# Table of Contents

## Article I.

**GENERAL PROVISIONS**

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Short Title</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>Interpretation</td>
<td>1</td>
</tr>
<tr>
<td>3</td>
<td>Purpose</td>
<td>1</td>
</tr>
<tr>
<td>4</td>
<td>Scope</td>
<td>1</td>
</tr>
<tr>
<td>5</td>
<td>Authority and Administration</td>
<td>1</td>
</tr>
<tr>
<td>6</td>
<td>Jurisdiction and Approval</td>
<td>2</td>
</tr>
<tr>
<td>7</td>
<td>Effects of Changes in the Ordinance</td>
<td>3</td>
</tr>
<tr>
<td>8</td>
<td>Appeals</td>
<td>4</td>
</tr>
<tr>
<td>9</td>
<td>Amendment Procedure</td>
<td>4</td>
</tr>
<tr>
<td>10</td>
<td>Fees</td>
<td>5</td>
</tr>
<tr>
<td>11</td>
<td>Definitions</td>
<td>6</td>
</tr>
</tbody>
</table>

## Article II.

**PROCEDURES**

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Purpose</td>
<td>15</td>
</tr>
<tr>
<td>2</td>
<td>Procedures for Expeditious Processing</td>
<td>15</td>
</tr>
<tr>
<td>3</td>
<td>Pre-Application-sketch, Submission and Approval</td>
<td>16</td>
</tr>
<tr>
<td>4</td>
<td>Pre-Application Sketch; Form, Content and Supplementary Information</td>
<td>16</td>
</tr>
<tr>
<td>5</td>
<td>Official Filing Date</td>
<td>17</td>
</tr>
<tr>
<td>6</td>
<td>Preliminary Plan, Submission and Approval</td>
<td>17</td>
</tr>
<tr>
<td>7</td>
<td>Preliminary Plan; Form, Coverage, Content and Supplementary Information</td>
<td>20</td>
</tr>
<tr>
<td>8</td>
<td>Final Plan, Submission and Approval</td>
<td>25</td>
</tr>
<tr>
<td>9</td>
<td>Final Plan; Form, Content, and Supplementary Information</td>
<td>29</td>
</tr>
<tr>
<td>10</td>
<td>Phased Development</td>
<td>34</td>
</tr>
<tr>
<td>11</td>
<td>Modifications, Waivers, and Flexibility Provisions</td>
<td>35</td>
</tr>
<tr>
<td>12</td>
<td>Improvement Completion Certification or Guarantee of Installation</td>
<td>35</td>
</tr>
<tr>
<td>13</td>
<td>Recording of Final Plat</td>
<td>37</td>
</tr>
<tr>
<td>14</td>
<td>Inspection, Completion, And Approval of Improvements; And Release of Performance Security</td>
<td>37</td>
</tr>
<tr>
<td>15</td>
<td>Acceptance of Public Improvements; Provisions For Maintenance And Operation in Lieu of Dedication</td>
<td>40</td>
</tr>
</tbody>
</table>
Section 16. Remedies to Effect Completion of Required Improvements. 41

Article III.

DESIGN STANDARDS AND REQUIRED IMPROVEMENTS 43
Section 1. Purposes and General Provisions 43
Section 2. General Goals for Design and Development 43
Section 3. Grading 46
Section 4. Protection of Steep Slopes 48
Section 5. Protection of Watercourses and Wetlands 48
Section 6. Protection of Significant Natural Areas 49
Section 7. Preservation of Historic, Architectural, and Archeological Resources 50
Section 8. Avoidance of Hazardous Development 51
Section 9. General Layout of Subdivisions and Land Developments 52
Section 10. Landscaping 54
Section 11. Water Supply 60
Section 12. Sanitary Sewage Facilities 62
Section 13. Storm Water Management 63
Section 14. Other Utilities and Easements 70
Section 15. Other Community Facilities and Services 71
Section 16. Building Setback Lines and Easements 72
Section 17. Public Sites and Open Spaces 73
Section 18. Transportation Facilities 73
Section 19. Monuments and Markers 87

Article IV.

ENFORCEMENT 91
Section 1. Enforcement Remedies 91
Section 2. Preventive Remedies 91

APPENDIX 1

REQUIRED CERTIFICATIONS 93

APPENDIX 2

ILLUSTRATIONS OF DESIGN STANDARDS 103
MOUNT PLEASANT TOWNSHIP

[HISTORY: Adopted by the Supervisors of the Township of Mount Pleasant on September 9, 1998, by Ordinance No. 71 which repealed and replaced all previous Subdivision and Land Development Ordinances. Defined terms are in italics.]

<table>
<thead>
<tr>
<th>Ordinance</th>
<th>Adopted</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>10/11/1965</td>
<td>Adoption of initial Subdivision Ordinance</td>
</tr>
<tr>
<td>20B</td>
<td>6/8/1978</td>
<td>Adoption of new Subdivision Ordinance as a comprehensive amendment to the original ordinance</td>
</tr>
<tr>
<td>49</td>
<td>7/14/1993</td>
<td>Amending Article I, Section 6, General Provisions and Article IV, Section 2 Street Improvements]</td>
</tr>
</tbody>
</table>
Pleasant Township
Ordinance No. 71


Whereas, the Board of Supervisors of the Mount Pleasant Township has the authority to enact and amend a subdivision and land development ordinance pursuant to the Pennsylvania Municipalities Planning Code; and

Whereas, the Board of Supervisors requested that the Planning Commission review and recommend changes to the Subdivision and Land Development Ordinance of the Mount Pleasant Township, Ordinance 20B, as amended by Ordinance 49, in order to comply with the Municipalities Planning Code, as amended, and to update standards for subdivision and land development; and

Whereas, at its regular meeting on May 11, 1998, the Planning Commission adopted a motion forwarding its recommendations regarding amendments to the Subdivision and Land Development Ordinance of Mount Pleasant Township to the Board of Supervisors; and

Whereas, the Board of Supervisors, as required by the Municipalities Planning Code forwarded the proposed amendment to the Subdivision and Land Development Ordinance to the Washington County Planning Commission for review and comment; and

Whereas, the Board of Supervisors, pursuant to public notice, held a public hearing on August 12, 1998, at which time the public was given the opportunity to comment on the proposed amendment; and

Whereas, the Board of Supervisors has determined that it is in the best interest of the public to amend the Subdivision and Land Development Ordinance of Mount Pleasant Township as proposed.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF SUPERVISORS OF MOUNT PLEASANT TOWNSHIP, and it is hereby ordained and enacted by the authority of the same:

SECTION 1. General Provisions. The Mount Pleasant Township Subdivision and Land Development Ordinance, Ordinance 20B of 1978, as amended by Ordinance 49, is hereby repealed and the document entitled “Mount Pleasant Township Subdivision and Land Development Ordinance, Mount Pleasant Township, Washington County, PA. September 9, 1999” which is Exhibit A to this Ordinance is hereby adopted by reference and is incorporated in the official ordinance books by reference with the same force and effect as if duly recorded therein.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of
this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. Effective Date. This ordinance shall become effective immediately upon its passage.

Enacted into law this 9th day of September, 1998.

ATTEST

Mount Pleasant Township, Washington County, PA

Regina M. Scholz

(SEAL)

William Senn

MOUNT PLEASANT TOWNSHIP
BOARD OF SUPERVISORS

Shane M. Meyer
Article I.

GENERAL PROVISIONS

Section 1. **Short Title.** This Ordinance shall be known, and may be cited as the "Mount Pleasant Township Subdivision and Land Development Ordinance".

Section 2. **Interpretation.** In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements adopted for the protection of the public health, safety and welfare.

Section 3. **Purpose.** The purpose is to assure sites suitable for building purposes and human habitation; to provide for the harmonious development of the Township; to coordinate existing streets with proposed streets, parks or other features of the official street plan of the Township; to insure adequate open spaces for traffic, recreation, light and air, and to provide the proper distribution of population; to create thereby conditions favorable to the health, safety, and general welfare of the citizens; and to establish subdivision and land development regulations, including definitions, design standards, plan requirements, plan processing procedures, improvements and construction requirements, and conditions of acceptance of public improvements by the Township.

Section 4. **Scope.** These regulations shall not apply to any lot or lots forming a part of a subdivision or land development created and recorded in the Office of the County Recorder prior to the enactment of these regulations nor is it intended by these regulations to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, except those inconsistent with these regulations, or with private restrictions placed upon property by deed, covenant or other private agreement, or with restrictive covenants running with the land to which the Township is a party. Except that where these regulations impose a greater restriction upon land than is imposed or required by such existing provisions of law, ordinance, contract or deed, the provisions of these regulations shall control.

Section 5. **Authority and Administration.**

5.1. The Supervisors by virtue of the provisions of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, is authorized, subject to the holding of required public hearings, to adopt rules and regulations covering plans for subdivisions and land developments, and to approve, conditionally approve, or disapprove plans of subdivisions and land developments falling within their jurisdiction.
Article I. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

5.2. The Planning Commission is hereby designated as the reviewing authority of and for the Supervisors, and is charged with the duty of making investigations, reports and recommendations on the design and improvement of proposed subdivisions and land developments; and shall submit such reports and recommendations to the Supervisors.

5.3. Procedural regulations. The Supervisors are authorized to publish procedural regulations to implement the procedural and substantive content of this Chapter including but not limited to forms for applications for development.

5.4. Reports. All reports shall be deemed recommendatory and advisory only and shall not be binding upon the recipient, board, officer, body or agency, nor shall any appeal lie therefrom. Any report used, received or considered by the body, board, officer or agency rendering a determination or decision shall be made available for inspection to the applicant and all other parties to any proceeding upon request, and copies thereof shall be provided at cost of reproduction.

Section 6. Jurisdiction and Approval.

6.1. The provisions of these regulations will apply to the area within the boundaries of Mount Pleasant Township, Washington County, Pennsylvania.

6.2. No subdivision or land development of any lot, tract or parcel of land shall be made, no street, sanitary sewer, storm sewer, water main, or other improvements in connection therein shall be laid out, constructed, opened, or dedicated for public use or travel, or for the common use of occupants of buildings abutting thereon, except in strict accordance with the provisions of these regulations.

6.3. Plans of subdivision or land development shall be subject to review by the Planning Commission and final approval or rejection by the Supervisors. In the event that such a plan is disapproved, the reasons therefor shall be set forth in writing stating the specific provisions of this Ordinance or other applicable regulations which were not met, and given to the applicant. Any party aggrieved by the decision of the Supervisors may appeal to the Court of Common Pleas of the County, as hereinafter provided.

6.4. On and after the effective date of these regulations, no lot in a subdivision may be sold, no permit to erect, alter or repair any building upon land in a subdivision may be issued, and no building may be erected in a subdivision, unless and until a subdivision plat has been approved and recorded, and until the improvements required herein in connection therewith have either been constructed or guaranteed as required by these regulations.
Section 7. **Effects of Changes in the Ordinance.** Changes or amendments of the zoning, subdivision, or other governing ordinance or plan shall affect the approval of applications for preliminary or final plan approval as provided in Section 508(4) of the MPC.

7.1. **Effect on pending applications.** From the time an application for approval of a preliminary or final plan is duly filed as provided in this ordinance, and while such application is pending action by the Supervisors, the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans at the time the application was filed and shall not be subject to any changes to this Ordinance, zoning, or other governing ordinances or plans.

7.2. **Effect on other applications - vested rights.**

(a) Five-year protection period. When an application for preliminary or final plan approval has been approved, no subsequent change to the zoning, subdivision, or other governing ordinance or plan shall be applied to adversely affect the right of the applicant to commence and complete any aspect of the approved development in accordance with the terms of such approval within five (5) years of the date of such approval.

(b) Calculation of five-year protection period. When approval of a final plan is preceded by approval of a preliminary plan, the five-year period shall be counted from the date of the preliminary plan approval. If there is any doubt as to the terms of a preliminary plan approval, the terms shall be construed in the light of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.

(c) Protections afforded. When the applicant has substantially completed the required improvements as depicted upon the final plan within the aforesaid five-year limit, or any extension thereof as may be granted by the Supervisors, no change to a Township ordinance or plan enacted subsequent to the date of filing of the preliminary plan shall modify or revoke any aspect of the approved final plan pertaining to zoning classification or density, lot, building, street or utility location.

(d) Protection periods for multi-phase developments. In the case of a preliminary plan calling for the installation of improvements beyond the five-year period, the aforesaid protections afforded by substantially completing the improvements depicted upon the final plan within five (5) years shall apply, provided that the applicant has not defaulted with regard to or violated any of the conditions of the preliminary plan approval, including compliance with applicant’s schedule of submission of final plans for the various sections. For any section or sections, beyond the initial section, in which the required
Article I. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Improvements have not been substantially completed within said five-year period, the protections shall apply for an additional term or terms of three (3) years from the date of final plan approval for each section.

(e) Loss of protections. If an application is properly and finally denied, any subsequent application shall be subject to the intervening change in governing regulations. Failure of the applicant to adhere to the schedule of submission of final plans for multi-phase developments shall subject any such phase to any and all changes in zoning, subdivision, and other governing ordinance enacted by the Township after the date of the initial preliminary plan submission.

Section 8. Appeals. In any case where the Supervisors disapproves a subdivision or land development plan, any person aggrieved thereby may, within 30 days thereafter, appeal therefrom by petition to the Court of Common Pleas of the County.

Section 9. Amendment Procedure.

9.1. Enactment following public hearing and notice. The Supervisors may amend this Ordinance after holding a public hearing on the amendment pursuant to public notice. A brief summary setting forth the principal provisions of the proposed ordinance and a reference to the place in the Township where copies of the proposed amendment may be secured or examined shall be incorporated in the public notice.

9.2. Planning Commission review. The Supervisors shall submit proposed amendments to this Ordinance to the Planning Commission for recommendations at least 30 days prior to the date fixed for the public hearing on such proposed amendment, unless such proposed amendments shall have been prepared by the Planning Commission.

9.3. County Planning Commission review. The Township shall submit the proposed amendment to the County Planning Commission for recommendations at least 30 days before the date fixed for the public hearing on such proposed amendment.

9.4. Publication, advertisement and availability of Ordinance.

(a) Notice of proposed enactment. Before enactment of an amendment, the Township Secretary or the Township Secretary's designated representative shall publish notice of proposed enactment of an amendment to this Ordinance. The notice of proposed enactment shall include the time and place of the meeting at which passage will be considered, a reference to a place within the Township where copies of the proposed amendment may be examined without charge or obtained for a charge not greater than the cost thereof.
(b) Publication of proposed amendment. The Township Secretary or the Township Secretary's designated representative shall publish the proposed amendment once in one newspaper of general circulation in the Township not more than 60 days nor less than seven (7) days prior to passage. Publication of the proposed ordinance or amendment shall include either the full text thereof or the title and a brief summary, prepared by the Township solicitor and setting forth all the provisions in reasonable detail. If the full text is not included:

1. A copy thereof shall be supplied to a newspaper of general circulation in the Township at the time the public notice is published; and

2. An attested copy of the proposed amendment shall be filed in the Washington County Law Library or other Washington County office designated by the Washington County Commissioners.

(c) Substantial amendments to proposed amendments. In the event substantial amendments are made to the proposed amendment, before voting upon enactment, the Supervisors shall, at least ten (10) days before enactment, readvertise, in one newspaper of general circulation in the Township, a brief summary setting forth all the provisions in reasonable detail together with a summary of the amendments.

(d) Incorporation in ordinance books by reference. Subdivision and land development ordinance amendments may be incorporated into official ordinance books by reference with the same force and effect as if duly recorded therein.

9.5. File certified copy. Within 30 days after adoption, the Township Secretary or the Township Secretary's designated representative shall forward a certified copy of any amendment of the subdivision and land development ordinance to the County Planning Commission.

Section 10. Fees.

10.1. Township fees. All Township fees for review of applications for subdivision and land development, for inspection of required improvements, and for other purposes in accordance with this Ordinance shall be assessed based on a specific fee schedule adopted by resolution of the Supervisors and reflecting actual costs of the Township. The review fees may include reasonable and necessary charges by the Township's professional consultants or Township Engineer for review and report on the application. The applicable fees must be paid in accordance with this Ordinance as follows:
Article I. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

(a) The preliminary plan filing fee shall be paid when the application for development for preliminary plan approval is filed;

(b) The final plan filing fee shall be paid when the application for development for final plan approval is filed;

(c) An inspection fee deposit for the cost of inspecting the installation of the improvements shall be paid at the time of filing of the original tracing of the final plat of a subdivision and prior to the commencement of the installation of the improvements. The deposit shall be in an amount equal to three percent of the estimate of the cost of required improvements approved by the Township Engineer. Any unused portion of the inspection fee deposit shall be returned to the developer. The developer shall be required to pay the full costs of inspection fees whether or not the inspection fee deposit is sufficient to cover the costs of inspection.

10.2. Effect of disputed fees. The applicant shall notify the Township within ten (10) days of the billing date of any dispute of review fees charged. The Township shall not delay or disapprove a subdivision or land development application due to the applicant’s request over disputed fees.

10.3. Dispute resolution. If the Township and the applicant cannot agree on the amount of review fees which are reasonable and necessary, then the applicant and the Township shall follow the procedure for dispute resolution set forth in section 510(g) of the MPC.

10.4. Form of payment. All fees due to the Township shall be paid by a check or money order payable to Mount Pleasant Township. The Township, in its sole discretion, may request a certified check or cashier’s check. All fees shall be deposited with the Treasurer for transfer to the general fund.

Section 11. Definitions.

Applicant. A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns.

Application for development. Every application, whether preliminary, tentative or final, required to be filed and approved prior to start of construction or development including but not limited to an application for a building permit, for the approval of a subdivision plat or plan or for the approval of a development plan.

**MOUNT PLEASANT TOWNSHIP**

*Article I.*

**Block.** A piece or parcel of land entirely surrounded by public highways, streets, streams, railroad right-of-way, or parks, etc., or a combination thereof.

**Board.** The Zoning Hearing Board of the Township.

**Building.** Any structure or part thereof affixed to the land.

**Building Line, Front; Building Setback Line.** The line nearest the front of and across a lot establishing the minimum distance to be provided between the front line of buildings and the right-of-way line of the fronting street.

**Business day.** Any day when the Township offices are open for regular business.

**Cartway.** The improved, traveled portion of a street as measured from the front bottom of curb to front bottom of curb or from edge of pavement to edge of pavement where there are no curbs.

**Clear Sight Triangle.** An area of unobstructed vision at street intersections defined by lines of sight between points of the center line at a given distance from the intersection of street lines.

**Commission; Planning Commission.** The Planning Commission of Mount Pleasant Township, Washington County, Pennsylvania.

**Common Open Space.** A parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas, and areas set aside for public facilities.

**County.** Washington County, Pennsylvania.

**Cross Walk.** A right-of-way which cuts across a block to furnish access for pedestrians to adjacent streets or properties.

**DBH.** The diameter of a tree trunk at breast height, measured at 4.5 feet above natural grade.

**DCED.** Pennsylvania Department of Community and Economic Development.
Article I.  SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

DEP.  Pennsylvania Department of Environmental Protection.

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.

Development plan.  The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the development plan" when used in this ordinance shall mean the written and graphic materials referred to in this definition.

Easement.  A grant by the owner of land for the use of all or a portion of such by others, including the public, for a specified purpose or purposes.

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

Final Plan.  The plan of a proposed subdivision or land development including all supplemental information required by this Ordinance or by an applicable Township ordinance to obtain final approval.

Final Plat.  The final map of a subdivision or land development which is submitted for approval by the Supervisors and which, if approved, will be filed with the County Recorder of Deeds.

Governing Body.  The Board of Township Supervisors, Mount Pleasant Township, Washington County, Pennsylvania.

Improvements.  Those physical changes to the land necessary to produce useable and desirable lots from raw acreage including, but not limited to, grading, pavement, curb, storm and sanitary sewers, gutter, drains, and betterments to existing water courses, sidewalks, street signs, crosswalks, shade trees, sodding or seeding, street name signs, and monuments.

Land development.  Any of the following activities:

(a)  The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

   1.  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 tenure; or

2. 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.

(b) A subdivision of land.

(c) Land development shall not include:

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

2. the addition or conversion of buildings or rides within
the confines of an enterprise which would be considered an amusement park. For the
purposes of the definition, an amusement park is defined as a tract or area used principally as a
location for permanent amusement structures or rides. This exclusion shall not apply to newly
acquired acreage by an amusement park until initial plans for the expanded area have been
approved by proper authorities.

Land development, minor. Any of the following:

1. An addition to an existing building, where such addition will occupy less than
5,000 square feet of land area.

2. An expansion of an existing parking lot that will add 25 or fewer parking spaces.

Landowner. The legal or beneficial owner or owners of land including the
holder of an option or contract to purchase (whether or not such option or contract is subject
to any condition), a lessee if he is authorized under the lease to exercise the rights of the
landowner, or other person having a proprietary interest in land.

Landscape Architect. A landscape architect registered by the
Commonwealth of Pennsylvania.

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

Master Plan. The Comprehensive Plan (which may consist of several maps,
data, etc.) or any portion thereof, made and adopted by the Washington County Planning
Commission, the Cross Creek Valley Regional Planning Commission, the Airport West
Council of Governments (AWCOG), or the Township Planning Commission, which shows
the location and extent of physical facilities including major streets and main thoroughfares,
parks, schools and other public open spaces, and public building sites.

Mobilehome. A transportable, single family dwelling intended for permanent
occupancy, contained in one unit, or in two or more units designed to be joined into one
Article I. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assemble operations, and constructed so that it may be used without a permanent foundation.

**Mobilehome lot.** A parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobilehome.

**Mobilehome park.** A parcel or contiguous parcels of land which has been so designated and improved that it contains two mobilehomes.

**MPC.** The Pennsylvania Municipalities Planning Code, Act 247 of 1968, 53 P.S. 10101 et seq., and as it may be amended.

**Official Map.** A map adopted by ordinance pursuant to Article IV of the MPC.

**Plat.** The map or plan of a subdivision or land development, whether preliminary or final.

**Preliminary Plan.** The plan of a proposed subdivision or land development, including all supplementary information required by this Ordinance or applicable Township ordinance to obtain preliminary approval.

**Private Improvements.** Any of the following improvements for which plans must comply with the minimum requirements of this Ordinance: streets, walkways, parking areas, gutters, curbs, waterlines, sewers, stormwater management facilities, landscaping or other facilities to be owned, maintained or operated by a private entity, such as an individual, corporation or homeowners' association, including temporary erosion and sedimentation control or stormwater management control methods undertaken during construction.

**Public.** Owned, operated or controlled by a government agency, federal, state or local.

**Public grounds.** includes:

1. parks, playgrounds, trails, paths and other recreational areas and other public areas;
2. sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities; and
3. publicly owned or operated scenic and historic sites.

**Public hearing.** A formal meeting held pursuant to public notice by the
governing body or planning agency, intended to inform and obtain public comment, prior to taking action in accordance with the Municipalities Planning Code.

**Public Improvements.** All streets, walkways, gutters, curbs, waterlines, sewers, stormwater management facilities, landscaping and other facilities to be dedicated to or maintained by the Township or a public entity for which plans and specifications must comply with the standards of this Ordinance.

**Public meeting.** A forum held pursuant to notice under the act of July 3, 1986 (P.L.388, No.84), known as the "Sunshine Act."

**Public notice.** Notice published once each week for two successive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than seven days from the date of the hearing.

**Report.** Any letter, review, memorandum, compilation or similar writing made by any body, board, officer or consultant other than a solicitor to any other body, board, officer or consultant for the purpose of assisting the recipient of such report in the rendering of any decision or determination.

**Right-of-Way.** The total width of land reserved or dedicated for streets, sidewalks, alleys or any other public purpose.

**Secretary; Township Secretary.** The Secretary of Mount Pleasant Township, Washington County, Pennsylvania

**Security, Maintenance.** Method for developer to secure structural integrity and functioning of public improvements in accordance with the design and specifications depicted on the final plan approved by the Township, for a period of time following the date of acceptance by the Supervisors of dedication of such improvements. The maintenance security shall be in the form of a performance bond, Federal or Commonwealth chartered lending institution irrevocable letter of credit and restrictive or escrow accounts in such lending institutions or such other security as may be acceptable to the Supervisors. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.

**Security, Performance.** Method for developer to guarantee proper
installation of public and private improvements specified in the final application. The performance security shall be in the form of a performance bond, Federal or Commonwealth chartered lending institution irrevocable letter of credit and restrictive or escrow accounts in such lending institutions or such other security as may be acceptable to the Supervisors. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth. The performance security shall include an agreement between the developer and the Township in which the developer agrees to install the required improvements in the development.

*Sight Distance.* The maximum distance of unobstructed vision in a horizontal or vertical plane from within an automobile located at any given point on a street.

*Solicitor; Township Solicitor.* The Solicitor or legal advisor of Mount Pleasant Township, Washington County, Pennsylvania.

*Street.* A way for vehicular traffic, whether designated as a street, arterial highway, collector, cul-de-sac, parkway, throughway, road, avenue, boulevard, lane, place, alley, or however otherwise designated and whether public or private.

(a) *Arterial Highway.* A principal or heavy traffic street of considerable continuity and used primarily as a through traffic route for intercommunity travel.

(b) *Collector Street.* A street which carries traffic from local streets to arterial highways, including the principal entrance streets of a residential development and streets for circulation within such a development.

(c) *Local Street.* Any street, including cul-de-sacs and marginal access streets used primarily for access to the abutting properties.

(d) *Cul-de-Sac.* A local street with only one outlet.

(e) *Marginal Access Street.* A local street which is parallel and adjacent to the arterial street and which provides access to abutting properties and protection from through traffic.

(f) *Alley.* A way which is used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.

*Street Width.* The shortest distance between the lines delineating the
right-of-way or cartway of a street.

Subdivider. Any individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity commencing proceedings under these regulations to effect a subdivision or development of land hereunder for himself or for another. The term may be used interchangeably with "applicant".

Subdivision. The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, or parcels 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.

Subdivision, minor. A subdivision of land into two lots, not involving any new street or easement of access or extension of public or private improvements.

Subdivision, plat adjustment. An adjustment to a final subdivision plat for any of the following:
1. Adjustment of lot lines between lots where no new lots are created, no new streets or easements of access are created, and no public or private improvement extensions are involved.
2. Consolidation of lot lines.
3. Survey corrections including final survey corrections of lot lines for townshouses and other attached dwellings after construction when in conformance with the previously recorded plan.

Substantially completed. Where, in the judgement of the Township Engineer, at least 90% (based on the cost of the required improvements for which financial security was posted pursuant to section 509 of the Municipalities Planning Code) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use.

Supervisors. The Board of Supervisors of the Township.

Surveyor. A surveyor registered by the Commonwealth of Pennsylvania.

Article I. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Township Engineer. A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed by the Supervisors as the engineer of Mount Pleasant Township.

Wetlands. Any area declared by the appropriate State or Federal agency to be a wetland.
Article II.

PROCEDURES

Section 1. Purpose. The purpose of Article II is to set forth the procedures for submission and processing of applications for preliminary and final subdivision and land development approval, for modifications from requirements, for recording of final subdivision and land development plans, for inspection of construction of required improvements with respect to subdivisions and land developments, for release of performance security, for acceptance of public improvements, and for completing required improvements where the developer is in default.

Section 2. Procedures for Expeditious Processing.

2.1. Simultaneous Processing of Applications. Where possible without creating an undue administrative burden on the Township's staff or decision-making bodies, simultaneous processing of applications for different approvals which may be required for the same development project shall be permitted in order to make the review process as short as possible for a development project. However, the differing timing procedures and sequencing requirements for certain types of applications may prevent simultaneous reviews.

2.2. Plat Adjustment Subdivisions. As an optional procedure, an application for development of subdivisions which are classified as plat adjustments may be submitted as an application for development for final approval and shall follow all procedures and requirements for an application for development for final approval except as follows:

(a) The application for development for final approval of a plat adjustment shall include an application form provided by the Township, completely and correctly executed, the application fee, seven copies of the final plat, and seven copies of other information which may be required to demonstrate conformity with the requirements of this Ordinance.

(b) The official filing date for a plat adjustment shall be the date of the regular Supervisors meeting next following the date the complete submittal including payment of the applicable filing fee is filed, provided that should the said next regular meeting occur more than 30 days following the filing of the application, the official filing date shall be the 30th day following the day the complete application is filed. The final plat shall be considered officially filed after it is received by the Township and is found to contain all the information required under Section 8 and 9 for a final plat.

(c) The deadline for submission of an application for development...
Article II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

for final plan approval of a plat adjustment shall be fifteen (15) business days prior to a regularly scheduled Supervisors meeting.

(d) No review and recommendation by the Commission shall be required for an application for development for final approval of a plat adjustment.

2.3. Minor Subdivisions and Minor Land Developments. As an optional procedure, an application for development preliminary approval and final approval of subdivisions which are classified as minor subdivisions or land developments which are classified as minor land developments may be submitted simultaneously; however, this option shall not apply to any further subdivision for a tract from which a minor subdivision has already been made. All other provisions of this Article shall apply.

Section 3. Pre-Application Sketch; Submission and Approval.

3.1. Prior to the preparation of a preliminary plan, the subdivider may submit to the Planning Commission sketches and data as specified below. The Commission will promptly notify the governing body thereof. This step does not require a formal application or fee.

3.2. The purpose of the sketch plan is to allow the applicant the opportunity to discuss the basic proposal with the Planning Commission before any major effort in detailed design is made. At a meeting of the Planning Commission, the Commission shall inform the subdivider that the plans and data as submitted or as modified do or do not meet the objectives of the subdivision and zoning regulations and the Master Plan. When the Planning Commission finds the proposed development does not meet the objectives of the above, it shall express its reasons therefor. Discussion of the sketch plan should be considered informational only with no approval or disapproval involved.

Section 4. Pre-Application Sketch; Form, Content and Supplementary Information.

4.1. A small-scale pencil sketch location map shall show the relationship of the proposed subdivision to existing community facilities which serve or influence it. Include development name and location; names and addresses of adjacent landowners; main traffic arteries; public transportation lines; utility lines; shopping centers; elementary and high schools, parks and playgrounds; principal places of employment; mining and gas and oil wells active and inactive; other community features such as railroad stations, airports, hospitals and churches; title, scale, north arrow; and date.

4.2. Access, Drainage, Geology. No land shall be subdivided unless
adequate access to the land over adequate streets or thoroughfares exists or will be provided by the subdivider; or if such land is considered by the Planning Commission to be unsuitable for such use by reason of flooding or improper drainage, objectionable earth and rock formation, topography or any other feature harmful to the health and safety of possible residents and the community as a whole.

4.3. Sketch Development Plan in simple sketch form shall show the proposed layout of streets, the number of residential lots, typical lot width and depth, the proposed utilities and other features in relation to existing conditions. The sketch plan should be to scale and should show approximate contours.

4.4. Any of the above required information or other pertinent data which cannot be shown clearly on the sketch shall be included in a brief written description and shall be filed with the sketches.

Section 5 Official Filing Date. The official filing date for a subdivision or land development shall be the date of the regular Planning Commission meeting next following the date the complete submittal including payment of the applicable filing fee is filed, provided that should the said next regular meeting occur more than 30 days following the filing of the application, the official filing date shall be the 30th day following the day the complete application is filed. The application for development for preliminary plan approval shall be considered complete if it is found to contain all the information required under Section 6 and Section 7. The application for development for final plan approval shall be considered complete if it is found to contain all the information required under Section 8 and Section 9.

Section 6 Preliminary Plan, Submission and Approval.

6.1. General. Formal application for approval of a subdivision or land development is initiated by submission of a preliminary plan. The applicant shall prepare a preliminary plat together with such supplementary data as are required by these regulations. The preliminary plat shall be designed and signed by an engineer, surveyor, architect, landscape architect, or a professional planner, and shall be prepared in accordance with the standards and requirements set forth in Article III of these regulations.

6.2. Preparation. The preliminary plan shall be prepared by an engineer, surveyor, or landscape architect in accordance with the Engineer, Land Surveyor and Geologist Registration Law and the Landscape Architects’ Registration Law, which set forth when it is appropriate to use professional services as defined in the laws. The preparer shall not be the Township Engineer or an associate of the Township Engineer.

6.3. Filing. The subdivider shall file an application for development for
Article II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Preliminary plan approval with the Township Secretary. The application for development shall include an application form provided by the Township, completely and correctly executed, the application fee, and seven copies of the preliminary plat and supplementary information. The deadline for submission of an application for development for preliminary plan approval shall be fifteen (15) business days prior to the regularly scheduled Commission meeting.

6.4. Distribution of Copies of Preliminary Plan. The Township Secretary shall transmit copies of the preliminary plan to the Supervisors, the Planning Commission, the County Planning Commission, the Township Engineer, and to such other officials, bodies, companies and/or agencies as the Planning Commission may from time to time designate, or whose approval may be necessary for a particular plan application.

6.5. County Planning Commission Review. Applications for subdivision and land development shall not be approved by the Supervisors until the County Planning Commission report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County Planning Commission.

6.6. Planning Commission Action. The Commission, after carefully studying the proposed plan, shall recommend to the Supervisors that the preliminary plan be approved, approved with conditions, or disapproved. The Commission's recommendation shall be in writing and shall specify any recommended conditions of approval, any recommended modifications, any defects in the application for development, and any requirements not met together with a citation of the provisions of the statute or ordinance relied upon in the case of a recommendation for conditional approval or disapproval. The Commission's written recommendation shall be submitted to the Supervisors within 60 days after the official filing date unless the ninety day deadline for deciding and communicating the decision is extended by agreement with the applicant to not less than 30 days from the submission of the Commission's recommendation to the Supervisors.

6.7. Decision.

(a) Authority. The Supervisors shall act on all applications for preliminary approval of a subdivision or land development.

(b) Decision and communication deadline. Not later than ninety (90) days after the official filing date, the Supervisors shall render a decision on the application for approval of a preliminary subdivision or land development plan and communicate it to the applicant.

(c) Extension of deadline. The applicant may agree in writing to...
an extension of time or change in the prescribed manner of presentation of communication of the decision.

(d) Deemed approval. Failure to render a decision and communicate it within the prescribed period and in the required manner, or within any extension of time or in accordance with any change in required manner of communication, shall be deemed an approval of the application as presented.

(e) Supervisors Action. Prior to acting on a preliminary plan, the Supervisors may hold a public hearing. The Supervisors shall take one of the following actions:

1. Approve the application;

2. Approve the application with conditions subject to the applicant's consent; or

3. Disapprove the application on the basis that it does not comply with specific standards and regulations set forth in this Ordinance.

6.8. Communication of Decision. The Township shall deliver written notice of the decision to the applicant personally or by certified mail, return receipt requested, with verified mailing receipt, within fifteen (15) days of the decision but not less than ninety (90) days from the official filing date unless an extension of time has been agreed to by the applicant. If the decision is approval with conditions or disapproval, the written notification shall specify all defects in the application and shall cite with section numbers the provisions of this Ordinance that have not been satisfied. If the approval is subject to conditions, the notice of the decision shall include an acceptance block for the applicant to sign, date, and return signifying acceptance of the conditions of approval.

6.9. Conditional Approval Acceptance/Rejection. The Supervisors may approve an application for preliminary approval subject to conditions accepted by the applicant. Failure of the applicant to deliver to the Township written acceptance of the conditions of approval within fifteen (15) days of receipt of the communication of decision shall result in automatic rescission of such approval and automatic conversion of the decision to denial as of the date of the original approval subject to conditions.

6.10. Duration of Approval. Approval of the preliminary plan shall be deemed to have lapsed unless an application for approval of the final plan for at least a part of the tract covered by the preliminary plan is filed within five years of the date of approval of the preliminary plan or an extension is requested in writing by the subdivider and, for good
Article II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

cause, granted by the governing body.

6.11. Effect of Approval. After preliminary approval of a subdivision and land development plan, the plan shall be entitled to the protections afforded by Section 508(4) of the MPC.

Section 7. Preliminary Plan; Form, Coverage, Content and Supplementary Information.

7.1. Form. The preliminary plat shall be clearly and legibly drawn. The plan shall be prepared on one or more sheets uniformly measuring either 18" x 24" or 24" x 36". Plats for subdivisions of ten acres or less shall be drawn at a scale of one inch equals 50 feet or less. Plats for subdivisions of over 10 acres but less than 20 acres may be drawn at a scale of one inch equals 50 feet or at a scale of one inch equals 100 feet. Plans for subdivisions of 20 acres or more shall be drawn at a scale of one inch equals 100 feet.

7.2. Coverage. The preliminary plan shall include all the land intended for ultimate development even though only a portion of the tract is to be initially developed and recorded.

7.3. Content of the Preliminary Plat. The preliminary plat shall show the following:

(a) Title block containing the proposed name of the subdivision or land development; name of the municipality, county, and state; the project number assigned by the firm that prepared the plan; the plan date; and dates of all plan revisions. The name shall not duplicate, be the same in spelling, or alike in pronunciation with any other recorded subdivision or land development.

(b) North point and graphic scale.

(c) A site location map at a legible scale to show relationship of subdivision or land development to its general surroundings including north point and graphic scale.

(d) Boundaries of the subdivision or land development with bearings and distances as shown by deed or survey, indicated by a heavy line and the approximate acreage. If the proposed project is located in two or more municipalities, show municipal boundary lines on the plan.

(e) Names of abutting subdivisions and owners of contiguous
property not in a previously recorded plan together with all boundaries thereof which intersect
the boundaries of the subdivision.

(f) Schedule of zoning district requirements, including area and bulk regulations, density, coverage, building and yard requirements, and other requirements pertinent to the proposed development. Show zoning districts of site and adjacent land.

(g) List any variances or other zoning approvals which are being requested or which have been granted by the Township.

(h) List any modifications or waivers of subdivision and land development regulations that are requested.

(i) Existing and proposed contours at two-foot vertical intervals; except where slopes are 16% to 25%, at 5-foot intervals and where slopes are greater than 25 percent, at 10-foot intervals. Elevations are to be based on sea level datum. Reference location and elevation of bench marks used shall be indicated. Contours plotted from U.S.G.S. quadrangle maps shall not be acceptable. Existing contours shall be plotted with dashed lines, and proposed contours with solid lines. Proposed contours shall tie back into existing contours. Number contours clearly.

(j) Existing steep slopes, with categories of slope delineated as follows:

1. 16 to 25 percent;

2. Greater than 25 percent.

(k) Soils. Identify soil series as shown in the Soil Survey of Washington County. Plot soil limit lines on the base map.

(l) Regulated waters of the Commonwealth and required set-back as defined in Title 25, Environmental Resources, Chapter 105, Dam Safety and Waterway Management. If any part of the site lies within a flood plain, as indicated on a certified FEMA map, plot the floodway and 100-year flood plain boundary on the base map and reference the community panel number, map name, date, and map panel numbers.

(m) Existing general vegetative cover. Provide a brief description of the general vegetative cover of the site, including type (meadow, woodland, wetland, etc.).

(n) Significant existing natural features, including plant and wildlife habitat areas for rare or endangered species, wetlands, or any other natural feature identified.
Article II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

in the Washington County Natural Heritage Inventory.

(o) Potentially hazardous existing features, including quarry sites, surface and subsurface mines, undermined areas, underground fires, solid waste disposal sites, contaminated areas, wells and landslide-prone areas. Show approximate location and cite source information.

(p) Significant existing cultural features, including cemeteries, burial sites, archeological sites, historic buildings, structures, plaques, markers, or monuments. Show approximate location and cite source information.

(q) Existing structures. Show approximate location and type. If an existing structure is proposed to be demolished, show clearly on the plans.

(r) Existing streets, roads, alleys, driveways, or other means of access located on or within 200' of the site. Show location, name, jurisdiction of ownership, width of right-of-way or easement, width and condition of pavement, and grades.

(s) Approximate locations of existing sanitary sewers, water mains, storm drains, electric power, transmission structures, gas distribution mains, or other underground or above-ground items within the tracts or immediately adjacent thereto, with type, ownership, direction of flow and pressure indicated.

(t) Location, ownership, and type of any other easements or rights-of-way including railroads, trails, gas or oil wells and gas or oil transmission lines, etc.

(u) Layout of proposed streets, including proposed names, rights-of-way and widths of proposed streets, and widths of proposed alleys, crosswalks and easements.

(v) The proposed layout, numbering and scaled dimensions and approximate minimum and maximum areas of lots. When lots are located on a curve or when side lot lines are not parallel, the width of the lot at the building line shall be shown. Lot areas are measured from the right-of-way line and not the center of the road for zoning purposes.

(w) Parcels of land intended to be dedicated or reserved for public use or to be reserved by covenant for residents inhabiting the subdivision or land development.

(x) Proposed buildings, parking areas, access drives, driveways, and any other significant features.
(y) Proposed utilities and related easements. Show points of connection to existing utilities.

(z) Proposed pedestrian and bicycle circulation routes, including any easements or rights-of-way.

(aa) Approximate final grade of all streets, expressed in percent.

(bb) Drainage proposals.

(cc) Building lines, measured from property lines and the right-of-way line.

(dd) Proposed landscaping, including the names, sizes, quantities, and approximate location of all proposed plant materials which may be shown on a landscape plan.

(ee) In case the plan includes only part of the tract owned by the subdivider, the remainder or as much thereof as the Planning Commission may consider necessary to insure a satisfactory layout for the portion to be subdivided, shall be shown with a tentative street layout indicated by dashed line.

(ff) The name, address, and phone number of the firm that prepared the plans; and name, signature, registration number, and seal of the engineer, surveyor, landscape architect, and/or architect involved in the preparation of the plans.

(gg) Proposed phasing lines in the case where the project is to be developed in phases.

7.4. Supplementary Information.

(a) Statement of the proposed use of lots, stating type of residential buildings with number of proposed dwelling units; type of business or industry; so as to reveal the effect of the development on traffic, fire hazards, or congestion of population.

(b) Traffic impact study. Where the proposed development will generate 100 or more peak hour vehicle trips per day or any residential development which proposes 100 or more dwelling units.

(c) Street centerline profiles for all proposed streets or any existing
Article II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

streets to be improved.


(e) Geotechnical report. Where the site proposed for development contains land-slide prone soils, then a soils *engineer* shall conduct studies to determine the exact location of the landslide-prone areas. Such areas shall be clearly identified on the base map.

(f) Subsidence risk assessment. Where evidence exists that subsurface mining has occurred one hundred (100) feet or less below the surface of the site proposed for development, a Subsidence Risk Assessment, prepared by a qualified geotechnical *engineer*, shall be provided.

(g) Soil contamination assessment. Where the proposed *subdivision or land development* site contains any hazardous substances, then a geotechnical report and a remedial investigation/feasibility study shall be provided.

(h) Proposed covenants and restrictions.

(i) Evidence of a source of water supply. In cases where it is determined that a public water system is not within a reasonable distance of the proposed *subdivision* or the extension of an existing system to the proposed *subdivision* is not feasible, the *subdivider* shall supply acceptable evidence of the availability of other water sources. The *subdivider* may be required to make one or more test wells in the area to be platted if such evidence is deemed not acceptable. Copies of well logs which are obtained shall include the name and address of the well driller and shall be submitted with the plan to the *Commission*.

(j) Storm water management report, which shall include the following information:

1. Name of the watershed in which the proposed development is located.

2. Map taken from the U.S.G.S. quadrangle sheet showing watershed draining to the project site. Map shall be at scale. Show name of quadrangle sheet and north point. Show area of watershed in acres. Highlight any potential DEP regulated encroachments.
3. Method and standards used in design of storm water management facilities (i.e., Rational, TR-55, other).

4. Preliminary calculations, including pre- and post-development run-off, release rate percentage, basin storage volumes and storm water routing, pipe and inlet capacities.

5. Approximate layout of any proposed detention basins, storage tanks, sumps, outlet structures, inlets, manholes, piping, swales, or riprap.

(k) Sewage Facilities Planning Module. A copy of the completed sewage facilities planning module to be filed with the DEP following approval by the Township or a waiver of the Planning module approved by DEP.

(l) If a request for a zoning change is contemplated by the subdivider, the proposed change should be outlined. Formal requests must follow the procedures set forth in the Township Zoning Ordinance.

(m) Existing restrictions. Where the land proposed to be developed or subdivided contains any existing covenants, grants of easement, private deed restrictions, or other restriction, a copy of the recorded document; or, in the absence of a recorded document, then a letter from the holder of the restriction stating any conditions on the use of the land.

(n) Schedule of phased developments. If the applicant proposes to construct the development in phases, the applicant must submit a schedule of the projected dates that the final application for each phase will be filed.

Section 8. Final Plan; Submission and Approval.

8.1. General. The final plan shall have incorporated all changes or modifications required by the governing body, otherwise it shall conform to the preliminary plan, and it may constitute only that portion of the preliminary plan which the subdivider proposes to record and develop at the time, provided that such portion conforms with all the requirements of these regulations. The final plan shall be prepared in accordance with the requirements set forth in Article III of these regulations.

8.2. Preparation. The final plat and other plans required for final plan approval shall be prepared by an engineer, surveyor, or landscape architect in accordance with the Engineer, Land Surveyor and Geologist Registration Law and the Landscape
Article II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Architects’ Registration Law, which set forth when it is appropriate to use professional services as defined in the laws. The preparer shall not be the Township Engineer or an associate of the Township Engineer.

8.3. Types. The applicant shall request one of the following types of approval:

(a) Approval for recording with provision of a performance security to guarantee satisfactory completion of required improvements, if any; or

(b) Approval for construction of required improvements with extension of time for delayed approval for recording following satisfactory completion of required improvements.

8.4. Filing.

(a) The final plan shall be filed not later than five years after the date of approval of the preliminary plan; otherwise, it will be considered void unless an extension is requested by the developer and approved by the governing body.

(b) The subdivider shall file an application for development for final approval with the Township Secretary. The application for development for final approval shall include an application form provided by the Township, completely and correctly executed, the application fee, and seven copies of the final plat, seven copies of the construction plans, seven copies of other plans, and seven copies of supplementary information. The deadline for submission of an application for development for final plan approval shall be fifteen (15) business days prior to the regularly scheduled Commission meeting.

8.5. Distribution. The Township Secretary shall, within three working days after the official filing date transmit copies of the final plan to the governing body, the County Planning Commission, the Township Engineer, and other such officials, bodies, companies, and/or agencies as the Commission may from time to time designate.

8.6. County Planning Commission Review. Applications for subdivision and land development shall not be approved by the Supervisors until the County Planning Commission report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County Planning Commission.

8.7. Planning Commission Action. The Commission shall recommend to the Supervisors that the final plan be approved, approved with conditions, or disapproved.
The Commission’s recommendation shall be in writing and shall specify any recommended conditions of approval, any recommended modifications, any defects in the application for development, and any requirements not met together with a citation of the provisions of the statute or ordinance relied upon in the case of a recommendation for conditional approval or disapproval. The Commission’s written recommendation shall be submitted to the Supervisors within 60 days after the official filing date unless the ninety day deadline for deciding and communicating the decision is extended by agreement with the applicant to not less than 30 days from the submission of the Commission’s recommendation to the Supervisors.

8.8. Decision.

(a) Authority. The Supervisors shall act on all applications for final approval of a subdivision and land development.

(b) Decision and communication deadline. Not later than ninety (90) days after the official filing date, the Supervisors shall render a decision on the application for approval of a final subdivision or land development plan for recording or for construction with delayed approval for recording.

(c) Extension of deadline. The applicant may agree in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision.

(d) Deemed approval. Failure to render a decision and communicate it within the prescribed period and in the required manner, or within any extension of time or in accordance with any change in required manner of communication, shall be deemed an approval of the application as presented.

(e) Action on Applications for Approval for Recording. The Supervisors shall take one of the following actions:

1. Approve the final application for development as submitted. The Chairman of the Supervisors shall affix his signature to the original tracing of the final plat and return it to the subdivider for compliance with the recording requirements of Article II, Section 14 of this Ordinance.

2. Approve the final application for development with conditions subject to the applicant’s consent; or

3. Disapprove the final application for development on the
basis that it does not comply with specific standards and regulations set forth in this
Ordinance.

(f) Actions on applications for approval for construction of
required improvements with delayed recording pending satisfactory completion of required
improvements.

1. The Supervisors shall take one of the following actions:

A. Approve the application for construction with
approval for recording delayed for one year, or any extension granted by the Supervisors
pending the satisfactory completion of required improvements and compliance with
requirements for approval of improvements; or,

B. Approve the application for construction as in
Article II, Section 8, Subsection 8.9 (a)1 with conditions subject to the applicant’s consent;
or,

C. Disapprove the application of the basis that it
does not comply with specific standards and regulations set forth in this Ordinance.

2. Following completion of all procedures for approval of
required improvements in accordance with Article II Section 15 Inspection, Completion, and
Approval of Improvements, the applicant shall submit a written request with the Township
Secretary for final approval for recording. The request shall be considered by the Supervisors
at the next regular meeting of the Supervisors, providing the request if received no later than
seven(7) days before the meeting date. The Supervisors shall take one of the following
actions:

A. Approve the plan for recording;

B. Approve the plan for recording with conditions
subject to the applicant’s consent; or

C. Disapprove the plan for recording on the basis
that it does not comply with specific standards of this Ordinance.

8.9. Communication of Decision. The Township shall deliver written
notice of the decision to the applicant personally or by certified mail, return receipt requested,
with verified mailing receipt, within fifteen (15) days of the decision but not less than ninety
(90) days from the official filing date unless an extension of time has been agreed to by the
applicant. If the decision is approval with conditions or disapproval, the written notification shall specify all defects in the application and shall cite with section numbers the provisions of this Ordinance that have not been satisfied. If the approval is subject to conditions, the notice of the decision shall include an acceptance block for the applicant to sign, date, and return signifying acceptance of the conditions of approval.

8.10. **Conditional approval acceptance/rejection.** The Supervisors may approve an application for final approval subject to conditions accepted by the applicant. Failure of the applicant to deliver to the Township written acceptance of the conditions of approval within fifteen (15) days of receipt of the communication of decision shall result in automatic rescission of such approval and automatic conversion of the decision to denial as of the date of the original approval subject to conditions.

8.11. **Compliance with conditions of approval/municipal signatures.** The applicant shall comply with all conditions of approval, including construction of required improvements or providing a performance security to guarantee satisfactory construction of required improvements, before the proper Township officials execute the certifications on the final plat. When the conditions of the final approval have been met, the proper officers of the Township shall sign the final plat for recording and shall affix the Township seal.

8.12. **Effect of approval.** Final approval of a subdivision and land development plan shall be effective for ninety (90) days from the date of the Supervisor’s approval unless the Supervisors officially renew or extend the approval date. During this period, the applicant shall meet all conditions of approval, if any, including construction of required improvements or providing a performance security, and recording the final plat as specified in this Ordinance. After the plan is recorded, the plan shall be entitled to the protections afforded by Section 508 (4) of the MPC.

Section 9. **Final Plan: Form, Content, and Supplementary Information.**

9.1. **Form.** The final plat shall be neatly drawn on new permanent transparent material using waterproof black India ink. The plat shall be prepared on one or more uniform sheets measuring either 18" x 24" or 24" x 36". Its scale shall be one inch equals fifty feet or less. Black line paper prints of the plat shall be presented to the Commission from time to time as suggested by the Commission.

9.2. **Content of the Final Plat.**

(a) Title block, placed in the lower right hand corner and containing the following information:
Article II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. Name and location of the subdivision or land development, the plan date, and the date of any revisions.

2. The name, and plan book volume and page numbers of any previously recorded plans.

3. The name, address, and phone number of the owner of record and the developer.

4. Name, address, and phone number of the firm that prepared the plans, and the name, seal, and registration number of the surveyor or engineer or landscape architect who prepared the plan.

5. Sheet number, north arrow, and graphic scale.

(b) Original tract boundaries, subdivision or land development boundaries right-of-way lines of streets, easements, and other right-of-way lines with accurate distances to hundredths of a foot and bearings to one-quarter of a minute. Tract boundaries shall be determined by field survey only and shall be balanced and closed. Surveys shall be prepared in accordance with the standards for plans for recording of the County Recorder of Deeds.

(c) Bearings and distances to the nearest established street lines, section corners or other recognized permanent monuments, which shall be accurately described on the plat. Subdivisions or land developments abutting state highways shall be referenced to right-of-way lines of such highways.

(d) Approved street names and exact locations, widths, and rights-of-way of all streets and all crosswalks within the subdivision.

(e) Complete curve data for all curves included in the final plat, including radius, arc length, chord bearing and chord distance.

(f) All easements and rights-of-way being provided for public or private improvements in the subdivision, including widths, purposes and any limitations placed on the use of such easements.

(g) Accurate outlines of any lot or areas to be reserved or dedicated for common use by residents of the subdivision, or for general public use, with the purpose indicated thereon.
MOUNT PLEASANT TOWNSHIP

Article II.

(h) *Front building lines*, shown graphically with dimensions measured from the *right-of-way* line.

(i) *Lot numbers*, *lot areas* in square feet, and *lot lines*, with accurate bearings and dimensions thereof, including lengths of arcs and radii, and including the bearings and dimensions of ties to adjacent *blocks* or property.

(j) Tabulation of area data, including lots, parcels, units, areas dedicated for *rights-of-way*, etc., and total plan area.

(k) Accurate location, elevation, size, type, and material of all monuments and *lot markers*.

(l) Platting of adjacent property and the names of the adjacent property owners.

(m) Site location map, prepared in accordance with Article II, Section 7.3 of this Ordinance.

(n) All required *Township* certifications, which shall include the *Township Engineer*.

(o) Certification by a *surveyor or engineer* to the effect that the plat represents a survey made by him, and that all monuments shown thereon actually exist and that their location is correctly shown.

(p) An acknowledgment to the *owner or owners* of his or their adoption of the plat, and dedication of *streets*, other physical facilities and *public areas*.

(q) The *final plat* shall contain a certificate signed by the *Township Engineer* showing that all *improvements* have been installed by the *subdivider* and approved by the proper officials or agencies or that a *performance security* has been provided and approved by the *Township Engineer* as to amount and by the *Solicitor* as to form.

(r) All other certifications, dedications, and acknowledgments, as required by Appendix 1 of this Ordinance and the *County Recorder of Deeds*.

(s) Certificates as shown in Appendix 1 shall be inscribed on the plan and shall be properly signed and attested when the plan is submitted to the *Supervisors*.
Article II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

(t) **Plats** which require access to a road under the jurisdiction of the Pennsylvania Department of Transportation shall contain a notice that before driveway access is permitted, a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945, known as the “State Highway Law”.

(u) Notation on the **final plat** of any modifications or waivers granted to the provisions of this Ordinance.

(v) Land development **final plats**. In addition, land development **final plats** shall include the following information: Building locations, parking areas, sidewalks and pedestrian ways, streets and access drives, landscaping and bufferyards.

9.3. **Construction plans for public and private improvements.**

Construction plans shall be prepared by an **engineer**, drawn at a scale no smaller than 1 inch = 50 feet on sheets measuring 24" x 36". The construction plans shall conform with the Design Standards in Article III of this Ordinance and show the following:

(a) Complete final construction plans and profiles for all installed or proposed new **streets** in the plan and extending 200 feet beyond the plan.

(b) At least three cross-sections at intervals no greater than 100 feet, extending at least 50 feet from the **street** centerline to each side, or extending 25 feet from the **right-of-way** line to each side, whichever is greater.

(c) By plan, all pipe sizes, distances, directions, of flow, and wye locations (both storm and sanitary), including a station for each wye as measured from the downstream manhole.

(d) By profile, all pipe sizes, materials, distances, and grades; and top and invert elevations of all manholes, catchbasins, and endwalls. Show existing and proposed ground.

(e) All construction details for storm water detention facilities, including any intake control structures, discharge control structures, underground storage tanks, sumps, and storm water detention basins.

(f) Complete final construction plans of installed or proposed **public** water distribution systems showing pipe sizes and locations of valves and fire hydrants, if any, unless private wells are to be used.

(g) The locations of all other existing and proposed utilities
including gas, electric, telephone, and cable TV.

(h) All easements and rights-of-way for public and private improvements.

9.4. Other plans.

(a) Final grading plan, as per Article III, Section 3 of this Ordinance. The final grading plan shall include all final contours, grades, floor elevations, permanent conservation measures, limit of disturbance line, typical keyway and/or benching details, and earthwork quantities in cubic yards.

(b) Final storm water management plan, as per Article III, Section 13 of this Ordinance, including all final calculations.

(c) Final soil erosion and sedimentation control plan, as approved by the Washington County Conservation District (WCCD), including evidence of WCCD approval.

9.5. Supplementary Information. The applicant shall submit the following and certified copies of all permits and approvals required by applicable federal and state laws and County codes and regulations, including without limitation the following:

(a) In cases where a performance security is to be provided in lieu of completed improvements, the applicant shall be required to submit an itemized estimate of the cost of all improvements required to be installed. The estimate shall be prepared by an engineer and certified by such engineer to be a fair and reasonable estimate of the cost of completion of the required improvements.

(b) Evidence in the form required by the Commission of arrangements that have been made with private utility companies or other agencies for supplying every lot in the subdivision with gas, electricity, and sewage disposal, and certificates from all utility companies stating that the final plat meets their requirements and specifications insofar as the utility service which they provide is concerned.

(c) A properly executed application on a form provided by the Commission.

(d) A list of all restrictions and covenants, if any, the developer intends to place in the deeds to the lots in the subdivision. If no such restrictions or covenants are to be imposed, a statement to that effect shall be included.
Article II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

(e) If a zoning change is involved, certification from the Secretary shall be required indicating that the change has been approved and is in effect.

(f) If required improvements are to be privately maintained, condominium or homeowners’ association agreements which are a part of the deed restrictions and which are acceptable to the governing body for the proper and continuous maintenance and supervision of such facilities by the lot owners in the subdivision or land development.

(g) Washington County Conservation District approvals and permits.

(h) Pennsylvania DEP sewage planning module approval, sewage facilities permits, general permit, wetland encroachment permits, stream encroachment/obstruction permits, etc.

(i) Pennsylvania Department of Transportation or County permits for any proposed streets or driveways.

(j) Water supply certification as required by Article III, Section 11.2 (c) of this Ordinance.

Section 10. Phased Development

10.1. Permitted. The applicant may construct a subdivision or land development in separate phases over time in accordance with the standards for phased development set forth in Article III Design Standards, Section 7 Phased Development.

10.2. Schedules for Final Plan submissions and modifications thereto. Where the applicant anticipates that he will not submit final plan applications for one or more phases of the overall development as depicted on the preliminary plan within five (5) years of the date of preliminary plan approval, he shall file with his preliminary plan a schedule delineating all proposed phases as well as intended dates for filing final plan applications for each phase. The applicant shall update such schedules annually on or before the anniversary of the preliminary plan approval until such time as the Supervisors has granted final plan approval for the final phase of the overall development as depicted on the preliminary plan. Any modification in the aforesaid schedule shall be subject to the approval of the Supervisors in its sole discretion.

10.3. Modification of phasing. Any phase that does not comply with the
preliminary plan approved by the Supervisors will require complete resubmission of the preliminary plan application.

Section 11. Modifications, Waivers, and Flexibility Provisions

11.1. Authority to grant modifications. The Supervisors may grant modifications to the requirements of this Ordinance upon recommendation by the Planning Commission and the Township Engineer if the following criteria are met:

(a) peculiar conditions pertaining to the land in question, and
(b) such modification will not be contrary to the public interest, and
(c) the purpose and intent of the Ordinance is observed, and
(d) the modification is the minimum modification necessary to afford relief from hardship, or
(e) an alternative standard can be demonstrated to provide equal or better results. This provision may be applicable whenever a subdivision or land development is of such wide scope that it proposes the development of a functionally integrated community or neighborhood, possibly including some unique design in order to attain an improved character of development.

11.2. Authority to impose conditions. When granting modifications, the Supervisors may impose conditions to ensure that the public interest is preserved and the intent of the Ordinance is observed.

11.3. Written requests for modifications. All requests for modifications shall be in writing and shall be submitted with and be a part of an application for preliminary plan approval. The request shall state in full the grounds and facts relied upon by the applicant, the provision or provisions of the Ordinance involved, and the minimum modification necessary.

11.4. Record of action. The Supervisors shall enter into the minutes of the meeting all actions on all requests for modifications setting forth the reasons which justified the modifications granted.

Section 12. Improvement Completion Certification or Guarantee of Installation.

SUB&LDR6.WPD 35 5/1/98
12.1. **Prior Installation.** Before approval of a *final plan* of a **subdivision** or **land development**, the **Township Engineer** must furnish the **Commission** and the governing **body** with a certificate stating that all the **improvements** set forth in Article III of this Ordinance have been completed.

12.2. **Guarantee of Installation.**

(a) In lieu of the completion of the **improvements** set forth in Article III of this Ordinance, the **applicant** shall provide a **performance security** in a form approved by the **Solicitor** and in an amount approved by the **Township Engineer** equal to 110 percent of the estimated total cost of the required **improvements**, as of 90 days following the date scheduled for completion by the **developer**.

(b) **Adjustments.** If the **developer** requires more than one year to complete the **improvements**, annually the municipality may adjust the amount of the financial security and require the **developer** to post additional **performance security** in order to assure that the financial security equals said 110 percent. The **performance security** may be adjusted by using either of the following methods in accordance with the **MPC**:

1. by comparing the actual cost of the **improvements** which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion; or

2. by increasing the **performance security** by an additional 10 percent for each one-year period beyond the first anniversary date from posting of the **performance security** or to an amount not exceeding 110 percent of the cost of completing the required **improvements** as reestablished on or about the expiration of the preceding one-year period by using the same procedure as for the original determination of the amount of the **performance security**.

(c) **Resolution of disputes.** If the **applicant** or **developer** and the **Township** are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another **engineer** chosen mutually by the **Township** and the **applicant** or **developer**. The estimate certified by the third **engineer** shall be presumed fair and reasonable and shall be the final estimate. In the event that a third **engineer** is so chosen, fees for the services of said **engineer** shall be paid equally by the **Township** and the **applicant** or **developer**.

(d) Such guarantee will be held subject to the condition that all the
improvements will be completed within a time period not to exceed 24 months after the approval of the final plan, and in the event they are not completed, the municipality shall proceed with the work and hold the owner and the bonding company responsible for the costs thereat. However, the Supervisors may upon good cause shown grant an additional period of time to complete improvements not to exceed 12 months.

Section 13. **Recording of Final Plat**

13.1. **Time for recording.** Within ninety (90) days after the date of the final approval for recording, the developer shall record the final plat in the Office of the Recorder of Deeds of the County. Upon written request by the developer, the approving body may grant an extension of the approval date, which extension shall be reflected on the final plat.

13.2. **Effect of final plat recording on official map.** After a final plat has been approved and recorded as provided in this Ordinance, all public streets and public grounds on such plan shall be, and become a part of the official map of the Township, if any, without public hearing.

13.3. **Effect on acceptance of public improvements.** Until final acceptance by resolution, no property or other public improvements shown on the recorded final plat shall be deemed a part of the public improvements of the Township, but the same shall be deemed to be private until and unless the same have been completed in accordance with this Ordinance and accepted in accordance with law.

13.4. **Digital copy of plan for recording.** In addition to the plan prepared for recording, the applicant shall submit a computer-readable file in the form specified by the Township which shall provide a true and complete display of the final plat for recording including all information contained on the finally approved plan except for the surveyor's seal or signature. The computer readable file shall be submitted at the same time that the plan is submitted for recording if it is requested by the Township.

13.5. **Copies of recorded plan.** After recording, the applicant shall submit three photostats of the recorded plat to the Commission for distribution to the governing body and the Township Engineer.

Section 14. **Inspection, Completion, And Approval of Improvements; And Release of Performance Security**

14.1. **Inspections.** The Township shall make the inspections hereinafter
required and shall promptly either approve that portion of the work which has been completed or notify developer wherein the same fails to comply with the provisions of this Ordinance. Site development plans, approved by the Township shall be maintained at the site during the progress of the site development until work has been approved. The developer shall notify the Township in order to obtain inspection in accordance with the following schedule, and such notification shall be made by the developer at least forty-eight (48) hours before the inspection is to be made:

(a) Initial Inspection. When work is about to be commenced.
(b) Rough Grading. When all rough grading has been completed.
(c) Drainage Facilities. When drainage facilities are being installed and before such facilities are backfilled.
(d) Sanitary Facilities. When sanitary facilities are being installed and before and during backfilling such facilities especially in critical areas.
(e) Special Structures. When excavations are completed for retaining and crib walls and when reinforcing steel is in place and before concrete is poured.
(f) Roadways. When roadways and parking areas are rough graded and when embankments are being constructed, and before final paving.
(g) Embankments. When large embankments of fill are being constructed.
(h) Additional Inspections. When in the opinion of the Supervisors other inspections are necessary.
(i) Final inspection. When all work, including the installation of all drainage, landscaping, and other structures has been completed.

14.2. Completion of required improvements; time requirement. Within two (2) years of the final plan approval, the developer shall satisfactorily install and request approval of all required improvements in accordance with the approved final plan. Upon receipt of a written request for an extension of time to complete required improvements including the reason for the request, the Supervisors may grant an extension of time for the completion of required improvements.

14.3. Notification of completion by developer. When the developer has
completed all of the required improvements, the developer shall notify the Supervisors, in writing, by certified or registered mail, of the completion of the required improvements and shall send a copy thereof to the Township Engineer. The developer shall also submit to the Township one (1) mylar and three (3) prints of the plans and profiles of the improvements certified to be as-built by the designing engineer. Datum shall tie into the State Plane Coordinate System if possible. In addition, the developer shall submit the same as-built plans in a computer-readable file in the form specified by the Township, which shall provide a true and complete display of the as-built plans except for the engineer's seal or signature.

14.4. **Inspection and report by the Township Engineer.** The Supervisors shall, within ten (10) days after receipt of such notice, direct and authorize the Township Engineer to inspect all of the required improvements. The Township Engineer shall file a written report with the Supervisors and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township Engineer of the aforesaid authorization from the Supervisors. Said report shall be detailed and shall indicate approval or rejection of the required improvements, either in whole or in part. If the Township Engineer rejects any of the required improvements, said report shall contain a statement of reasons for such nonapproval or rejection.

14.5. **Township’s notification to developer.** The Supervisors shall notify the developer, within fifteen (15) days of receipt of the Township Engineer’s report, in writing, by certified or registered mail, the action of the Township with relation thereto.

14.6. **Failure of the Township or Township Engineer to comply.** If the Supervisors or the Township Engineer fail to comply with the time limitation provisions contained herein, all required improvements for which approval was requested will be deemed to have been approved and the developer shall be released from all liability, pursuant to its performance security for the proportion of the improvements deemed approved.

14.7. **Completion of rejected required improvements.** If any portion of the required improvements shall not be approved or shall be rejected by the Township, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.

14.8. **No limitation of developer’s rights.** Nothing herein, however, shall be construed to be in a limitation of the developer’s right to contest or question, by legal proceedings or otherwise, any determination of the Township or the Township Engineer.

14.9. **Reimbursement for expense of inspections.** The developer shall reimburse the Township for the reasonable and necessary expense incurred for the inspection
Article II. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

of the required improvements. See Article I, Section 10.

14.10. Partial release of performance security. As the work of installing the required improvements proceeds, the developer may request the Township to release or authorize the release of such portions of the performance security fairly representing the amount of work completed. The same procedure shall be followed for partial release of performance security as for a final release of performance security except that correspondence may be by regular mail and the action on the request shall be acted on within 45 days of receipt of the request. The Township may, prior to final release at the time of completion and certification by the Township Engineer, require retention of ten (10) percent of the estimated cost of the required improvements.

Section 15. Acceptance of Public Improvements; Provisions For Maintenance And Operation in Lieu of Dedication

15.1. If a recorded subdivision or land development plan does not contain a dedication of the improvement, a deed of dedication must be recorded in the office of the County Recorder’s Office. No dedication shall be deemed to have been accepted by the Township until formally accepted by resolution of the governing body and the resolution is recorded in the office of the County Clerk of Courts.

15.2. Request for acceptance. Within thirty (30) days of receipt of the Township’s notification of approval of the required improvements and not less than ten (10) days before the next regular meeting of the Supervisors, at which action is requested, the developer shall request the Supervisors in writing to accept the dedication of public improvements and post a maintenance security.

15.3. Maintenance security. The maintenance security shall be in a form acceptable to the Supervisors and for a term of eighteen (18) months from the date of acceptance of dedication. The amount of the maintenance security shall be fifteen percent (15%) of the actual cost of the installation of such public improvements.

15.4. Planning Commission review of petitions or applications for acceptance of existing streets not laid out and opened by subdivision or land development. The Planning Commission shall hold a public hearing on any applications or petitions requesting that the Township accept any existing road, street, alley or portion thereof as a Township road and within thirty (30) days of its public hearing thereon, shall forward its findings and recommendations to the Supervisors. This section shall not apply to the acceptance of streets dedicated by the recording of a subdivision or land development plan approved by the Township.
15.5. **Acceptance by the Supervisors.** If the request for acceptance of public improvements and maintenance security as specified in this section are received by the Supervisors more than ten (10) days before the next regular meeting of the Supervisors, the Supervisors shall act on the request at their next regular meeting. Acceptance of the public improvements as part of the Township's public facilities shall be by resolution.

15.6. **Maintenance of private improvements.** For any improvements which are not dedicated or which are of such character that the governing body or other public agency does not desire to maintain them, provision shall be made by condominium or homeowners' association agreements which are a part of the deed restrictions and which are acceptable to the governing body for the proper and continuous maintenance and supervision of such facilities by the lot owners in the subdivision.

Section 16. **Remedies to Effect Completion of Required Improvements.** In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accord with the approved final plan, the Township may enforce any corporate bond, or other security by appropriate legal and equitable remedies. If proceeds of such bond, or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Supervisors may, at their option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other municipal purpose.
Article III.

DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

Section 1. Purposes and General Provisions

1.1. Contents of article. This article includes specific standards for the design of subdivisions and land developments and requirements for improvements. General goals for design and development are listed in Section 2. Minimum standards and requirements are specified for each element of design or improvement in the sections following Section 2. Modifications to the design standards and required improvements of this article may be granted pursuant to Article II, Section 12 Modifications and Waivers.

1.2. Site analysis. The design of a subdivision or land development shall be based upon an analysis of existing conditions of the site, which includes consideration of the site’s natural and man-made features and of the opportunities and constraints for development that are associated with these features. The site analysis shall also consider the relationship of the site to surrounding developed and undeveloped areas and to applicable municipal, county, and regional plans. The required project narrative should summarize how the analysis of existing conditions has influenced the design of the subdivision or land development.

1.3. Alternative development plan. Before considering requests for waivers or modifications of standards or requirements contained in this article that will reduce the attainment of the goals listed in Section 2, the Township may require the applicant to prepare alternative development plans which more nearly meet the requirements of this Ordinance. Such alternative plans may include a reduction in the otherwise allowable density or intensity of development on the total site. The original plan shall be approved only if the applicant demonstrates to the satisfaction of the Township that an alternative plan is not practical or feasible.

Section 2. General Goals for Design and Development. Subdivisions and land developments shall be designed to achieve the major goals or outcomes that are listed in this section.

2.1. Minimize damage to the environment. All subdivisions and land developments shall be designed to minimize environmental damage by carefully fitting the subdivision or development to the natural environment of the site.

(a) Minimize grading. The layout of streets and building sites or
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Lots shall be accomplished with as little disturbance or the land as possible. Streets should generally follow contours and minimize both cutting and filling. Building sites should utilize naturally level areas.

(b) Protect steep slopes. Wooded hillsides are important environmental and aesthetic resources. Development shall be located to minimize disturbance of steeply sloped areas and to preserve the visual character of wooded hillsides.

(c) Protect watercourses and wetlands. Watercourses are the natural drainage ways for the conveyance of surface waters, including runoff. Streams, land bordering streams, and wetlands provide habitat for aquatic and terrestrial plants and animals and may function as wildlife corridors. The larger streams are primary elements of the visual character of the Township and are resources for recreation and domestic water supply. Development shall be designed to minimize disturbance of watercourses and wetlands so that they can continue to serve all of these functions.

(d) Protect other identified natural resources. Special care must be taken in the design and construction of subdivisions and land developments to protect habitats in which rare or endangered plants or animals are found and other ecologically important sites.

(e) Protect historic, architectural, and archeological resources. Sites containing structures of historic or architectural significance should be designed to preserve and reuse such structures. Archeological resources must be protected in accordance with applicable state regulations.

2.2. Avoid hazardous development. Where hazardous or potential hazardous features are present on proposed development sites, the design of subdivisions and land developments shall consider such features. Extra precautions shall be required to ensure that development will be safe and that the public health and welfare will be protected.

(a) Landslide-prone areas. In areas where soils or underlying geology may be unstable, geotechnical investigation shall be required to ensure the safety of any proposed disturbance.

(b) Undermined areas. In areas where mining has occurred in the past, subsidence risk assessments may be required to establish that proposed development will be safe.

(c) Floodplain areas. In identified floodplain areas, new development shall be in accordance with the Township floodplain management ordinance.
MOUNT PLEASANT TOWNSHIP

2.3. The general layout of subdivisions and land development should respect the natural resources of the site, the character of the surrounding area, and be suitable for the intended uses. The design of blocks and lots shall comply with the requirements of the Township Zoning Ordinance and shall provide suitable sites for buildings. The design of subdivisions and land development shall consider the topography and other natural features of the site, requirements for safe and convenient pedestrian and vehicular circulation, and the character of surrounding development. Subdivisions and land developments should be compatible with municipal, county, and regional comprehensive plans and components thereof. For larger residential developments, use of the planned residential development provisions is encouraged to accomplish this goal.

2.4. Provide a full range of improvements in subdivisions and land developments as required to ensure the public health, safety, and welfare and the creation of desirable communities for living, working, and recreation.

(a) Water. A safe and sufficient supply of potable water shall be provided for every subdivision and land development. New development shall not degrade the quality of potable water supplies.

(b) Sanitary sewage facilities. Sanitary sewage facilities shall be provided in accordance with applicable regulations of the Commonwealth.

(c) Storm water management. Every subdivision and land development shall manage storm water flows in accordance with the Pennsylvania Storm Water Management Act.

(d) Other public utilities. Other public utilities shall be provided or available to every subdivision and land development, including electricity, telephone, and, where accessible, natural gas and cable TV.

(e) Public and community services. All new development shall be provided with a full range of community services and facilities, such as public safety and emergency services, schools, libraries, and recreation.
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

(f) Transportation facilities. The design and construction of subdivisions and land developments shall include transportation facilities that will provide access to all lots, buildings, and to open spaces intended for use by people. Transportation facilities that are developed in subdivisions and land developments shall be designed as parts of the larger system of transportation facilities which serve the community. Transportation facilities of the community include streets, public transit facilities such as passenger waiting areas and shelters and park and ride lots, sidewalks, bikeways, and multi-purpose trails for non-motorized transportation.

2.5. Land development shall include landscaping. Land development shall include landscaping which is designed to improve community appearance, to contribute to the environmental quality and livability on new development areas, to mitigate the negative impacts of development upon other areas of the community, and to enhance the natural features of the site. Uses and structures shall be sited to minimize adverse impacts from or upon adjoining uses.

Section 3. Grading.

3.1. Purpose. The purpose of these standards is to ensure public health, safety, and welfare and to protect property by preventing rock and soil slippage, loss and degradation of natural drainage ways, increased soil erosion and sedimentation, and other soil and water management related problems.

3.2. Application. The following general standards shall apply unless a more stringent standard is contained in another section of this Ordinance, in which case the stricter standard shall govern.

3.3. General standards for grading.

(a) No grading, stripping of topsoil, excavation, or any other land disturbance activity which changes the existing contours of the land; and no clearing, grubbing, or any other activity which results in the removal of existing vegetation (other than the removal of dead or diseased plant material, agricultural activities or logging) shall be permitted before the final land development plan has been approved. However, a disturbance of one acre of less for construction or landscaping of an individual single family dwelling or structure accessory thereto shall be exempt from this standard.

(b) Grading shall be limited to the minimum area necessary to provide for buildings, streets, utilities, and other facilities shown on the approved land development plan.
(c) Grading in areas susceptible to landslides, subsidence, or flooding, on steep slopes, or in wetlands shall comply with the additional provisions of Section 4 Protection of Steep Slopes, Section 5 Protection of Watercourses and Wetlands, and Section 8 Avoidance of Hazardous Development hereunder.

(d) A soil erosion and sedimentation control plan shall be prepared in accordance with the standards and specifications of the County Conservation District as described in the “Erosion and Sedimentation Control Handbook” and approved by the County Conservation District prior to the commencement of any grading or other regulated earth-disturbance activity, unless the County Conservation District determines that a soil erosion and sedimentation control plan is not required.

(e) The applicant shall be responsible for protecting adjacent and downstream properties from any damage which occurs as a result of earth disturbance on the development site. Such protection shall include cleaning up and restoring to their original condition any adjacent and downstream properties adversely affected by silt, debris, flooding, or other damage resulting from the earth disturbance activity.

(f) The top and bottom edges of cut or fill slopes shall be kept back from property or right-of-way lines three feet plus one-fifth the height of the cut or fill, which total distance need not exceed ten feet.

(g) Topsoil stripped from the site in preparation for earth-moving activities shall be stockpiled and replaced on the site over all regraded, non-developed areas, at a minimum depth of four (4) inches.

(h) Fill areas shall be prepared by removing organic material such as vegetation and rubbish, and any other material determined by the engineer to prevent proper compaction and stability.

(i) Proposed grading shall be accomplished so that existing storm water runoff flows are neither increased from predevelopment rates nor concentrated at the point of release onto abutting properties.

(j) Maximum steepness of graded slopes shall be no greater than two horizontal to one vertical (2:1) except under the following conditions:

1. Where the height of a proposed slope will not exceed ten feet, then a maximum slope steepness of 1:1 may be allowed where soil conditions permit as verified by a competent geotechnical engineer and where doing so will help to preserve existing vegetation or other significant natural features. The cut or fill shall be located so that
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

a line having a slope of two horizontal to one vertical and passing through any portion of the slope face will be entirely inside the property lines of the proposed development.

2. Where a retaining wall, designed and sealed by an engineer, is constructed to support the face of the slope.

(k) Excavation adjacent to any building foundation walls, footings, or structures shall not extend beyond the angle of repose or natural slope of the soil under the nearest point of same unless the footings, foundations, or structures have been sufficiently underpinned or otherwise protected against settlement.

(l) Graded slopes of 20 or more feet in height shall be benched every 12 feet. Benches shall have a minimum width of six (6) feet and a maximum slope of five (5) percent. Benches shall be planted with trees at a rate of one tree per 30 lineal feet of bench. Trees shall have a minimum caliper of 1.5 inches $DBH$. Species of trees may be mixed, but shall consist of hardy native species. New plantings, which die or become diseased or damaged, shall be shall be replaced.

Section 4. Protection of Steep Slopes.

4.1. Purpose. This section is intended to protect the most steep slopes which are considered natural and scenic resources from development.

4.2. Limitations on disturbance. The following standards shall apply to all grading and disturbance of land with slopes of 25 percent or greater. If any of the delineated steep slope areas include soils or geologic features which indicate possible instability, the additional standards contained in Article 3, Section 8 Avoidance of Hazardous Development shall apply.

(a) Slopes between 16 and 25 percent. No more than 25 percent of slope areas with existing grades between 16 and 25 percent shall be stripped of vegetation or disturbed through grading.

(b) Slopes exceeding 25 percent. No development or disturbance shall be allowed on slopes exceeding 25 percent. Very limited disturbance for utilities may be allowed if the applicant demonstrates that no feasible alternative location exists.

Section 5. Protection of Watercourses and Wetlands.

5.1. Purpose. The regulations contained in this section are intended to promote the public health, safety, and welfare by ensuring that watercourses and wetlands will

SUB&LDR6.WPD 48 5/1/98
be preserved in or restored to their natural condition so that they may convey and store water, provide habitat for flora and fauna, and serve as recreational and aesthetic resources.

5.2. **Setback or open space easement required.** No grading, cutting, filling, removal of vegetation, or other disturbance of land shall be permitted within 50 feet from the top of the bank of any watercourse or from the edge of a wetland.

(a) Minor earth disturbance and construction within the area of the required setback or easement, required for development in other areas of the site, may be allowed in accordance with all regulations of the Department of Environmental Protection (DEP) and Township flood plain regulations, where applicable.

(b) Construction may also be allowed within the required setback area of watercourses to enable the development of uses that require proximity or access to the watercourse, in accordance with applicable federal, DEP, and Township regulations.

(c) In planned residential developments and in larger subdivisions and land developments, the required setback area should be integrated into a system of public or common open space. In smaller subdivisions and land developments, the preservation of these open space areas shall be ensured through recorded easements, deed restrictions, or other means acceptable to the Township.

(d) Where the required setback or easement would render a site unusable under the Township Zoning Ordinance because of the limited size or dimensions of a parcel of land prior to its subdivision, the Township may reduce the depth of the setback to not less than 25 feet along a watercourse or wetland edge. Any reduction in depth of setback which may be allowed by the Township does not supersede any requirement for a greater setback imposed by federal, state, or Township regulations.

5.3. **Alteration of drainage.** When a proposed subdivision or land development encompasses or adjoins a watercourse or wetland, the design of the proposed development shall ensure that site drainage is not altered in ways that will reduce the ability of any watercourse or wetland to support the vegetation and animal life that characterized the area before development.

Section 6. **Protection of Significant Natural Areas.**

6.1. **County Natural Heritage Inventory.** Every subdivision and land development site plan shall consider, protect, and, to the maximum extent feasible, ensure the preservation of the natural areas and resources that are identified in the Washington County Natural Heritage Inventory, January 1994, prepared by the Western Pennsylvania...
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Conservancy.

6.2. **Protected resources.** Where a proposed subdivision or land development includes an identified natural feature, such as a rare or endangered species, which is regulated by municipal, state, or federal law, the applicant shall provide evidence of compliance with any applicable regulation.

6.3. **Unprotected resources.** Where proposed development sites include identified natural resources that are not protected or regulated by Township, state, or federal law, the development plan shall incorporate preservation of the feature as an element in the site design.

Section 7. **Preservation of Historic, Architectural, and Archeological Resources.**

7.1. **Identification of resources.** Structures of known historic or architectural significance and locations of known or probable archeological sites shall be identified on the existing conditions map and described in the preliminary application materials.

7.2. **Notification to PHMC.** Where the presence of such features is known or suspected, or where required by DEP or another permitting agency, the applicant shall notify the Pennsylvania Historical and Museum Commission of the proposed subdivision or land development and request a determination concerning the presence of significant resources from the PHMC.

   (a) A copy of the notification to the PHMC shall be submitted with the application for preliminary approval.

   (b) The Township shall condition preliminary approval upon the applicant's receipt from the PHMC of a determination that:

   1. No significant resources are present on the site or that the proposed subdivision or land development will not adversely impact resources that may be present; or

   2. Significant resources are present or likely to be present on the site; together with an approved plan or program for the mitigation of any adverse impacts of the proposed subdivision or land development upon the historic or archeological resource.
(c) A copy of the required determination by the PHMC shall be submitted with an application for final approval, and no subdivision or land development requiring such a determination shall be finally approved without it.

Section 8. Avoidance of Hazardous Development

8.1. Landslide-prone areas. No grading, removal of vegetation, construction, or other disturbance shall be permitted on soils that are classified as slide-prone or unstable in the Soil Survey of Washington County, on any land that is delineated as unstable on the Landslide Susceptibility Map of Washington County, or on any other areas of a proposed development site that exhibit signs of instability, except in accordance with the provisions of this section.

(a) Unstable areas of a site may be set aside as common or private open space.

(b) Limited disturbance of unstable areas may be allowed if the applicant demonstrates to the satisfaction of the Township that the proposed disturbance will not cause sliding or movement or any unsafe condition either on the development site or on any property adjacent to it.

(c) Evidence of the safety of any proposed disturbance shall require site investigation and certification in writing by an engineer with experience in soils engineering or engineering geologist that the proposed activity will not create or exacerbate unsafe conditions.

8.2. Undermined areas. No land development involving construction of buildings and no subdivision of land intended to create lots for building construction shall be approved on a site which has been undermined at shallow depths or in an area where there is evidence of past subsidence unless the applicant demonstrates that the proposed subdivision or land development will be safe and will not create hazards for adjacent properties. Evidence of safety shall be one of the following:

(a) If the site or any area of the site has been undermined and has 100 feet or less or overburden, evidence of the safety of the proposed subdivision or land development shall require site investigation and verification in writing by an engineer, experienced in subsidence risk assessment, that the proposed development will be safe.

(b) If the site has been undermined at a depth exceeding 100 feet of overburden, a subsidence risk assessment by an engineer and written certification that the proposed subdivision or land development will be safe may be required if the Township or...
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

applicant has knowledge of any past occurrences of subsidence in the general vicinity of the site.

8.3. Flood plain areas. To the maximum extent feasible, land development should not be undertaken in identified flood plain areas; however, where development is necessary in an identified flood plain area the following shall apply:

(a) All construction and development shall comply with the Township Flood Plain Management Ordinance and with the minimum requirements of the PA Department of Community and Economic Development; and

(b) Construction in the floodway portion of an identified flood plain area shall comply with PA Department of Environmental Protection regulations.

8.4. Contaminated sites. The Township shall not approve the subdivision or development of land which is known to contain substances which are classified as hazardous unless the site has been made safe for the proposed development.

(a) A contaminated site shall be considered safe for subdivision or development when a remediation plan has been completed and approved by DEP.

(b) The subdivision of contaminated land, not including any development or earth disturbance, may be approved prior to remediation if a notation approved by the Township is placed on the recorded plan, which indicates that the site or specified lots within the site contain or may contain hazardous substances.

Section 9. General Layout of Subdivisions and Land Developments.


(a) No block shall be longer than 1,200 feet nor less than 500 feet except in unusual circumstances. Where a subdivision adjoins an arterial street, the greater dimension of the blocks shall front along such arterial street, and marginal access streets, reverse frontage lots or other arrangements shall be introduced to minimize the number of points of ingress or egress.

(b) Blocks shall be of sufficient width to permit two tiers of lots of appropriate depth, except where they back up to a railroad, arterial or collector street, creek or other natural barrier.

(c) Blocks in nonresidential areas may vary from the requirements
of this section, according to the nature of the use. The depth and width of such blocks shall be adequate to provide for safe and convenient traffic circulation, off-street parking and loading areas, setbacks, and landscaping, as required by this Ordinance and the Township Zoning Ordinance.

9.2. Lots.

(a) Land shall be suited to the purpose for which it is to be subdivided whether for residential, business or industrial use.

(b) The lot arrangement and design shall be such that all lots will provide building sites, accessible driveways, and usable yards and open space areas with the minimum possible disturbance to the site.

(c) All side lines of lots shall be at approximate right angles to straight street lines and radial to curved street lines except where a variation to this rule will provide a better street and lot layout. Lots with double frontage shall be avoided except where they back up to a an arterial or collector street.

(d) Lots shall be laid out so as to provide positive drainage away from buildings, water wells and sewage disposal fields when developed.

(e) Business or industrial lots shall be of such size and shape as may be suitable for their prospective use including sufficient off-street parking and loading areas, and for water supply and sanitary sewage disposal if either or both are to be provided by individual on-lot facilities. The minimum lot dimensions shall be in accordance with the applicable zoning regulations or as approved by the governing body.

(f) Every lot shall abut on a street. Lots fronting directly on the following streets shall be avoided, where possible:

<table>
<thead>
<tr>
<th>Street Code</th>
<th>Street Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>S.R. 0050</td>
<td>S.R. 4016</td>
</tr>
<tr>
<td>S.R. 0018</td>
<td>S.R. 4037</td>
</tr>
<tr>
<td>S.R. 0519</td>
<td>S.R. 4015</td>
</tr>
<tr>
<td>S.R. 4047</td>
<td>S.R. 4039</td>
</tr>
</tbody>
</table>

(g) If remnants of land exist after subdividing, they shall be suitably incorporated in existing or proposed lots, or they may be dedicated to public use if acceptable for such public use.
Section 10. **Landscaping.**

10.1. **Purpose.** The standards contained in this section are intended to promote public health, safety, and welfare by filtering noise, softening or diverting light and glare, modifying microclimatic conditions such as wind and heat, reducing storm water run-off and air pollution, and controlling traffic hazards. The standards contained in this section are also intended to increase the value to the community from new developments by recognizing the role that landscaping plays in overall community appearance and livability.

10.2. **General Requirements.** In general, all areas of a site proposed for development shall be landscaped with trees, shrubs, groundcovers, grasses, and other herbaceous plants, except for those areas which are occupied by buildings and other structures and facilities, or are paved.

10.3. **Application.** The requirements and standards of this section are supplemental to the requirements and standards of the Zoning Ordinance as they pertain to proposed subdivisions and land developments. The higher requirement or standard shall govern.

10.4. **Landscaping Defined.** Landscaping shall be understood to include the provision of street trees, bufferyards, replacement woodlands, and other new planted areas as well as the provision of undisturbed ground, where such is fully integrated into the design and layout of the subdivision or land development and preserves existing natural features of the site.

10.5. **Street Trees.** Street trees shall be optional improvements; however, when street trees are provided in new residential and nonresidential developments, they shall be provided in accordance with the following standards:

   (a) Street trees shall be provided along the entire length of the street right-of-way and on both sides of the street if the street lies within the development.

   (b) Street trees shall be located between the right-of-way and the front building line.
MOUNT PLEASANT TOWNSHIP

(c) Street trees shall be located to enable the maintenance of utilities, required sight distances, and visibility of street and traffic signs.

(d) The species chosen shall be appropriate to the location. Factors such as microclimate, soils, habit of growth, salt and disease tolerance, proximity of sidewalks, overhead utility lines, and special conditions (likelihood of soil compaction, damage from air pollution, dogs, deer, etc) shall be considered.

(e) Street trees shall have the following minimum calipers at the time of planting:

1. Large trees, defined as those trees whose ultimate height will exceed 40 feet, shall have a minimum caliper of 2.5 to 3.0 inches DBH.

2. Medium trees, defined as those trees with an ultimate height of 25 to 40 feet, shall have a minimum caliper of 2.0 to 2.5 inches DBH.

3. Small trees, defined as those trees whose ultimate height will not exceed 25 feet, shall have a minimum caliper of 1.5 to 2.0 inches DBH.

(f) Street trees shall be spaced with regard to the ultimate spread of the fully developed canopy. Spacing requirements are as follows:

1. Large and medium trees shall be spaced at a maximum distance not to exceed the average spread of the fully developed canopy plus five feet.

2. Small trees shall be spaced a maximum distance of 25 feet on-center.

(g) Mature tree, woodlands, or other high-quality existing vegetation which remains undisturbed adjacent to the street right-of-way may be used in place of or in conjunction with the requirements of this section.

10.6. Landscaping and Screening of Parking Areas. All new parking areas that have five or more parking spaces, or any existing parking area that will be expanded by five or more parking spaces, shall be landscaped in accordance with the following provisions:

(a) Perimeter landscaping. Where the parking area is adjacent to any public street, walk, right-of-way or where the Zoning Ordinance requires parking area screening, the perimeter of the parking lot shall be landscaped. Such landscaping shall be in
addition to any required bufferyard or street trees and shall be provided in accordance the following criteria:

1. The landscaped area shall be at least 15 feet wide.

2. The landscaped area shall be planted with at least one large or medium tree, or two small trees, per five adjacent parking spaces, and sufficient shrubs to form a hedge or screen. The height of hedges and screens at the time of planting shall not be less than 2.5 feet.

3. The caliper and spacing of all new trees shall be as in Section 10.5 (e) and (f) Street Trees of this Ordinance.

4. Masonry walls, fencing, berms, or a combination thereof may also be used. Walls, fences, and berms adjacent to neighboring properties shall have a minimum height of 4 feet. The height of walls, fences, berms, and hedges adjacent to public streets, walks, and right-of-ways may be reduced in areas where public safety is a concern. All berms shall have a maximum slope of 33 percent, and shall be completely covered with shrubs, grasses, or other plant material. Walls or solid fencing shall be planted with at least one shrub or vine per ten lineal feet of wall. Non-solid fencing shall be planted with at least three shrubs or vines per 12 linear feet.

5. Mature trees, woodlands, or other high-quality existing vegetation which remains undisturbed between the parking area and the right-of-way or adjoining properties may be used to satisfy the requirements of this section. New shrubs or trees may be added as needed to help provide an effective screen.

(b) Landscaping in interior areas. Landscaping in the interior of parking areas shall be designed to provide visual and climatic relief from large expanses of paving, and to channelize and define areas for safe pedestrian and vehicular circulation. Landscaping in the interior of parking areas containing more than 30 parking spaces shall be required.

1. At least seven percent of any parking lot containing more than 30 parking spaces shall be landscaped.

2. At least one large tree and three shrubs, or one medium tree, one small tree, and three shrubs shall be planted per ten parking spaces.

3. The caliper of all new trees shall be as in Section 10.5 (e) and (f) Street Trees of this Ordinance.
4. Trees required in this section shall be planted in protected areas such as along walkways, or within curbed islands located between rows of parking spaces, at the ends of bays, or between parking stalls.

5. Curbed landscaping islands shall have a minimum width of nine feet, exclusive of curbing.

10.7. **Bufferyards.**

(a) Purpose. Landscaped open areas or bufferyards may be needed to provide separation of incompatible land uses as required by the Zoning Ordinance and supplemented by these regulations. Careful site planning can minimize the need for constructed bufferyards: uses should be arranged to avoid locating incompatible uses in close proximity; natural topographic and vegetative features of a development site should be used to separate uses which would otherwise negatively affect each other.

This subsection includes requirements for bufferyards that apply when such landscaping or screening is required by the Zoning Ordinance and where land uses with differing visual, functional, and operational characteristics are located in close proximity. These situations are most likely to arise within multi-use **land developments**, on development sites that are located at the edges of zoning districts, and on development sites bordering **arterial highways**, railroads, and **public transit lines**.

(b) Calculation of bufferyard requirement. The type of bufferyard and the extent of planting or other screening that must be provided within it shall be a function of the difference or incompatibility between adjacent land uses.

1. Land use compatibility classes. The magnitude of incompatibility shall be determined in accordance with the following table, which categorizes land uses into five compatibility classes. Uses within each class are assumed to be similar in visual, functional, and operational characteristics and require no separation beyond yards required by zoning and landscaping required by other subsections of this section. Requirements for bufferyards, planting, and screening increase as the numerical difference between compatibility classes increases.

**Land Use Compatibility Classes**
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Compatibility Class | Land Uses
---|---
1 | Single-Family Dwelling, Two-Family Dwelling, passive recreation
2 | Multi-family residential, mobile home parks, churches, schools, neighborhood business, semi-public uses, and public uses but not including public maintenance and storage facilities
3 | Recreation facilities, entertainment facilities, motels, all commercial uses except those in Compatibility Class 4 and billboards
4 | Public maintenance and storage facilities, billboards, major regional shopping center, transport and trucking terminals, essential services, warehousing, sale and storage of building materials, all industrial uses, railroads, expressways and major arterial highways.

2. Bufferyard types. The following table defines three types of bufferyards, ranging from 15 feet to 75 feet in width, which shall be required to separate land uses in different compatibility classes. The planting and screening component of each bufferyard type is described qualitatively in terms of the result to be achieved, rather than quantitatively.

**Bufferyard Types**

<table>
<thead>
<tr>
<th>Bufferyard Type</th>
<th>Description of bufferyard objective</th>
<th>Minimum Width (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Moderate separation, partial visual screening; trees, hedge, 3-4 foot fence appropriate</td>
<td>15 to 25 as required by the Zoning Ordinance</td>
</tr>
<tr>
<td>B</td>
<td>Substantial separation; total visual screening; varied landscape materials; solid fence or berm appropriate</td>
<td>40</td>
</tr>
</tbody>
</table>
3. Required bufferyard. The following table specifies the bufferyard type which must be provided to separate land uses in different compatibility classes.

<table>
<thead>
<tr>
<th>Bufferyard Type</th>
<th>Description of bufferyard objective</th>
<th>Minimum Width (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>Maximum spatial separation; total visual screening plus mitigation of traffic, noise, lights, emissions</td>
<td>75</td>
</tr>
</tbody>
</table>

**Required Bufferyard Type**

<table>
<thead>
<tr>
<th>Proposed Use Class</th>
<th>Existing Class of Adjacent Use or Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
</tr>
<tr>
<td>1</td>
<td>*</td>
</tr>
<tr>
<td>2</td>
<td>A</td>
</tr>
<tr>
<td>3</td>
<td>B</td>
</tr>
<tr>
<td>4</td>
<td>C</td>
</tr>
</tbody>
</table>

* Bufferyard not required in same use class

4. Options for flexibility.

i. The *Supervisors* may permit the provision of a narrower bufferyard in combination with denser planting and/or screening devices if the *applicant* demonstrates that a narrower bufferyard will provide acceptable mitigation of the effects of heavy traffic, noise, glare, fumes, and other potential impacts and that the proposed plant materials will still be able to thrive if spaced more closely.

B. The *Supervisors* will also consider alternatives to densely planted linear strips if the *applicant* demonstrates that another design will function as effectively to mitigate the negative impacts of adjoining uses upon each other.
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

(c) Required plantings. Bufferyards shall be planted with a mix of hardy native trees, shrubs, grasses, and perennials. Minimum sizes of trees shall be as specified in Article III, Section 10 Landscaping, 10.4 Street Trees (e). Quantities and spacing of plant material shall be determined by the density of screening needed. Existing natural features, woodlands, or other high-quality existing vegetation preserved within the bufferyard may be used to satisfy planting requirements.

(d) General standards for bufferyards.

1. Bufferyards shall be provided by the applicant along the perimeter of the site or lot and shall extend to the property or right-of-way line. Different bufferyards may be required along various portions of the site perimeter if more than one category of land use adjoins the site.

2. Bufferyards shall be maintained by the owner of the property. Plant materials shall be inspected yearly, and all dead, diseased, and damaged plant materials shall be replaced.

3. No structure or vehicular use areas, buildings, accessory uses, utilities, light standards, etc., shall be permitted in a bufferyard. Access drives are permitted only in bufferyards which separate a proposed development from a street.

4. Bufferyards may be used for passive recreation uses such as pedestrian and bicycle trails, provided that the required separation and screening is maintained.


11.1. Water supply required. An adequate supply of potable water shall be provided for every building to be used for human occupancy or habitation in a subdivision or land development.


(a) Existing. Where public water supply is located within 1,000 feet of the development or less, the subdivider or developer shall construct a system of water mains in conformance with the standards and requirements of DEP and the water supplier whose facilities will serve the development, connect with such public water supply, and provide a connection for each lot. Water mains shall be extended to the subdivision boundary.

(b) New. Where an existing public water system is not available
to the proposed development, water may be supplied by a new *public* water system, subject to the approval of *DEP*.

(c) In the case of an existing or new *public* water supply system, the *applicant* shall present evidence to the *Township* that the *subdivision* or *land development* is to be supplied with water by a certificated *public* utility, a bona fide cooperative association of *lot* owners, or by a municipal corporation, authority, or utility. A copy of a Certificate of Public Convenience form the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area, whichever is appropriate, shall be acceptable evidence.

(d) Fire Hydrants. In all *subdivisions* and *land developments* where *public* water is to be provided, fire hydrants, which meet the specifications of the *Township* and the fire company which will serve the development, shall be installed. Every *lot* in a *subdivision* and all development in a *land development* shall be within 600 feet of a fire hydrant.

11.3. Individual Water Supply.

(a) Where *public* water supply systems are not available and cannot be extended to the site or where new *public* water systems cannot be developed, the *applicant* may provide potable water through individual water supplies, designed and constructed in conformance with the standards and requirements of *DEP*.

(b) Individual private wells shall be located at least 25 feet from property lines; 50 feet from all septic tanks; approximately 100 feet from all tile disposal fields and other sewage disposal facilities; 10 feet from all cast iron sewer lines; 30 feet from any vitrified sewer tile lines; and shall not be located within any flood plain.

(c) As a precaution against seepage, a watertight seal shall be provided around the pump mounting.

(d) All abandoned wells shall be sealed in a manner that will render them watertight.

(e) The use of private water systems, especially where on-lot sewage facilities are present or proposed, shall not be permitted in any *subdivision* or *land development* with more than ten (10) *lots* unless the *applicant* provides hydrogeologic data, acceptable to the *Township*, assuring that adequate quantity and quality of water are available.

(f) In all cases where it has been determined that individual water
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

supplied from private wells is not feasible, a public water distribution system will be required.

Section 12. Sanitary Sewage Facilities.

12.1. Sanitary sewage facilities required. All subdivisions and land developments, unless excepted in subsection 12.4, shall be provided with sanitary sewage facilities which are in accordance with the Township sewage facilities plan and which have been approved by DEP and the Township, authority, or other public agency responsible for the collection, conveyance, and treatment of sanitary sewage.

12.2. Sanitary sewers, when required. If a subdivision or land development can be reasonably served by the extension of an existing public sanitary sewer for 800 feet or less, or a separate treatment works is to be constructed, the subdivider or developer shall provide a system of sanitary sewer mains and shall provide lateral connections for each lot. Sewer mains shall be extended to the subdivision or land development boundary when required by the Supervisors.

12.3. Standards for community facilities. All sanitary sewers and related facilities shall be constructed in accordance with requirements of DEP and the construction standards of the Township.

12.4. Standards for individual on-lot systems. If on-lot sewage disposal systems are to be used, on-lot sewage disposal systems shall be installed in accordance with the Sewage Facilities Act.

12.5. Requirements for preliminary approval. No application for preliminary approval of a plan of subdivision or land development shall be approved unless a complete Sewage Facilities Planning Module, as required for the proposed development, has been approved by the Township and transmitted by the Township to DEP together with a resolution adopting the revision to its sewage facilities plan, if required.

12.6. Requirements for final approval. No final plat shall be approved or recorded until the plans and specifications for sanitary sewage facilities have been approved and permits issued, as required by DEP.

12.7. Exceptions.

(a) Plans with no new lots. Sewage facilities shall not be required for subdivisions in which no new lots are created.

(b) Plans with no new development. Subdivisions and land
developments in which no development of buildings or improvement of land for purposes requiring sewage facilities is proposed need not provide sanitary sewage facilities, provided a properly executed Request for Non-Building Waiver which follows the most recent DEP Guidance be provided. Where a waiver is approved by DEP, the final plat for recording shall include the notation specified in Appendix 1, paragraph 6 Other required statements, a. For plans where sewage facilities are not required.

Section 13. Storm Water Management.

13.1. Purpose. The purposes of this section are the following:

(a) to provide for the management of storm water runoff resulting from land alteration and disturbance activities to ensure that new development does not result in greater erosion and does not exacerbate existing flooding or create additional flooding problems;

(b) to utilize and preserve existing natural drainage systems;

(c) to preserve the flood-carrying capacity of streams and maintain and improve the quality of streams;

(d) to encourage natural infiltration of rainfall to preserve groundwater supplies and stream flows;

(e) to provide for adequate maintenance of all storm water management structures.

13.2. Storm water management required.

(a) Every subdivision or land development which will affect storm water runoff characteristics shall include provision for the management of runoff to comply with the Pennsylvania Storm Water Management Act of 1978, P.L. 864 No.167.

(b) No application for approval of a subdivision or land development requiring storm water management shall be finally approved unless a plan for the management of storm water runoff, including provision for the continuing maintenance of facilities, has been approved by the Township Engineer.

(c) A small development which will result in the creation of 5,000 or fewer square feet of impervious surface shall be exempt from the detailed storm water management plan submission requirements of this section, but shall be required to comply
with the general and specific standards. An application for approval of a small development shall include sufficient information to enable the Township engineer to determine that compliance with the storm water management standards of this section will be achieved.

13.3. **Applicability of standards.** When the Township adopts a storm water management ordinance in accordance with a watershed storm water management plan adopted by the Board of Commissioners of the County, the provisions of the Township storm water management ordinance, rather than the provision of this section, shall apply to development within the regulatory area of the storm water management ordinance. The standards of this section shall apply to all proposed subdivisions and land developments that are not within a watershed with an adopted plan and regulations which are in effect.

13.4. **General standards.** All storm water control measures shall comply with the following performance standards:

(a) The applicant shall be responsible for the following:

1. to ensure that the maximum rate of storm water runoff is no greater after development than prior to development activities; or

2. to manage the quantity, velocity and direction of the resulting storm water runoff in a manner which adequately protects health and property from possible injury.

(b) The storm water management plan for the development site must consider all the storm water runoff flowing over the site.

(c) No discharge of toxic material into any storm water management system shall be permitted.

13.5. **Watershed design standards.** Storm water management facilities shall be designed to meet the following watershed standards:

(a) Design storms. Storm water management facilities on all development sites shall control the peak storm water discharge for the 2-, 10-, 25-, and 100-year storm frequencies. The SCS 24-hour, Type II Rainfall Distribution models shall be used for analyzing storm water runoff for both pre- and post-development conditions. The 24-hour total rainfall for these storm frequencies in the watershed are:
(b) Calculation Methods.

1. Development sites: For the purpose of computing peak flow rates and runoff hydrographs from development sites, calculations shall be performed using one of the following: SCS publications, Technical Release (TR) 55 or 20, HEC I, or Penn State Runoff Model.

2. Storm water Collection/Conveyance Facilities: For the purposes of designing storm sewers, open swales and other storm water runoff collection and conveyance facilities, any of the above calculation methods or the Rational Method may be used. Rainfall intensities for design should be obtained from the Pennsylvania Department of Transportation rainfall charts. The design storm for storm sewers is 25 years.

3. Predevelopment Conditions: Predevelopment conditions shall be assumed to be those which exist on any site at the time of adoption of this amendment. Hydrologic conditions for all areas with pervious cover (i.e., fields, woods, lawn areas, pastures, cropland, etc.) shall be assumed to be in “good” condition, and the lowest recommended SCS runoff curve number (CN) shall be applied for all pervious land uses within the respective range for each land use and hydrologic soil group.

4. Routing of hydrographs through detention/retention facilities for the purpose of design those facilities shall be accomplished using the Modified-Puls Method or recognized reservoir routing method subject to the approval of the Township.

(c) Release rate percentage. The release rate percentage defines the percentage of the pre-development peak rate of runoff that can be discharged from an outfall on the site after the development. The release rate percentage of 100 percent shall be applied to all development that is not within a watershed with an adopted plan and regulations which are in effect.
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

(d) Procedure for using release rate percentages. The steps that must be followed to utilize the release rate percentage for a particular development site are:

1. Compute the pre- and post-development runoff hydrographs for each storm water outfall for the site, using the soil cover complex method (SCS TR-55), for the 2-, 10-, 25-, and 100-year design storms, applying no on-site detention for storm water management but including any techniques to minimize impervious surfaces and/or increase the time of concentration for storm water runoff flowing over the development site. If the post-development peak runoff rate is less than or equal to the pre-development peak runoff rate, then additional storm water control shall not be required at that outfall. If the post-development peak runoff rate is greater than or equal to the pre-development value, additional controls will be required. If the total watershed is 100 acres or less, the Rational Method may be used.

2. The pre-development rate of runoff from the development site is the maximum allowable peak discharge from any detention facility for the 2-, 10-, 25-, and 100-year storm events.

3. Design the outlet control facilities and size the volume of the detention facility using the calculated post development hydrograph and accepted hydrograph routing procedures in consideration of the maximum allowable release rate.

(e) Staged development. If the development is to be constructed in stages, the applicant must demonstrate that storm water facilities will be installed to manage storm water runoff safely during each stage of development.

(f) Non-structural management techniques preferred. All storm water management plans shall utilize non-structural techniques, where feasible, to reduce the volume and rate of flow of storm water runoff and to minimize the need for detention facilities. These techniques may include:

1. limitation of land disturbance areas and restriction of development on steep slopes;
2. maintenance of site vegetation and minimization of impervious surfaces;
3. measures to increase infiltration of runoff on the site;
4. flow attenuation measures such as open vegetation swales and natural depressions.
(g) **Lots** shall be laid out and graded to provide positive drainage away from buildings. The *Supervisors* may require a Grading and Drainage Plan for individual *lots* indicating a buildable area within each *lot*, complying with the setback requirements, for which positive drainage is assured.

13.6 **Design and Construction Standards.** Storm water management facilities including infiltration systems, storm water detention facilities, and storm water collection/conveyance facilities shall conform with the construction standards illustrated in Appendix 2 Illustrations 1 through 11, with the following standards, and in addition with such standards as may be recommended by the *Township Engineer*:

(a) General standards.

1. **Applicants** shall propose runoff control techniques for a development site. All controls shall be subject to approval of the *Township Engineer* and the *Supervisors*. The *Township Engineer* may request additional information on design and operating features of the proposed storm water controls in order to determine their suitability and adequacy relative to the standards of this Ordinance. The *Township Engineer* may also require studies by a competent geotechnical engineer to evaluate any special soil conditions or geologic hazards on the site.

2. The storm water management practices to be used in developing a storm water management plan for a particular site shall be selected according to the following order of preference: infiltration of runoff on-site, flow attenuation by use of open vegetated swales and natural depressions, and storm water detention/retention structures.

(b) Standards for Storm Water Detention Facilities.

1. Detention facilities shall be designed so that the post-development peak runoff rate from the developed site is less than or equal to the predevelopment peak runoff rate for the 2-, 10-, 25-, and 100-year storm frequencies.

2. All detention facilities shall be equipped with outlet structures to provide discharge control for the four (4) designated storm frequencies. Provisions shall also be made to safely pass, at minimum, the post-development 100 year storm runoff without breaching or otherwise damaging (i.e., impairing the continued function of) the facilities.

3. Detention facilities served by more than one
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

development site and detention facilities serving multiple uses such as recreational open space are encouraged subject to adequate provision for maintenance and avoidance of adverse impacts from the facilities.

4. Inflow and outflow structures shall be designed and installed to prevent erosion, and bottoms of impoundment type structures shall be protected from soil erosion.

5. Storage structures and all inlet or outlet devices shall be designed for control and easy removal of debris.

6. Inflow and outflow structures, pumping stations, and other structures shall be designed and protected to minimize safety hazards.

7. The water depth at the perimeter of a storage pond should be limited to that which is safe for children. Restriction of access (fence, walls, etc.) may by required depending on the location and design of the facility.

8. Side slope of storage ponds shall no exceed a ration of two-and-one-half to one (2.5:1) horizontal to vertical dimension.

9. Landscaping shall be provided for the facility which harmonizes with the surrounding area.

10. The facility shall be located to facilitate maintenance, considering the frequency of maintenance and type of equipment that will be required.

(c) Standards for all collection/conveyance facilities including storm sewers.

1. All sites shall be graded to provide drainage away from and around the structure in order to prevent any potential flooding damage.

2. Lots located on the high side of streets shall extend roof and french drains to the curb line storm sewer (if applicable). Low side lots shall extend roof and french drains to a storm water collection/conveyance/control system or natural watercourse in accordance with the approved stormwater management plan for the development site.

3. Collection/conveyance facilities should not be installed parallel and close to the top or bottom of a major embankment to avoid the possibility of
failing or causing the embankment to fail.

4. All collection/conveyance facilities shall be designed to convey the 25-year storm peak flow rate from the contributing drainage area and to carry it to the nearest suitable outlet such as a stormwater control facility, curbed street, storm sewer or natural watercourse.

5. Where drainage swales or open channels are used, they shall be suitable lined to prevent erosion and designed to avoid excessive velocities.

(d) Storm sewers shall comply with the following criteria:

1. Location. Where practical, storm sewers shall be designed to be located under seeded and planted areas. If constructed within ten (10) feet of road paving, walks, or other surfaced areas, sewers shall have a narrow trench and maximum compaction of backfill to prevent settlement of the superimposed surface or development.

2. Storm sewers should be installed after excavating and filling in the area to be traversed is completed, unless the drain is installed in the original ground with a minimum of three (3) feet of cover or adequate protection during the fill construction.

3. Storm sewers shall be designed: (1) with cradle when traversing fill areas of indeterminate stability, (2) with anchors when gradient exceeds twenty (20) percent, and (3) with encasement or special backfill requirements when traversing under a paved area.

4. Size. Storm sewers shall be adequate to handle the anticipated stormwater flow and be economical to construct and maintain. The minimum pipe size shall be fifteen (15) inches in diameter.

5. Material. Storm sewers shall be reinforced concrete pipe (RCP), conforming to the appropriate class of A.S.T.M. C-76 or alternate equivalent or better material approved by the Township Engineer.

6. Where a proposed storm sewer connects with an existing storm sewer system, the applicant shall demonstrate that sufficient capacity exists in the downstream system to handle the additional flow.

13.7. Culverts and Bridges. When natural drainage channels intersect any street right-of-way, it shall be the responsibility of the subdivider to have satisfactory bridges
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

and culverts designed and constructed. When culverts are required, the following minimum requirements shall be observed:

(a) All culverts shall extend across the entire right-of-way width of the proposed street including any slope easements required. The culverts shall be high density polyethylene corrugated pipe with an integrally formed smooth waterway unless otherwise specifically approved by the Township Engineer. All pipe shall be manufactured and installed in accordance with applicable ASTM Standards. The minimum diameter of a culvert pipe installed in the Township shall be 15" diameter.

(b) Driveway culverts shall have a minimum length of 20 feet. The diameter of driveway culverts shall be subject to the determination of the responsible governmental official, depending upon jurisdiction. The driveway culverts shall be laid so as to maintain the flow lines of the ditch or gutter. Head walls may be required.

(c) The design of all culverts and other crossing structures shall be approved by the Township Engineer and, if required, DEP.

Section 14. Other Utilities and Easements.

14.1. General requirement. All lots in a subdivision and land development shall be served by electric, telephone, gas and cable television service; however, gas and cable television service may be waived when these systems are inaccessible to the development.

14.2. Easements. Easements for public and private utilities shall comply with the requirements of the utility providers and with the following standards:

(a) Easements shall be adjacent to property lines where possible.

(b) Minimum widths for utility easements shall be 20 feet for public utilities and 10 feet for private utilities. Utility companies shall use common easements wherever possible.

(c) To allow for future extensions of utility service to serve adjacent development, the Township may require that easements be extended to the lot line or boundary of the subdivision.

(d) Utility service shall be provided in the circumstances and manner required by the Public Utility Commission.
14.3. **Wiring standards.**

(a) Electric, telephone, television, and other communication service lines shall be provided by wiring placed underground within properly dedicated *easements* or within *public rights-of-way*, installed in accordance with the prevailing standards and practices of the utility or other companies providing such services unless the *applicant* demonstrates that the physical conditions of extensive shallow bedrock or floodplain areas render such underground installations infeasible or undesirable.

(b) If a *lot* abuts an *easement* or *right-of-way* with existing overhead electrical, telephone, television, or other service lines, the *lot* may utilize the overhead lines, but service connections shall be installed underground. Where a *subdivision* or *land development* requires a *street* widening or service extension which necessitates the replacement or relocation of overhead lines, replacement or relocation shall be underground.

(c) Where overhead lines are permitted, the placement and alignment of poles shall be designed to lessen the visual impact of overhead lines as follows:

1. Alignments and pole locations shall be routed to avoid locations along horizons.

2. Staggered alignments shall be utilized to avoid the need to clear swaths through areas of trees.

3. Trees shall be planted in open areas and at key locations to minimize the view of the poles and lines.

4. Alignments shall follow rear *lot* lines.

5. Provisions shall be made for later attachment of *street* lights to underground lines.

6. Trees shall be planted so that they will not interfere with underground and overhead utility lines when planted or in the future. The species and location of trees in *easements* shall be subject to approval of the *Township* or *public* or private utility company having rights in the *easement*.

(d) Utility apparatus placed above ground, other than utility poles, shall be screened with plant materials which shall not interfere with *sight distance*.

**Section 15. Other Community Facilities and Services.**
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

15.1. **Purpose.** The purpose of this section is to ensure that developers and service providers are aware of the potential impacts that proposed development will have upon community services and facilities and to encourage cooperative planning and action to improve or augment facilities and services that are not adequate to meet increased demands created by new development.

15.2. **Requirement to inform.** An applicant for approval of a subdivision or land development shall inform the providers of public services and facilities of the proposed development including sufficient information about the development to enable the service provider to determine whether sufficient capacity, facilities, and/or equipment are available to serve the new development.

(a) Service providers who must be informed include police, fire and emergency services, school districts, and any others required by the Township.

(b) Documentation that the required information was transmitted to appropriate service providers shall be included with an application for preliminary approval. Responses from service providers indicating their ability to provide service to the proposed development shall be required prior to final approval.

15.3. **Options when services or facilities are not adequate.** If a public service provider indicates an inability to provide service to a proposed new development, the applicant, service provider, and Township shall reach agreement upon a course of action or program to remedy the inadequacy and to ensure service to the new development.

Section 16. *Building Setback Lines and Easements.*

16.1. *Building setback lines* shall be as designated by the Zoning Ordinance.

16.2. In no case shall the setback line be less than 90 feet from the centerline of the right-of-way of arterial highways listed in Section 9, Subsection 9.2, Paragraph (f).

16.3. *Easements* of appropriate width shall be provided on each side of all rear lot lines and along side lot lines, where necessary, for poles, wires, conduits, and gas mains. Easements may also be required along or across lots where engineering design or special conditions may necessitate the installation of water and sewer lines outside public rights-of-way. The width of such easements shall conform to requirements as determined by the authorities having jurisdiction. For lots facing on curvilinear streets, the rear easements should consist of straight lines with a minimum number of points of deflection.
16.4. **Easements Along Streams.** Whenever any stream of important surface drainage course is located in the area being subdivided, the *subdivider* shall provide an adequate *easement* along each side of the stream for the purpose of widening, deepening, relocating, or protecting the stream for drainage or *public* use.

Section 17. **Public Sites and Open Spaces.** Where the *subdivision* contains a park, playground, school, steep slope area or other *public* site shown in the *Master Plan*, the *subdivider* shall give consideration to the dedication of such to the public or its reservations, for purchase by the appropriate *public* body within a specified period of time, and an agreement shall be entered into between the *subdivider* and the proper *public* agency regarding the time and method of acquisition and the cost thereof. Due regard shall be shown for preserving outstanding, cultural, historic and scenic areas, natural features and exceptionally fine groves of trees.

Section 18. **Transportation Facilities.**

18.1. **Purpose.** The purpose of this section is to ensure that in new *subdivisions* and *land developments* *streets*, and sidewalks provide safe and convenient access and accommodate the safe and efficient movement of pedestrian and vehicular traffic.

18.2. **General Provisions for Streets.**

(a) Every *subdivision* shall have access to a *public street* or a *street* built to *Township* standards.

(b) The arrangement of *streets* shall conform to the *Township Master Plan*, *Official Map*, and *Township, County*, and state transportation plans.

(c) *Streets* shall be related to the topography so as to produce usable *lots* and acceptable grades.

(d) Access shall be given to all *lots* and portions of the tract in the *subdivision* or *land development*.

(e) Reserve strips and landlocked areas shall not be created.

(f) *Streets* shall be laid out to preserve the integrity of their design. *Local streets* shall be laid out to discourage their use by through traffic and, where possible, *arterial streets* shall be designed for use by through traffic.

(g) Where the proposed *subdivision* or *land development* contains
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

or is adjacent to an existing or proposed arterial street or a highway designated as a Limited Access Highway by the appropriate highway authorities, provisions shall be made for marginal access streets at a distance acceptable for the appropriate use of the land between the arterial street or Limited Access Highway and the marginal access streets. The Supervisors may also require rear service areas, double frontage lots, or such other treatment as will provide protection for abutting properties, reduction in the number of intersections with primary streets, and separation of local and through traffic.

(h) Half or partial streets will not be permitted in new subdivisions or land developments except where essential to reasonable subdivision or development of a tract in conformance with the other requirements and standards of this Ordinance and where, in addition, satisfactory assurance for dedication of the remaining part of the street can be secured.

(i) Wherever a tract to be subdivided or developed borders an existing half or partial street, the entire street shall be shown on the plan.

(j) Dead-end streets shall be prohibited, except as stubs (with adequate turning capability) to permit future street extension into adjoining tracts, or when designed as cul-de-sacs.

(k) Where adjoining areas are not subdivided, the arrangement of streets in a proposed subdivision or land development shall be made to provide for the proper projection of streets into the un-subdivided land. Streets giving such access shall be improved to the limits of the subdivision or land developments and shall be improved to Township specifications.

(l) All streets shall be named. No new street name shall be permitted which duplicates or which may be confused with an existing street name. If a new street is a continuation of, or is aligned with an existing or platted street, it shall bear the same name as the existing or platted street.

(m) No street shall be laid out or opened which extends to or crosses any boundary between the Township and any other municipality except with the specific approval of the Supervisors and upon such condition as the Supervisors may impose. If the street is proposed to serve a commercial area, an industrial area or a residential area of fifty (50) dwelling units or more, located in another municipality, the street shall not be approved unless the area is also served by a street in the other municipality and unless the relevant traffic facilities of the Township are adequate to handle the anticipated volume. Furthermore, all lots in subdivisions and land developments located in the Township shall be arranged so that their access shall be directly from public streets in the Township.
(n) Each street shall be designed for its entire length to meet the standards for its classification except where otherwise required by the Board of Supervisors.

18.3. *Street Classification.*

(a) The design of a street system shall include the classification of streets by the Supervisors based on the Mount Pleasant Township Master Plan and based on their functions and projected traffic as shown in the following table:

**Classification of Streets**

<table>
<thead>
<tr>
<th>Classification</th>
<th>Function</th>
<th>Average Daily Traffic</th>
<th>Design Speed (mph)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arterial</td>
<td>includes highways which provide inter-county or inter-municipal traffic of substantial volumes where the average trip lengths are usually five miles or greater</td>
<td>2000+</td>
<td>35 to 55</td>
</tr>
<tr>
<td>Collector</td>
<td>primarily connect local streets to arterial highways. They may serve intra-county and intra-municipal traffic. They may serve as traffic corridors connecting residential areas with industrial, shopping, and other service. They may penetrate residential areas.</td>
<td>1000 - 3000</td>
<td>35</td>
</tr>
<tr>
<td>Local</td>
<td>primarily provide direct access to abutting land and connections to higher classes of roadways. Traffic volumes will be low and travel distances generally short. Should be designed to prevent through traffic.</td>
<td>less than 1000</td>
<td>25 for streets serving nonresidential development</td>
</tr>
<tr>
<td>Residential high volume:</td>
<td></td>
<td>501 - 1000</td>
<td>15 - 25</td>
</tr>
</tbody>
</table>
### Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

<table>
<thead>
<tr>
<th>Classification</th>
<th>Function</th>
<th>Average Daily Traffic</th>
<th>Design Speed (mph)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential medium</td>
<td></td>
<td>101 - 500</td>
<td>15</td>
</tr>
<tr>
<td>volume:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential low</td>
<td>provide an alternate access to abutting land and connections to local or collector classes of</td>
<td>Not applicable</td>
<td>10 - 15</td>
</tr>
<tr>
<td>volume:</td>
<td>roadways</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Alley</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Alleys</td>
<td>roadways (both improved and unimproved) that currently appear on the Township's roadway</td>
<td>Not applicable</td>
<td>10 - 15</td>
</tr>
<tr>
<td></td>
<td>system map that the majority of the time provide either a primary or secondary access to abutting land</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(b) The classification of each street shall be determined by the Supervisors based upon the projection of traffic volumes a minimum of ten years after its completion. Traffic volumes shall be calculated in accordance with trip generation rates published in the most recent edition of the Institute of Traffic Engineers (ITE) Trip Generation Manual or alternate source acceptable to the Township, and shall consider all traffic likely to use each street.

18.4. Minimum level of service.

(a) All proposed streets and intersections in a subdivision or land development shall be designed to function at Level of Service A or B.

(b) The existing level of service on any adjacent street and intersection that will be affected by a proposed subdivision or land development shall not fall below level C if it is currently A, B, or C, and shall not be further reduced if it is at level D, E, or F.
18.5. **Traffic impact study.**

(a) **When required.** A traffic impact study shall be required for a *subdivision* or *land development* which will generate 100 or more peak hour trips when fully developed. A traffic impact study may also be required to assess the impacts of smaller projects if traffic congestion or safety problems already exist.

(b) **Methodology.** The study shall be conducted in accordance with the recommended practice *Traffic Access and Impact Studies for Site Development*, published by the Institute of Transportation Engineers, 1988, or in accordance with an equivalent methodology endorsed by transportation engineers.

1. The scope of the study, study area, and methodology shall be approved the *Township Engineer* before the study is initiated. (A preapplication conference should be scheduled for this purpose.)

2. The study shall be performed by an *engineer* with training and experience in the performance of traffic studies, whose credentials are acceptable to the *Township*.

(c) **Required findings.**

1. The traffic impact study must demonstrate that the levels of service specified in this Ordinance will be met by the proposed development and that the circulation plan for the development will function safely and efficiently.

2. The study shall describe any measures which have been incorporated into the development plan in order to achieve the required conditions. Such measures may include, but are not limited to:

    i. A reduction in the density or intensity of the proposed development;

    B. Measures to reduce traffic impacts, such as clustering of buildings for easy access, or the inclusion of transit-related improvements;

    C. The phasing of construction to coincide with the completion of transportation improvements which have been programmed by the *Township*, *County*, or state;

    D. The construction of on-site or off-site...
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

transportation improvements;

E. The extension of transit or pedestrian services to the site.

3. Any traffic impact mitigation measures which are not physical site improvements shall be incorporated into a development agreement executed between the Township and the applicant and shall be recorded with the land development plan.

18.6. Special purpose streets.

(a) Cul-de-sac Streets

1. Cul-de-sac streets, whether permanent or temporary, shall be provided at the closed end with a turnaround having a minimum radius to the edge of the finished cartway of not less than forty (40) feet and a minimum radius of the turnaround right-of-way of 50 feet.

2. In a multiphase development, a temporary turnaround shall be constructed at the terminus of a temporary cul-de-sac street in conformity with the illustration in Appendix 2 Illustration 12 Multi-phase Development Temporary Cul-de-sac.

3. When a temporary cul-de-sac is required to terminate at the property line in order to provide for future development of an adjoining tract, the turnaround right-of-way shall be placed adjacent to a property line and a right-of-way of the same width as the street shall be carried to the property line in such a way as to permit future extension of the street into the adjoining tract. At such time as such a street is extended, the overage created by the turnaround outside the boundaries of the extended street shall revert in ownership to the property owners fronting on the cul-de-sac turnaround.

4. Commercial and industrial cul-de-sacs shall be reviewed for adequacy by the Township Engineer, whose recommendations will be given to the Supervisors who shall have final authority in this matter.

5. Permanent residential cul-de-sac streets shall be a minimum of 250 feet in length and a maximum of twelve hundred (1200) feet in length or 25 single-family dwellings or 50 multifamily residential units, whichever is more restrictive. However, the Supervisors may permit a cul-de-sac less than 250 feet in length for access management if the Pennsylvania Department of Transportation approves the cul-de-sac for the Liquid Fuels Fund or if provisions are made for private maintenance of the street.
6. Whenever possible, the cul-de-sac turnaround shall be designed off-set so that the entrance-half of the pavement is in line with the approach-half of the street for better operation and the minimum right-of-way radius shall be 55 feet. See Appendix 2 Illustration 13 Cul-de-sac without Island.

7. When a central island is proposed within the turnaround, the minimum pavement radius shall be increased and the minimum right-of-way radius shall be 10 feet greater than the pavement radius. The central island shall have mountable curbs for occasional vehicle backup, parking, or snow plowing. Provision shall be made for private maintenance of the central island. Landscaping and grading of the central island shall be designed to provide safe sight distance. See Article II Illustration 14 Cul-de-sac with Island.

8. The turnaround shall have a minimum grade of 0.5% and a maximum grade of 4%.

(b) Private streets. Private streets may be permitted by the Township, subject to the following provisions:

1. Private streets shall comply with the design and construction standards for public streets of the same functional class.

2. An agreement for maintenance of private streets shall be recorded with the final plat and shall include, in case of failure to maintain in accordance with the agreement, an offer of dedication to the Township together with provisions for funds sufficient to restore the private street to the standards required for public streets prior to acceptance of dedication.

18.7. Street Specifications. Minimum right-of-way widths, paving widths, angle of intersection, curb radius, sight distances, horizontal alignments and other specifications, as well as maximum grades and paving standards shall be in accordance with the following Table entitled “Street Specifications” based on the street classification and in accordance with Appendix 2 Illustration 15 Typical Street Cross Section, Illustration 16 Bituminous Street Section with Wedge Curb, and Illustration 17 Bituminous Street Section with Concrete Curb.
## Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

### STREET SPECIFICATIONS

<table>
<thead>
<tr>
<th></th>
<th>Arterial Streets</th>
<th>Collector Streets</th>
<th>Local Streets</th>
<th>Alleys (New)</th>
<th>Alleys (Existing)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Right-of-Way (ft)</strong></td>
<td>80</td>
<td>60</td>
<td>50</td>
<td>33</td>
<td>As per Records</td>
</tr>
<tr>
<td><strong>Cartway Width</strong></td>
<td>32</td>
<td>22</td>
<td>20</td>
<td>20</td>
<td>Right-of-way minus 2'</td>
</tr>
<tr>
<td><strong>Minimum Grade (%)</strong></td>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
</tr>
<tr>
<td><strong>Maximum Grade (%)</strong></td>
<td>7.0</td>
<td>7.0</td>
<td>14</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td><strong>Maximum Grade of Cul-de-sac turnaround (%)</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td><strong>Minimum Angle at Intersection (degrees)</strong></td>
<td>90</td>
<td>75</td>
<td>60</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td><strong>Minimum Curb Radius (ft)</strong></td>
<td>35</td>
<td>25</td>
<td>25</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td><strong>Maximum Grade 25’ before Intersection (ft)</strong></td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td><strong>Sight Distances at 4’ above grade (ft)</strong></td>
<td>300</td>
<td>300</td>
<td>100</td>
<td>100</td>
<td>50</td>
</tr>
<tr>
<td><strong>Horizontal Alignment (minimum Radius at centerline ft)</strong></td>
<td>300</td>
<td>300</td>
<td>100</td>
<td>100</td>
<td>50</td>
</tr>
<tr>
<td><strong>Minimum Tangent between Reverse Curves (ft)</strong></td>
<td>250</td>
<td>250</td>
<td>100</td>
<td>100</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Paving thickness (inches)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-Subbase</td>
<td>8</td>
<td>6</td>
<td>6</td>
<td>8(#4 stone)^2</td>
<td>8 in.</td>
</tr>
<tr>
<td>-Base (BCBC)</td>
<td>8</td>
<td>6</td>
<td>4</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>-Binder (ID #2)</td>
<td>1 1/2</td>
<td>1 1/2</td>
<td>1 1/2</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>-Wearing (ID #2)</td>
<td>1 1/2</td>
<td>1 1/2</td>
<td>1 1/2</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>-Wearing, Second Phase (ID #2)</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>
STREET SPECIFICATIONS

<table>
<thead>
<tr>
<th>Arterial Streets</th>
<th>Collector Streets</th>
<th>Local Streets (New)</th>
<th>Alleys (Existing)</th>
</tr>
</thead>
<tbody>
<tr>
<td>-Wearing (double seal coat and stone)</td>
<td>--</td>
<td>--</td>
<td>Oil &amp; 2A Stone</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Oil &amp; 2A Stone</td>
</tr>
</tbody>
</table>

1. All materials as specified in PennDOT Publication 408, Latest Edition
2. Crushed Aggregate Base Course (PDI 310 (1983))

(a) Pavement crown and cross slopes. Pavement crown and cross slopes shall be designed in accordance with AASHTO A Policy on Geometric Design of Highways and Streets, latest edition.

(b) Two Phase Paving. When it is anticipated that development of a subdivision or land development will subject new bituminous street paving in that subdivision or land development to construction activity and heavy material hauling for an extended period of time, a “second phase wearing course” shall be applied no sooner that the following paving season. The exact length of time of withholding the second phase wearing surface course shall be determined by the Supervisors with the recommendations of the Township Engineer and Building Inspector.

(c) Two Phase Paving Procedure. Prior to placing of the second phase wearing surface course, the existing surface shall be broomed free of all foreign and loose material by sweeping with a power broom. If, in the opinion of the Township Engineer, the results of brooming are not adequate, the cartway shall be flushed with water and again power broomed. This procedure shall be repeated until satisfactory results are obtained. Any visible failure in the existing roadway shall be corrected by methods to be approved by the Township Engineer. Around storm inlets, 36-inch wide keyways shall be cut. The second phase wearing course shall be 1 inch of ID-2 surface course, tapered into storm inlets.

(d) Optional Concrete Pavement. An optional cement concrete paving design in accordance with Appendix 2 Illustration 18 Plain Cement Concrete Street may be approved by the Township.

18.8. General Provisions. The following design standards shall pertain to all types of streets and roadways in Mount Pleasant Township.

(a) Right-of-way and cartway.

1. Intent. The cartway width of local streets shall be designed to serve the street’s intended function for access, mobility, and parking. The
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Developer shall avoid over-design, which leads to wasted construction and maintenance expense, higher housing costs, and lowered safety and residential quality, and under-design, which leads to safety problems and expensive reconstruction.

2. Where a proposed subdivision abuts or contains an existing public street or road having a right-of-way width less than would be required if said street or road were created under this Ordinance, sufficient additional width for right-of-way shall be provided and dedicated to meet the foregoing standards unless the proposed subdivision will have a minimal impact on the future traffic.

3. Additional right-of-way and cartway widths may be required by the Supervisors to promote public safety and convenience when special conditions require it, and to provide parking lanes in areas of intensive use such as nonresidential development, multi-family development, and areas where the proposed average lot area per family is 12,000 square feet or less. Parking lanes shall be paved to the same standards as the street unless a modification is approved by the Supervisors.

4. Lesser cartway widths to a minimum of 18 feet may be approved by the Supervisors for local streets in neighborhoods of large lots which provide off-street parking and which have a projected average daily traffic of 100 or less.

(b) Whenever street lines are deflected, connection shall be made by horizontal curves.

(c) Vertical curves shall be used in changes of grade exceeding one (18) percent and shall provide proper sight distances as specified herein above.

(d) The finished elevation of proposed streets shall not be more than the one (1) foot below the Regulatory Flood Elevation. The Township may require profiles and elevations of streets to determine compliance with the requirements. Drainage openings shall be sufficient to discharge flood flows without unduly increasing flood heights.

(e) Standards for street intersections shall be as follows:

1. Local streets shall not intersect with collector or arterial streets on the same side at intervals of less than eight hundred (800) feet as measured from centerline to centerline.

2. The distance between centerlines of streets opening on the opposite side of a proposed or existing street shall be not less than one hundred fifty (150) feet, unless the streets are directly opposite each other.
3. Restrictions on multiple intersections. Multiple intersections involving the junction of more than two streets shall be avoided. Where this proves impossible, such intersections shall be designed with extreme care for both pedestrian and vehicular safety.

4. Intersection angle. Streets shall be all laid out to intersect as nearly as possible at right angles. Local streets shall not intersect collector or arterial streets at an angle of less than seventy-five (75) degrees. The intersection of two local streets shall not be at an angle of less than sixty (60) degrees.

5. Clear sight triangle. There shall be provided and maintained at all intersections clear sight triangles of seventy-five (75) feet in all directions measured along the centerline from the point of intersection. Nothing which obstructs the vision of a motorist shall be permitted in this area. See Appendix 2 Illustration 19 Clear Sight Triangle.

(f) Subsurface underdrains shall be placed in both sides of a proposed roadway when directed by the Township Supervisors or other designated official. The underdrain shall be six (6) inch perforated pipe (minimum). The underdrain shall run parallel with the roadway and shall tie into the proposed or existing storm inlets. Storm sewer pipe that extends from inlet to inlet parallel to the roadway may be considered as an underdrain, so long as the pipe is perforated and the ditch is backfilled with an approved stone. All pipe, stone, and geotextile material shall conform to PennDOT Publication 408, Sections 610, 703, and 735. The underdrain trench shall have a minimum width of nine (9) inches plus the outside diameter of the underdrain. See Appendix 2 Illustration 4 6" Underdrain Detail.

(g) Shoulders. All roadways where possible shall be provided with a seven (7) foot shoulder that slopes away from the cartway. Slopes beyond the shoulder shall be protected and shall have a grade of 2 to 1 in fill areas, and 2 to 1 in cut areas. Modifications may be granted taking into consideration adequate sight distance and the provisions of Article II Section 3 Grading 3.3 General standards for grading (j). See Appendix 2 Illustration 15 Typical Street Cross Section.

(h) Alleys.

1. Both new rights-of-way and existing narrow rights-of-way (± 20 ft) that will be developed as alleys can be paved as stated above by sloping each side to the center of the right-of-way. In this manner, curbs can be eliminated and drainage facilities can be installed in the center of the alley.
Article III.  SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

2.  Dead-end avenues shall not be permitted.

18.9.  **Curbs**

(a)  Curbs shall be provided on all streets and parking areas located within any new subdivision or land development.

(b)  All curbs shall be depressed at intersections to sufficient width to accommodate wheelchairs. Depressions shall be in line with sidewalks where provided.

(c)  All curbs shall be constructed of Portland cement concrete or asphalt. Concrete curbs shall have a minimum height of eight (8) inches and width of six (6) inches. Asphalt wedge curbs shall have a minimum height of eight (8) inches and a minimum width of eighteen (18) inches. For local streets in low and medium density residential areas, the asphalt wedge curb is preferred. The concrete curb is preferred for non-residential uses and multi-family residential uses where curbs must withstand repeated impacts. See Appendix 2 Illustration 21 Plain Cement Concrete Curb and Illustration 22 Bituminous Wedge Curb.

(d)  Transitions between a storm inlet with hood and bituminous wedge curb shall be in accordance with Appendix 2 Illustration 20 Plain Cement Concrete Curb Transition to 2' Bituminous Wedge Curb and Illustration 20A Curb Transition Detail Sections. Transitions between plain cement concrete curb and bituminous wedge curb shall be in accordance with Appendix 2 Illustration 23 Typical Connection between Curb Types and Illustration 23A Typical Connection between Curb Types Section Views.

(e)  Plain cement concrete curb depressions for driveways shall conform with the standard illustrated in Appendix 2 Illustration 26 Plain Cement Concrete Curb Depression Detail for Driveways.

18.10. **Sidewalks and Pathways.**

(a)  Sidewalks shall be provided on all streets and parking areas located within multi-family and apartment building developments and developments of ten (10) lots or more. Sidewalks shall also be required on new streets in subdivisions or land developments in which average lot width of interior lots at the required building setback line is one hundred (100) feet or less. The Supervisors may grant a modification to the requirement for sidewalks pursuant to Article II, Section 12 Modifications and Waivers.

(b)  Minimum widths for sidewalks along each type of public street shall be four (4) feet, and shall be constructed with a Portland cement concrete having a
minimum thickness of four (4) inches and being reinforced with a minimum of 6" x 6" No. 10 wire mesh. Between the back of the curb and the sidewalk, there shall be a landscaping strip a minimum of three (3) feet in width. Sidewalks shall be constructed in accordance with the standards illustrated in Appendix 2 Illustration 25 Plain Cement Concrete Sidewalk and Illustration 26 Plain Cement Concrete Curb with Adjacent Sidewalk.

(c) Public sidewalks shall be constructed in accordance with federal specifications for handicapped accessibility.

(d) To provide access to surrounding streets, pathways and sidewalks, public places, and open spaces, blocks exceeding 800 feet in length shall be provided with pathways located in 15 foot easements crossing the blocks close to the center of the block, and cul-de-sacs in excess of 800 feet in length shall be provided with pathways located in 15 foot easements located off the end of the turnaround.

(e) Pathways shall have a minimum width of four (4) feet and may be constructed of pervious materials provided that the proposed material and construction are appropriate to the surrounding land use, expected volume of pedestrian traffic, and are approved by the Township upon recommendation by the Township Engineer.

18.11. Bikeways. Where a proposed development is within a reasonable distance of an existing bikeway or a proposed bikeway included in a Township or County bikeway plan or official map, the development plan shall provide for connections to the existing or proposed bikeway.


(a) Street lighting shall be provided for all non-residential developments and multi-family developments requiring either the construction of new streets or the extension of existing streets.

(b) Street lights shall be provided at all intersections of streets and at the access drives of all non-residential developments.

(c) Lights shall be provided in parking areas, along sidewalks, and between buildings as needed for public safety and convenience.

(d) The placement, height, and shielding of lighting standards shall provide adequate lighting without hazard to drivers or nuisance to nearby residents. No spillover of light onto adjoining properties from required light standards shall be permitted.
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

(e) The style, type, and shielding of light standards shall be appropriate to the use, the development, and the Township, and shall be approved by the Supervisors, subject to the recommendation of the Township Engineer.

18.13. Street signs.

(a) Street name signs shall be provided at all new street intersections.

(b) Street name signs shall be installed under street lights and shall be free of all visual obstructions.

(c) The design of street name signs shall be consistent, uniform, and appropriate to the Township and to the development, and shall be acceptable to the Township Engineer.

(d) Traffic control signs shall be provided by the applicant as needed. The design and placement of traffic control signs shall be as specified in the Manual on Uniform Traffic Control Devices for Streets and Highways, and shall meet all state and local requirements.


(a) Application. All land developments shall include parking facilities for proposed uses.

(b) Standards. The standards of the Township Zoning Ordinance shall apply in addition to the standards of this Ordinance.

(c) Dimensional standards.

1. Automobile parking spaces. Perpendicular or angled parking spaces for automobiles shall be as required in the Township Zoning Ordinance. Parallel spaces shall be no less than 8 feet in width and 23 feet in length. Handicapped spaces shall be no less than 12 feet in width and shall comply with federal standards.

2. Aisle width. The width of aisles providing access to parking spaces shall be in accordance with the following table. Only one-way traffic shall be permitted in aisles serving parking spaces placed at an angle other than 90 degrees.
Parking Angle (degrees) | Aisle width (feet)
--- | ---
30 | 12
45 | 13
60 | 18
90 | 24

(d) Minimum paving standards. The minimum paving standard for all driveways and parking areas for *land developments* shall be the following:

1. Bituminous paving:
   - 6" Crushed Aggregate Base
   - 1 1/2" ID-2 Binder Course
   - 1 1/2" ID-2 Surface Course; or
   - 4 1/2" Bituminous Concrete Base Course
   - 1 1/2" ID-2 Surface Course

2. Concrete paving:
   - 6" Class "A" concrete with 6" by 6" steel mesh @ 68 lb./100 sq. ft.

Section 19. **Monuments and Markers.**

19.1. **Requirement and purpose.** Permanent monuments and markers shall be placed in all *subdivisions* in order to provide survey and property line control.

19.2. **General standard.** All monumentation shall conform to recommended practices of the surveying profession, as contained in the most recent edition of the *Manual of Practice for Professional Land Surveyors in the Commonwealth of Pennsylvania*, or equivalent standard of professional practice acceptable to the *Township Engineer*.

19.3. **Specific placement standards.** Intervisible monuments shall be placed sufficiently far apart to ensure accuracy control within survey procedures. They shall be placed with priority consideration for permanence and accessibility. This will require consideration of the ultimate use of the land where the monuments are to be placed, exposure to future roadway maintenance, and lot landscape development.
Article III. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

(a) Monuments shall be set at each deflection point in the subdivision boundary and in a sufficient number of locations to define the boundary of a subdivision.

(b) Monuments shall be placed to locate street intersections, cul-de-sacs, and curves in horizontal street alignments. To that end, monuments should be located in the following order of priority:

1. On a five (5) foot or appropriate survey line only where sidewalks are to be installed.

2. Other locations along or on the right-of-way line, giving due consideration to the lot owner’s use of the land and the likelihood of future changes in elevation or landscape, which would affect the monument’s location or its intervisibility.

(c) Markers shall be set at the beginning and ending of all curves along street property lines; at all points where lot lines intersect curves, either front or rear, at all angles in property lines of lots; and at all other lot corners.

19.4. Material and construction standards.

(a) Monuments shall be of concrete or stone with a minimum size of six inches by six inches by thirty inches, and shall be marked on top with a copper dowel.

(b) Markers shall consist of iron pipes or iron or steel bars at least 30 inches long, and not less than ½ inch in diameter.

(c) Other materials may be acceptable with the approval of the Township Engineer.

(d) Monuments and markers shall be placed so that the scored or marked point shall coincide exactly with the intersection of lines to be marked, and shall be set so that the top of the monument or marker is level with the surface of the surrounding ground.

(e) Monuments and markers shall be detectable with conventional ferrous metal or magnetic locators.

19.5. Record on plan for recording. The location of all monuments and markers shall be shown on the plan for recording, with the distance between them and curve data shown.
(a) A notation indicating whether the monuments and markers were found or set and a description of their type, size, material, condition, and position shall be included.

(b) Monuments shall be identified on the Pennsylvania Plane Coordinate System - NAD 83 or 27, where feasible.

19.6. **Performance security.** All monuments and markers shall be placed by a surveyor prior to approval of the final plan, or a performance security sufficient to cover their cost and placement shall be provided as for all other required improvements.

19.7. **Replacement.** Any monuments or markers that are removed shall be replaced by a competent engineer or surveyor at the expense of the person removing them.
Article IV.

ENFORCEMENT

Section 1. Enforcement Remedies

1.1. Civil enforcement action. When the Township believes that any person, partnership, or corporation has violated any provision of this Ordinance or any condition imposed by the Township pursuant to this ordinance, or has proceeded without satisfying the requirements of this Ordinance, the Township may institute civil enforcement proceedings. District justices shall have initial jurisdiction in proceedings brought under this section.

1.2. Fine. Where district justice finds the person, partnership, or corporation liable for such violations, the person, partnership, or corporation shall pay a fine of not more than $500 plus all court costs, including reasonable attorney fees, incurred by the Township. No fine shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice.

1.3. Enforcement of judgment. If the defendant neither pays nor timely appeals the judgement, the Township may enforce the judgment pursuant to the applicable rules of civil procedure.

1.4. Continuing violations. Each day that a violation continues shall constitute a separate violation, unless the district justice, determining that there has been a violation, further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation. In that event, there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice. Thereafter, each day that a violation continues shall constitute a separate violation.

1.5. Order of stay tolling per diem judgments. The court of common pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of a violation and judgment.

Section 2. Preventive Remedies

2.1. Court actions. In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, correct, or abate violations, to prevent unlawful construction, to recover damages, and to prevent illegal occupancy of a building, structure, or premises.
Article IV. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

2.2. Permit denials. The Township shall refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Ordinance. This applies to any of the following applicants:

(a) The owner of record at the time of such violation.

(b) The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

(c) The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.

(d) The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
APPENDIX 1

REQUIRED CERTIFICATIONS

The following certifications shall be placed on the plan for recording:

1. **OWNER'S ADOPTION.** The appropriate form of owner’s adoption certification is required based on the type of owner or beneficial owner. It may be executed by any person or entity who falls within the **MPC** definition of *landowner* or *developer*. Please refer to definitions in Article I.

   a. **For an individual owner or owners.** All owners must sign. The owner’s adoption may be repeated for multiple owners who cannot sign at the same time before a notary public.

      (I/We), (owner(s) or beneficial owner(s)) of the land shown on the (Name of plan), hereby adopt this plan as (my/our) (plan of lots or land development) and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon (my/our) heirs, executors, and assigns.

      ____________________________  ____________________________
      Signature of witness  Signature of owner(s)

      ____________________________
      Date

   b. **For a partnership.** A general partner must sign.

      The (name of partnership), (owner or beneficial owner) of the land shown on the (name of plan) hereby adopts this plan as its (plan of lots or land development) and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership
Appendix 1  SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

and upon its heirs, executors, and assigns.

________________________  __________________________
Signature of witness  Signature of general partner

________________________
Date

c.  For a corporation. A corporate officer must sign, and another officer must witness. The corporate seal must be affixed.

By resolution approved on the ______ day of ______, ______, the Board of Directors of the (Name of corporation), incorporated in the state of (Name of state), (owner or beneficial owner) of the land shown on the (Name of plan) adopted this plan as its (plan of lots or land development) and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

(Seal)  __________________________
Name of Corporation

________________________  __________________________
Signature and title of officer witnessing  Signature and title of authorized officer

________________________
Date

2. ACKNOWLEDGMENT OF NOTARY PUBLIC.

The owner's adoption and dedication must be acknowledged by a notary public. The black notary stamp must be affixed. The type of acknowledgment of notary public must correspond to the type of owner's adoption.

a. Acknowledgment of individual owner's adoption and dedication.

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Washington, personally appeared the above named
(Name of owner(s), and acknowledged the foregoing adoption and dedication to be (his, her, their) act.

Witness my hand and notarial seal this _____ day of ____________,_______.

My commission expires the _____ day of ____________,_______.

(Seal)__________________________
Notary Public

b. **Acknowledgment of partnership adoption and dedication.**

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Washington, personally appeared the above named (Name of General Partner), a partner in the firm of (Name of firm), and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this _____ day of ____________,_______.

(Seal)__________________________
Notary Public

c. **Acknowledgment of corporate adoption and dedication.**

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Washington, personally appeared (Name and title of officer) of the (Name of corporation), who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this _____ day of ____________,_______.

(Seal)__________________________
Notary Public
3. CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGEE WHERE APPLICABLE

The owner or owners of all the property contained in the plan must certify to such ownership by signing a certificate of title on the plan for recording including the deed book volume and page numbers in which the title to all of the property contained in the plan is recorded. If there is no mortgage or encumbrance against the property, a statement to that effect is included. If there is a mortgage or encumbrance, the mortgagee must consent to the recording of the plan. Signatures must be witnessed.

a. Certification of title (no mortgage)

(I/We) hereby certify that the title to the property contained in the (Name of subdivision or land development) is in the name of (Name of owner) and is recorded in deed book volume _____, page ____. (I/We) further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness Owner

b. Certification of title (Mortgage clause and consent of mortgagee)

(I/We) hereby certify that the title to the property contained in the (Name of subdivision or land development) is in the name of (Name of owner) and is recorded in deed book volume _____, page ____.

Witness Owner

(Name of mortgagee), mortgagee of the property contained in the (Name of subdivision or land development) consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness Name, title, and mortgagee
4. **SURVEYOR'S CERTIFICATION**

Every plan for recording must be prepared by or under the supervision of a registered surveyor, who must certify the accuracy of the survey and affix his seal.

I certify that, to the best of my knowledge, the survey and plan shown hereon are correct and accurate to the standards required.

Date ____________________________ Name of surveyor

(Seal) ____________________________ Registration number

5. **MUNICIPAL DECLARATIONS**

a. **No acceptance of dedication.** A declaration must be placed on any plan that shows dedication of streets or other property to the municipality that the dedication imposes no responsibility upon the municipality for acceptance of the dedication, or for the improvement or maintenance of any dedicated facility until the dedication is accepted by ordinance.

The Board of Supervisors of Mount Pleasant Township hereby gives notice that in approving this plan for recording, Mount Pleasant Township has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

_Signatures:
Regina M. Scholz, Chairman, Board of Supervisors
William Domene, Secretary

b. **No building permits without approved sewage facilities.** Although sewage facilities planning modules should be approved by the time of recording, this declaration clarifies that buildings may not be constructed without approval of sewage facilities. The municipal secretary may sign this declaration.
Appendix 1  SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Mount Pleasant Township agrees not to issue building permits until the “Planning Module for Land Development” has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date  Secretary
9-9-98  Regina M. Scholz

6. OTHER REQUIRED STATEMENTS

a. For plans where sewage facilities are not required. If a non-building waiver of sewage facilities requirements has been approved, the following statement must be placed on the plan for recording.

As of the date of this plan’s approval by the approving authority, no development of any land contained in this subdivision or land development for any purpose requiring sanitary sewage facilities is planned. No portion of this property has been approved by the municipality or the Pennsylvania Department of Environmental Protection (DEP) for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment, or disposal system unless the municipality and the DEP have both approved sewage facilities planning for the property included in this plan in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et. Seq.) And regulations promulgated thereunder. Prior to the transfer of any lot or property included in this plan, any purchaser should contact appropriate officials of the municipality, which is charged with administering the Sewage Facilities Act, to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

b. For plans requiring access to state highways. Section 508(6) of the MPC requires that no plat requiring access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless the plat contains the following statement:

A highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 (P.L. 1242, No. 428), known as the “State Highway Law” before driveway access to a State highway is permitted.

c. For plans in which improvements have been installed. All recording plans for subdivisions and land developments in which required improvements have been
MOUNT PLEASANT TOWNSHIP

Appendix 1

installed shall include the following certificate signed by the Township Engineer certifying that all improvements have been installed by the subdivider and approved by the proper officials or agencies:

I certify that, to the best of my knowledge, the improvements installed in the plan shown hereon are satisfactorily installed to the standards approved by Mount Pleasant Township.

Date

Township Engineer

(Seal)

Registration number

d. For plans in which improvements have not been installed and a performance security is required. All recording plans for subdivisions and land developments in which required improvements have not been installed and a performance security is required shall include the following certificate signed by the Township Engineer certifying that a performance security has been posted by the developer to guarantee installation of required improvements to the standards approved by the Township.

I certify that the developer has posted a performance security with Mount Pleasant Township to insure satisfactory installation of required improvements in the plan shown hereon to the standards approved by Mount Pleasant Township.

Date

Township Engineer

(Seal)

Registration number
Appendix 1  SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

7. REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS

The following review and approval statement shall be on all subdivision and land development plans.

Reviewed by the Planning Commission of Mount Pleasant Township, this 14th day of September, 1998.

[Signature]
Secretary
[Signature]
Chairman, Planning Commission

Approved by the Board of Supervisors of Mount Pleasant Township, this 9th day of September, 1998.

[Signature]
Secretary
[Signature]
Chairman, Board of Supervisors

(Seal)

8. REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT

The following review statement is required on all subdivisions and land developments:

Reviewed by the Washington County Planning Commission on this ___ day of

[Signature]
Director
[Signature]
Chairman, Washington County Planning Commission
APPENDIX 2

ILLUSTRATIONS OF DESIGN STANDARDS

1. CONCRETE MANHOLE DETAIL ............................................................. 105
2. ROCK ENERGY DISSIPATOR DETAIL .................................................... 106
3. PIPE BEDDING DETAIL ................................................................. 107
4. 6" UNDERDRAIN DETAIL ............................................................... 108
5. 4' INLET DETAIL .............................................................................. 109
5A. 4' INLET DETAIL CONTINUED ....................................................... 110
6. 4' INLET WITH HOOD DETAIL .......................................................... 111
6A. 4' INLET WITH HOOD CONTINUED .............................................. 112
6B 4' INLET WITH HOOD DETAIL CONTINUED .................................... 113
6C. NOTES FOR ALL STORM INLETS ..................................................... 114
7. BASKET INLET DETAIL ................................................................. 115
8. SEWER CRADLE DETAIL ............................................................... 116
9. SEWER REINFORCEMENT DETAIL ................................................... 117
10. TYPE D-W ENDOVAL DETAIL .......................................................... 118
11. STORM SEWER LINE ANCHOR DETAIL .......................................... 119
12. MULTI-PHASE DEVELOPMENT TEMPORARY CUL-DE-SAC DETAIL .... 120
13. CUL-DE-SAC WITHOUT ISLAND DETAIL ....................................... 121
14. CUL-DE-SAC WITH ISLAND DETAIL ............................................ 122
15. TYPICAL STREET CROSS SECTION DETAIL ..................................... 123
16. BITUMINOUS STREET SECTION WITH WEDGE CURB DETAIL .......... 124
17. BITUMINOUS STREET SECTION WITH CONCRETE CURB DETAIL ...... 125
18. PLAIN CEMENT CONCRETE STREET DETAIL .................................. 126
19. CLEAR SIGHT TRIANGLE DETAIL .................................................... 127
20. PLAIN CEMENT CONCRETE CURB TRANSITION TO 2' BITUMINOUS WEDGE CURB DETAIL .................................................. 128
20A. CURB TRANSITION DETAIL SECTIONS ........................................ 129
21. PLAIN CEMENT CONCRETE CURB DETAIL ..................................... 130
22. BITUMINOUS WEDGE CURB DETAIL ............................................. 131
23. TYPICAL CONNECTION BETWEEN CURB TYPES DETAIL ............ 132
23A. SECTION VIEWS FOR TYPICAL CONNECTION BETWEEN CURB TYPES DETAIL .................................................. 133
24. PLAIN CEMENT CONCRETE SIDEWALK DETAIL ............................ 134
25. PLAIN CEMENT CONCRETE CURB WITH ADJACENT SIDEWALK DETAIL ............................................................................. 135
26. PLAIN CEMENT CONCRETE CURB DEPRESSION FOR DRIVEWAYS DETAIL ................................................................. 136
SECTIONAL PLAN

FOR USE ON PIPES UP TO 30'' DIAMETER. ABOVE 30'' DIA. USE PENNDOT RC-39.

BOLT FRAME IN TWO PLACES 180° ON CENTER
FULL MORTAR BED
USE PRECAST GRADE ADJUSTMENT RINGS
MANHOLE STEPS POLYPROPYLENE ENCAPSULATED REBAR
MASTIC JOINT MATERIAL "KENT SEAL" OR EQUAL

EXCEPT AS NOTED ALL MANHOLE FRAMES AND COVER SHALL BE ALLEGHENY FOUNDRY FRAME PATTERN NO. 109 AND COVER PATTERN NO. 110 OR APPROVED EQUAL PATTERN NO. 3087.

PRECAST CONCRETE SECTIONS
BASE PART OF PRECAST MANHOLE (CLASS A CONCRETE)

SECTION A-A

1. CONCRETE MANHOLE DETAIL
# Graded Rip Rap Stone

<table>
<thead>
<tr>
<th>CSA No.</th>
<th>Size Inches (sq. openings)</th>
<th>Wave Height (ft.)</th>
<th>Velocity (ft./sec.)</th>
<th>Filter Stone</th>
<th>NCSA Size No.</th>
<th>Filter Thickness</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>1 1/2</td>
<td>---</td>
<td>2.5</td>
<td>FS-1</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>R-2</td>
<td>3</td>
<td>0.3</td>
<td>4.5</td>
<td>FS-1</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>R-3</td>
<td>6</td>
<td>0.5</td>
<td>6.5</td>
<td>FS-2</td>
<td>3&quot;</td>
<td></td>
</tr>
<tr>
<td>R-4</td>
<td>12</td>
<td>1.0</td>
<td>9.0</td>
<td>FS-2</td>
<td>4&quot;</td>
<td></td>
</tr>
<tr>
<td>R-5</td>
<td>18</td>
<td>1.5</td>
<td>11.5</td>
<td>FS-2</td>
<td>6&quot;</td>
<td></td>
</tr>
<tr>
<td>R-6</td>
<td>24</td>
<td>2.0</td>
<td>13.0</td>
<td>FS-3</td>
<td>8&quot;</td>
<td></td>
</tr>
<tr>
<td>R-7</td>
<td>30</td>
<td>2.5</td>
<td>14.5</td>
<td>FS-3</td>
<td>10&quot;</td>
<td></td>
</tr>
<tr>
<td>R-8</td>
<td>48</td>
<td>4.0</td>
<td>---</td>
<td>FS-3</td>
<td>12&quot;</td>
<td></td>
</tr>
</tbody>
</table>

### Note:
Dimensions to be supplied per the most recent version of the Erosion and Sediment Pollution Control Program Manual Figures 4.12 and 4.13 for minimum and maximum tail water conditions.

All rock to conform to National Crushed Stone Specifications.

---

**2. Rock Energy Dissipator Detail**
3. PIPE BEDDING DETAIL
4. 6" UNDERDRAIN DETAIL

SUBBASE LINE

PENNDOT TYPE #57
OR EQUIVALENT

FILTER FABRIC SUCH AS:
DUPONT "TYPLAR,"
CARTHAGE MILLS "POLY-FILTER X,"
MONSANTO "BIDIM"
PHILLIPS PETROLEUM CO. "SUPAC,"
OR EQUIVALENT.

6" UNDERDRAIN
REFER TO PENNDOT STANDARD RC-34 TYPE M INLET

5. 4' INLET DETAIL
REFER TO PENNDOT STANDARD RC-34 TYPE M INLET

5A. 4' INLET DETAIL CONTINUED
MOUNT PLEASANT TOWNSHIP Appendix 2

REFER TO PENNDOT STANDARD RC-34 TYPE M INLET

6. 4' INLET WITH HOOD DETAIL
REFER TO PENNDOT STANDARD RC-34 TYPE M INLET

6A. 4' INLET WITH HOOD CONTINUED
REFER TO PENNDOT STANDARD RC-34 TYPE M INLET

6B. 4' INLET WITH HOOD DETAIL CONTINUED
1. Backfill with approved aggregate material mechanically compacted in 6" layers.

2. Inlet gutter line to be depressed.

3. Outlet location on details is diagrammatic.

4. Provide opening in masonry to relieve water from backfill and underdrain.

5. Slope invert for positive flow.

6. Castings set in full mortar bed.

7. All concrete to be PENNDOT Class A.

8. Provide bicycle safe grate on all inlets.

9. Each type of inlet is suited for a particular situation:
   - Type C Inlet is designated for installation with non-mountable curbs.
   - Type M Inlet is suited for installation in median areas and mountable curbs.

10. The selection of components to achieve a specified inlet assembly is the contractor's responsibility.

11. Construct in accordance with the requirements of Publication 408, Section 605, or inlet assemblies.

12. Use precast concrete or masonry grade adjustment rings.

13. Cast-in-place top units may be monolithic with the inlet box.

14. Provide angles embedded in the concrete as a bearing area for the grate for all top units which seat the grate directly within the unit.

15. Place a Type M Inlet adjacent to the back edge of the curb, flush with the pavement subsurface, when required within a concrete mountable curb section.

16. Dowel Type C Inlet top units with 2-#8x1'-0" dowel bars and place 1/4" premolded expansion joint filler when connecting to adjacent curb sections.

17. These details depict the shape and dimensions required for uniformity and compatibility. They do not include details required for manufacturing and handling precast top units. Only top units supplied by a manufacturer listed in PennDOT Bulletin 15 will be permitted.

6C. NOTES FOR ALL STORM INLETS
REFER TO ALLEGHENY FOUNDRY PATTERN NO. 112

7. BASKET INLET DETAIL
## MOUNT PLEASANT TOWNSHIP

### Appendix 2

<table>
<thead>
<tr>
<th>D</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>E</th>
<th>F</th>
<th>Volume of Concrete C.Y./L.F.</th>
<th>Surface Replacement C.Y./L.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>2'-9 1/2&quot;</td>
<td>4 3/8&quot;</td>
<td>2&quot;</td>
<td>3/4&quot;</td>
<td>1'-3/4&quot;</td>
<td>0.034</td>
<td>0.532</td>
</tr>
<tr>
<td>10</td>
<td>2'-11 3/4&quot;</td>
<td>5 7/16&quot;</td>
<td>2 1/2&quot;</td>
<td>7/8&quot;</td>
<td>1'-7/8&quot;</td>
<td>0.045</td>
<td>0.553</td>
</tr>
<tr>
<td>12</td>
<td>3'-4&quot;</td>
<td>7&quot;</td>
<td>3&quot;</td>
<td>2&quot;</td>
<td>1'-2&quot;</td>
<td>0.062</td>
<td>0.593</td>
</tr>
<tr>
<td>15</td>
<td>3'-7 1/2&quot;</td>
<td>8 5/8&quot;</td>
<td>3 3/4&quot;</td>
<td>2 1/4&quot;</td>
<td>1'-2 1/4&quot;</td>
<td>0.081</td>
<td>0.625</td>
</tr>
<tr>
<td>18</td>
<td>3'-11&quot;</td>
<td>10 1/4&quot;</td>
<td>4 1/2&quot;</td>
<td>2 1/2&quot;</td>
<td>1'-2 1/2&quot;</td>
<td>0.103</td>
<td>0.657</td>
</tr>
<tr>
<td>21</td>
<td>1'-1 1/2&quot;</td>
<td>11 5/8&quot;</td>
<td>5 1/4&quot;</td>
<td>2 1/4&quot;</td>
<td>1'-2 1/4&quot;</td>
<td>0.122</td>
<td>0.681</td>
</tr>
<tr>
<td>24</td>
<td>4'-8&quot;</td>
<td>13 1/2&quot;</td>
<td>6&quot;</td>
<td>3&quot;</td>
<td>1'-3&quot;</td>
<td>0.152</td>
<td>0.722</td>
</tr>
<tr>
<td>27</td>
<td>4'-8 1/2&quot;</td>
<td>14 7/8&quot;</td>
<td>6 3/4&quot;</td>
<td>2 3/4&quot;</td>
<td>1'-2 3/4&quot;</td>
<td>0.174</td>
<td>0.745</td>
</tr>
<tr>
<td>30</td>
<td>5'-1&quot;</td>
<td>16 3/4&quot;</td>
<td>7 1/2&quot;</td>
<td>3 1/2&quot;</td>
<td>1'-3 1/2&quot;</td>
<td>0.209</td>
<td>0.787</td>
</tr>
<tr>
<td>36</td>
<td>5'-8&quot;</td>
<td>20&quot;</td>
<td>9&quot;</td>
<td>4&quot;</td>
<td>1'-4&quot;</td>
<td>0.273</td>
<td>0.852</td>
</tr>
<tr>
<td>42</td>
<td>6'-3&quot;</td>
<td>23 1/4&quot;</td>
<td>10 1/2&quot;</td>
<td>4 1/2&quot;</td>
<td>1'-4 1/2&quot;</td>
<td>0.346</td>
<td>0.917</td>
</tr>
<tr>
<td>48</td>
<td>6'-10&quot;</td>
<td>26 1/2&quot;</td>
<td>12&quot;</td>
<td>5&quot;</td>
<td>1'-5&quot;</td>
<td>0.426</td>
<td>0.981</td>
</tr>
</tbody>
</table>

### SURFACE REPLACEMENT

**Maximum Width of Trench At Point Level With Top Of Pipe**

- 12" x 12"

### Cradle Blocks Required For 24" Dia. & Larger Dia. Sewers

8. **SEWER CRADLE DETAIL**

---

116
9. SEWER REINFORCEMENT DETAIL
### TABLE A

#### 2:1 EMBANKMENT SLOPES

<table>
<thead>
<tr>
<th>PIPE DIAMETER</th>
<th>SKEW ≤ 45°</th>
<th>SKEW ≤ 55°</th>
<th>SKEW ≤ 60°</th>
<th>SKEW ≤ 40°</th>
<th>SKEW ≤ 30°</th>
<th>SKEW ≤ 20°</th>
<th>SKEW ≤ 10°</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>8° x 35°</td>
<td>8° x 40°</td>
<td>8° x 45°</td>
<td>8° x 50°</td>
<td>8° x 55°</td>
<td>8° x 60°</td>
<td>8° x 70°</td>
</tr>
<tr>
<td>L (in.)</td>
<td>W (in.)</td>
<td>L (in.)</td>
<td>W (in.)</td>
<td>L (in.)</td>
<td>W (in.)</td>
<td>L (in.)</td>
<td>W (in.)</td>
</tr>
<tr>
<td>36</td>
<td>5.8</td>
<td>0</td>
<td>4.6</td>
<td>6.0</td>
<td>4.9</td>
<td>6.2</td>
<td>5.2</td>
</tr>
<tr>
<td>42</td>
<td>6.3</td>
<td>0</td>
<td>5.0</td>
<td>6.6</td>
<td>4.9</td>
<td>6.5</td>
<td>6.5</td>
</tr>
<tr>
<td>48</td>
<td>6.9</td>
<td>0</td>
<td>6.9</td>
<td>7.1</td>
<td>7.3</td>
<td>7.5</td>
<td>7.8</td>
</tr>
<tr>
<td>54</td>
<td>7.5</td>
<td>0</td>
<td>8.0</td>
<td>7.8</td>
<td>8.5</td>
<td>8.2</td>
<td>9.1</td>
</tr>
<tr>
<td>60</td>
<td>8.1</td>
<td>0</td>
<td>9.2</td>
<td>8.4</td>
<td>9.8</td>
<td>8.8</td>
<td>10.4</td>
</tr>
<tr>
<td>72</td>
<td>9.2</td>
<td>0</td>
<td>11.5</td>
<td>9.6</td>
<td>12.2</td>
<td>10.1</td>
<td>11.8</td>
</tr>
</tbody>
</table>

### Equations

**SD** = \( \frac{d}{\cos \theta} \)  
\( L = 50 + 2.3' \)  
\( W_1 = \frac{d}{\cos \theta} (\cos \theta - 0.5 - \frac{L}{x}) \) (For variable slope when \( x \) equals horizontal dimension of the slope designation.)

---

**TOP VIEW**

**SIDE VIEW**

**END VIEW**

10. **TYPE D-W ENDWALL DETAIL**
11. STORM SEWER LINE ANCHOR DETAIL
12. MULTI-PHASE DEVELOPMENT TEMPORARY CUL-DE-SAC DETAIL
13. CUL-DE-SAC WITHOUT ISLAND DETAIL
14. CUL-DE-SAC WITH ISLAND DETAIL
15. TYPICAL STREET CROSS SECTION DETAIL
1/2 CARTWAY WIDTH
AS PER 18.7 STREET SPECIFICATIONS

1-1/2" ID-2 WEARING COURSE
PENNDOT FORM 408 SEC. 420

1-1/2" ID-2 BINDER COURSE 1D-2
PENNDOT FORM 408 SEC. 421

4" MIN. BITUMINOUS CONCRETE BASE COURSE
PENNDOT FORM 408 SEC. 305

PREPARED SUBGRADE
PENNDOT FORM 408 SEC. 210

SEE DETAIL FOR 6" UNDER DRAIN

16. BITUMINOUS STREET SECTION WITH WEDGE CURB DETAIL
1/2 CARTWAY WIDTH
AS PER 18.7 STREET SPECIFICATIONS

Curb

Seal Coat
AC-20

0.02 FT./FT.

1-1/2" ID-2 WEARING COURSE
PENNDOT FORM 408 SEC. 420

1-1/2" ID-2 BINDER COURSE ID-2
PENNDOT FORM 408 SEC. 421

4" MIN. BITUMINOUS CONCRETE BASE COURSE
PENNDOT FORM 408 SEC. 305

PREPARED SUBGRADE
PENNDOT FORM 408 SEC. 210

SEE DETAIL FOR 6" UNDER DRAIN

17. BITUMINOUS STREET SECTION WITH CONCRETE CURB DETAIL
1/2 CARTWAY WIDTH
AS PER 18.7 STREET SPECIFICATIONS

CURB
SEAL COAT
AC-20

.02 FT./FT.

BASE

SEE DETAIL FOR 6" UNDER DRAIN

18. PLAIN CEMENT CONCRETE STREET DETAIL
19. CLEAR SIGHT TRIANGLE DETAIL
20. PLAIN CEMENT CONC. CURB TRANSITION TO 2' BIT. WEDGE CURB DETAIL
MOUNT PLEASANT TOWNSHIP

Appendix 2

20A. CURB TRANSITION DETAIL SECTIONS

SECTION A–A

SECTION B–B

SECTION C–C
21. PLAIN CEMENT CONCRETE CURB DETAIL
22. BITUMINOUS WEDGE CURB DETAIL
23. TYPICAL CONNECTION BETWEEN CURB TYPES DETAIL
23A. SECTION VIEWS FOR TYPICAL CONNECTION BETWEEN CURB TYPES DETAIL
EXPANSION JOINTS

MAY BE FLUSH IN AREAS WHERE NO SAFETY HAZARD FROM TRIPPING EXISTS, i.e. AGAINST BUILDINGS.

24. PLAIN CEMENT CONCRETE SIDEWALK DETAIL
Broom Finish Walking Surface

Penn Dot Class A Cement Concrete

Provide tooled control joints 5' O.C. perpendicular to curb and parallel to curb face

6"x6"x10x10 wire reinforcement

Concrete Curb

1/2" max. radius

1/4" to 1/2" thick premolded joint material

Edge of existing walk, drive, curb, etc.

Expansion Joint

May be flush in areas where no safety hazard from tripping exists, i.e. against buildings.

25. Plain cement concrete curb with adjacent sidewalk detail
1. THIS DETAIL IS A SUPPLEMENT TO THE PLAIN CEMENT CONCRETE CURB DETAIL.

2. PLAIN CEMENT CONCRETE CURB TO BE DEPRESSED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

28. PLAIN CEMENT CONCRETE CURB DEPRESSION FOR DRIVEWAYS DETAIL