Commission
Box 72
Westford, Pennsylvania 16134

Re: Proposed Amendment to South Shenango Township
Subdivision Ordinance No. 1-81

To the County and Township Planning Commissions:

Ladies and Gentlemen, I am solicitor for the South Shenango Township Supervisors. The Supervisors propose to amend the Township Subdivision Ordinance by permitting the owners of lots which were previously re-combined pursuant to Ordinance 93-1, to re-subdivide without complying with the lotting standards set forth at Ordinance Sections 302.1, 302.2 and 302.3 of Ordinance 1-81, adopted March 9, 1981. A copy of the proposed Amendment is enclosed.

The Board of Supervisors proposes to amend the Ordinance following a public hearing to be held more than thirty (30) days after this date. You will be separately notified of the date and time of the hearing.

The accompanying Amendment is being submitted to your planning agency for recommendations pursuant to the provisions of 53 P.S. Section 10505.

Sincerely yours,

CULBERTSON, WEISS, SCHEOTROMA AND SCHUG, P.C.

By:



David L. Hotchkiss

DLH/njm
Enclosures 3

cc: South Shenango Township
North and South Shenango Joint Municipal Authority
William Walker, Esquire

JUL 16 2003

SOUTH SHENANGO TOWNSHIP
CRAWFORD COUNTY, PENNSYLVANIA

ORDINANCE NUMBER 2003- 4

AN ORDINANCE AMENDING TOWNSHIP SUBDIVISION ORDINANCE, NUMBER 1981-9, ADOPTED MARCH 9, 1981, PROVIDING FOR REVIEW AND REPORT ON SINGLE LOT SUBDIVISIONS AND RELOTS BY THE STAFF OF THE CRAWFORD COUNTY PLANNING COMMISSION.

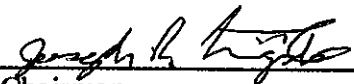
Be it remembered that, at a public meeting of the South Shenango Township Board of Supervisors held this day, and following the conduct of a public meeting and review and approval by the Crawford County Planning Commission, upon motion made, seconded and approved by a majority of a quorum of the supervisors present and voting, the following amendment to the Subdivision-and development regulations, Ordinance 1-81, adopted March 9, 1981, were and the same are hereby ordained and enacted as follows:

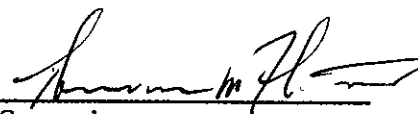
Ordinance 1-81 is amended by deleting current Section 205.1 and substituting therefore new Section 205.1, as follows:

205.1. Where action is taken on a Single-Lot Subdivision or a Replot according to Section 204, it shall be the responsibility of the Secretary to forward a copy of the application and the subdivision plat to the Crawford County Planning Commission Staff, for review and report, in order to expedite the approval process. As to a Single-Lot Subdivision or a Replot only, the Crawford County Planning Commission Staff may provide the review and report. Review comments from the County Planning Commission Staff may be transmitted to the Chairman of the South Shenango Township Planning Commission or the Township Secretary by telephone so long as an official review letter follows. The applicant shall be made aware that final approval is not obtained until the County Planning Commission Staff has transmitted review comments or until 45 days from the date the County Planning Commission Staff receives the request from South Shenango Township.

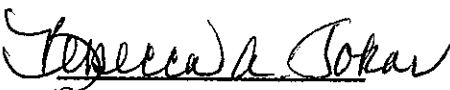
Ordained and adopted the 8 date of July, 2003.

SOUTH SHENANGO TOWNSHIP
BOARD OF SUPERVISORS


Chairman


Supervisor

Attest:


Secretary


Supervisor

**TOWNSHIP OF SOUTH SHENANGO
CRAWFORD COUNTY, PENNSYLVANIA**

Ordinance No. 2005 - 4

**AN ORDINANCE AMENDING SUBDIVISION AND LAND
DEVELOPMENT REGULATIONS, ORDINANCE 1-81 ADOPTED
3/9/1981**

Be it remembered, that the following action was taken by majority vote of the Supervisors of South Shenango Township in lawful meeting assembled at 2:30 p.m. on October 11, 2005.

Whereas, amendments to the Commonwealth of Pennsylvania, Department of Environmental Protection's regulations regarding sewage facilities planning for subdivisions, have resulted in the change of certain sections of the South Shenango Township Subdivision and Land Development Ordinance; and

Whereas, the Supervisors, desire to establish requirements for Sewage Facilities Planning in the Subdivision Regulations.

Now, Therefore, Be it ordained to the Board of Township Supervisors, and the same is hereby ordained and enacted, that the Subdivision and Land Development Ordinances of South Shenango Township be amended as follows:

1. Delete current Section 221.3 and in substitution thereof, add the following:

221.3 Sewage Facilities

All subdivisions and land developments shall be provided with adequate sewage facilities. It shall be the responsibility of the developer to make the necessary arrangements and/or conduct the appropriate tests to determine that such facilities can or will be provided to handle the sewage generated by his/her development in accordance with the following standards.

A. General Requirements

In general, the method of sewage facilities to be provided shall be determined by the Township, giving consideration to the following order of preference:

1. Connection to a public sanitary sewer or community sewerage system designed and constructed in accordance with the requirements of the PA Department of Environmental

Protection (DEP), particularly where public sanitary sewers are available within 150 feet of any principal building in the development;

2. Provision by the developer of a complete private sanitary sewer or community sewerage system using a treatment plant, designed and constructed in accordance with the requirements of the PA DEP;
3. Individual on-lot sewage systems designed and constructed in accordance with the requirements of the PA DEP.

The judgment of the Township Supervisors as to the method of sewage disposal to be used will be made after study and review of a sewage feasibility report submitted by the developer. The Township, where it is deemed unnecessary, may waive the submission of such a report. When required however, such report shall be prepared by a registered professional engineer, or other individual of demonstrated qualifications. In each instance, the Supervisors shall obtain a recommendation from the North and South Shenango Township Joint Municipal Authority.

All testing and inspection for sewage facilities which shall be required by this ordinance No. 1-81 shall be performed by the South Shenango Township Sewage Enforcement Officer. Such inspection and testing shall include but shall not be limited to inspection of test pit, percolation testing, soils testing and the inspection of sewage treatment systems and facilities. The township officials may elect to require that the applicant obtain review and approval by the Sewage Enforcement Officer of any actions taken by other agencies under this ordinance, including but not limited to the review of actions taken by the Pennsylvania Department of Environmental Protection and actions taken by the North and South Shenango Township Joint Municipal Authority.

B. Planning Requirements

Documents which demonstrates that the subdivider has adequately planned for sewage disposal within the proposed subdivision must be submitted with the subdivision plan, whether preliminary or final, as follows:

1. For subdivisions of ten (10) lots or less proposing individual on-lot sewage facilities, a completed DEP planning module Component 1, approved by DEP shall be required.

discharge, or municipal sanitary sewer extension, a completed copy of the appropriate DEP Planning Module component(s) and an indication that approval has been given by the DEP for the proposed revision to the Township's Official Sewage Facilities Plan shall be required.

C. Individual on-lot Sewage Systems

1. All proposed subdivisions shall have appropriate soils testing performed in accordance with PA DEP standards, unless connection to or provision of a public sanitary sewer or community sewerage system is proposed by the developer. The location of all test pit and percolation test sites shall be marked on the subdivision plot plan, where applicable.
2. For single lot subdivisions, or for residual parcels created by the subdivision of other land, where the subdivider provides written documentation to the Township which demonstrates that the proposed subdivision or residue is not intended for development, the Township may waive the requirement for soils testing. (All appropriate DEP sewage planning requirements shall however, still be met, including approval of Non-Building Waiver Request Forms, where applicable.) In such cases, plot plans shall be stamped or marked by the Township indicating that approved lots are "Not For Development". Prior to development, all such plans shall be resubmitted to the Township for approval and the requirements of this Section shall be met in full at that time.
3. Where soils testing indicates that the soils of a site, lot or parcel will not accommodate an individual on-lot sewage system, the Township may approve the proposed submission, provided that the plot plans indicate which lot(s) has failed the soils testing. Further, these plans shall be stamped or marked by the Township indicating that such approved lot(s) are "Not For Development" and that prior to development, plans for these lots shall be resubmitted to the Township for approval.

D. Sanitary Sewer or Community Sewerage Systems

1. Where extension to an existing municipal sanitary sewer or community sewerage system or construction of a new sewer or community sewerage system, either public or private, is proposed or required, the subdivider or developer shall provide the Township with plans prepared by a registered professional

engineer and a letter of certification indicating that the proposed facility has been designed in accordance with the standards of the DEP or a copy of the DEP-approved Water Quality Permit for the facility. Where an existing sanitary sewer or community sewerage system is to be extended, the developer shall also submit a letter from the North and South Shenango Township Joint Municipal Authority or other service provider approving the plans for the proposed extension and indicating their intent to serve the subdivision or development, as part of the plan submission process.

2. Following construction where an existing sewerage system is extended, the developer shall provide the Township with an approved inspection report from the North and South Shenango Township Joint Municipal Authority or other service provider indicating that such construction was completed satisfactorily. Where a private sewerage system is constructed, the developer shall provide the Township with documentation from DEP or other qualified engineer/inspector, approved by the Township, which indicates that the facility was installed in accordance with the terms of the Water Quality Permit. (The Township reserves the right to retain an independent registered professional engineer to certify that the sewerage facility has been properly constructed or installed. In this case, the subdivider or developer shall reimburse the Township for all reasonable costs charged by the engineer for such inspection.)
 3. A Plan addressing the maintenance of all private sanitary sewer or community sewerage systems shall be made by the developer, and furnished to the Township and DEP for review and approval as a part of the subdivision or development plan submission process.
2. Except as expressly modified hereby, the Subdivision and Land Development Ordinances of South Shenango Township, Ordinance 1-81 is reaffirmed and shall continue in force.
 3. If any provision hereof shall be found to be invalid, all the remaining provisions shall not fail but shall be valid and enforceable.
 4. **Effective Date.** This Ordinance shall become effective five (5) days after its adoption.

South Shenango Township Supervisors

By: Joseph R. [Signature]
Chairman

[Signature]
Supervisor

Linda E. Hoch
Supervisor

Attest: [Signature]
Secretary