

ORDINANCE NO. 83-1

AN ORDINANCE FOR THE MANAGEMENT  
of  
LAND DEVELOPMENT AND SUBDIVISION  
in  
UNION TOWNSHIP, UNION COUNTY, PENNSYLVANIA

June 1, 1983

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PREAMBLE

AN ORDINANCE OF THE TOWNSHIP OF UNION, UNION COUNTY, PENNSYLVANIA, ESTABLISHING RULES, REGULATIONS, AND STANDARDS GOVERNING THE SUBDIVISION AND DEVELOPMENT OF LAND WITHIN THE TOWNSHIP OF UNION, COUNTY OF UNION, COMMONWEALTH OF PENNSYLVANIA: PRESCRIBING THE PROCEDURES TO BE FOLLOWED BY THE UNION TOWNSHIP PLANNING COMMISSION AND THE UNION TOWNSHIP BOARD OF SUPERVISORS IN APPLYING AND ADMINISTERING THESE RULES, REGULATIONS, AND STANDARDS AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

WHEREAS, by virtue of Article V of the Pennsylvania Municipalities Planning Code of 1968, July 31, P.L. 805, §501 et seq., as amended (53 P.S. §10501 et seq.), power was granted to municipalities, including townships of the second class, to adopt by ordinance, land subdivision and development rules, regulations, and standards for the purpose of assuring sites suitable for building purposes and human habitation and to provide for the harmonious development of municipalities; for the coordination of existing street with proposed streets, parks, or other features of the municipality's official plan of streets; for adequate open spaces for traffic, recreation, light, and air, and for proper distribution of population; and,

WHEREAS, Said Act of Assembly provides that such rules, regulations and standards may include definitions, designs, plan requirements, plan processing, procedures, improvements, construction, requirements and conditions of acceptance of public improvements; and

WHEREAS, existing regulations of the township relating to said matters and things have been found inadequate to create conditions favorable to the health, safety, morals, and general welfare of the citizens of the township, or to assure adequate streets and other public improvements.

NOW THEREFORE, BE IT ENACTED AND ORDAINED BY THE SUPERVISORS OF THE TOWNSHIP OF UNION, UNION COUNTY, PENNSYLVANIA AND IT IS HEREBY ENACTED AND ORDAINED BY THE AUTHORITY OF THE SAME AS FOLLOWS:

## SECTION 1. AUTHORITY AND OBJECTIVES

This Section establishes the Authority for adoption of the Subdivision and Land Development Ordinance.

### 1.1 Authority - Adoption and Jurisdiction

- 1.11 Supersedeas. This Ordinance is hereby declared to be amendatory to the Land Subdivision and Development Ordinance No. 76-1 of the Township of Union, enacted July 6, 1976. The provisions and requirements of this Ordinance shall apply to and control all land subdivision for which plans have not been recorded in the Office of the Recorder of Deeds in and for Union County, prior to the effective date of July 11, 1976 of the said Subdivision Ordinance No. 76-1, enacted July 6, 1976. The enactment of this Ordinance shall not effect or prevent any pending or future prosecution of, or action to abate, any existing violation of Ordinance No. 76-1, enacted July 6, 1976 if the action is in violation of the provisions of this Ordinance. No provisions of Ordinance No. 76-1, enacted July 6, 1976, are repealed by this Ordinance, except where in conflict with the provisions of this Ordinance.
- 1.12 The Board of Supervisors of the Township of Union, pursuant to Article V of the Pennsylvania Municipalities Planning Code of 1968, July 31, P.L. 805, §501 et seq., as amended [53 P.S., §10501 et seq.], and its Resolution adopted October 30, 1973, hereby enacts and ordains the following rules, regulations and standards governing subdivision and development of land within the Township limits.
- 1.13 The Board of Supervisors hereby designates the Union Township Planning Commission as its agent to administer and enforce this Ordinance.
- 1.14 This Ordinance shall remain in effect until modified, amended or repealed by the Board of Supervisors of the Township of Union.
- 1.15 Hereafter no subdivision or land development of any lot, sewer, or water main, or other improvement in connection therewith, 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 accordance with the provisions of this Ordinance.
- 1.16 Any person, developer, co-partnership, or corporation intending to subdivide and develop lands as defined in this Ordinance shall, in accordance with this Ordinance, prepare a plan of such proposed land subdivision. Such plan shall be prepared and submitted in accordance with Sections 2 or 3 of this Ordinance to the Township Planning Commission for either review or review-and-approval.

1.161 Where a subdivision has occurred subsequent to the effective date of this Ordinance and where a subdivision has not been reviewed under this Ordinance, the Township Planning Commission may at a subsequent time review and endorse the plan with full or qualified approval or may disapprove the plan. See Sections 2, 3, and 4.

1.162 To provide for expeditious and equitable review of plans, the Township Planning Commission is precluded from changing or adding requirements at subsequent stages of the review procedure if the Commission did not comment on items that appeared on the plan and necessary accompanying materials at its initial review; unless, however, changes were made other than those required by the Commission.

1.17 The provisions and requirements of this Ordinance shall apply to and control all land subdivision for which plans have not been recorded in the Office of the Recorder of Deeds in and for Union County, Pennsylvania, prior to the effective date of this Ordinance.

## 1.2 Objectives

1.21 In the enactment of this Ordinance, the Township Board of Supervisors proposes to accomplish the following objectives in order to promote the health, safety, convenience, and welfare of the citizens of the Township.

1.211 Assist the orderly, efficient, and integrated development of the Township.

1.212 Facilitate the conformance of subdivision plans with the public improvement plans of the Township, such as the proper provision of open space for recreation and other public use, and the convenient and proper location of sites for future schools, other public buildings, community facilities, and shopping and industrial areas.

1.213 Secure the protection of water resources and drainage ways.

1.214 Facilitate the movement of people and goods.

1.215 Secure equitable processing of all subdivision plans by providing uniform procedures and standards for observance by both the subdividers and the Township Planning Commission.

1.3 Title: These regulations shall be known and may be cited as "The Union Township Land Development and Subdivision Ordinance."

1.4 Severability: Should a court of competent jurisdiction adjudge any portion of this Ordinance illegal, unconstitutional or invalid, such adjudication shall not affect or impair the validity of this Ordinance as a whole or any part thereof, other than the specific portion declared to be invalid.

- 1.5 Penalties: Any person, partnership, or corporation who or which being the owner or agent of the owner of any lot, tract or parcel of land shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main, or other improvements for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon, or who sells, transfers or agrees or enters into an agreement to sell any land in a subdivision or land development whether by reference to or by other use of a plat of such subdivision or land development or otherwise, or erects any building thereon, unless and until final plat has been prepared in full compliance with the provisions of this Ordinance and of regulations adopted hereunder and has been recorded as provided herein, shall be guilty of a misdemeanor, and upon conviction thereof, such person, or the members of such partnership, or the officers of such corporation, or the agent of any of them, responsible for such violations shall pay a fine not exceeding One Thousand (\$1,000.00) Dollars per lot or parcel or per dwelling within each lot or parcel. All fines collected for such violations shall be paid over to the Township. A description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from remedies herein provided.
- 1.6 Injunctions: The Township shall have the power by action for injunction brought in any court of equity jurisdiction to enjoin such transfer, sale or agreement to transfer or sell, to enjoin any type of construction by a subdivider or landowner where this Ordinance has been violated, and to enjoin the Recorder of Deeds from the recordation of any unapproved subdivision plat or deed of sale made in violation of this Ordinance.
- 1.7 Effective Date: This Ordinance shall become effective five (5) days after enactment as to all preliminary and final plans submitted to the Township on or after such date, except those final plans for which preliminary plans had previously been approved by the Township, in which case Ordinance No. 76-1, enacted July 6, 1976, shall remain in effect.

## 1.8 Modifications:

- 1.81 The provisions of these Regulations are intended as the minimum standards for the protection of the public health, safety, and welfare.
- 1.82 If the literal compliance with any mandatory provision of these Regulations is shown by a subdivider, to the satisfaction of a majority of the members of the Planning Commission present at a scheduled public meeting, to be unreasonable and to cause undue hardship as the Regulations apply to his property to be subdivided, the Planning Commission shall grant a variance to such subdivider from such mandatory provisions, so that substantial justice may be done and the public interest secured while permitting the reasonable utilization of the property, provided, however, that such variation shall not have the effect of nullifying the intent and purpose of these Regulations.
- 1.83 In granting variances, the Planning Commission may impose such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied.

## 1.9 Reconsideration:

- 1.91 Any subdivider aggrieved by a finding, decision, or recommendation of the Planning Commission may request and shall receive an opportunity to appear before the Planning Commission, to present additional relevant information and request reconsideration of the original findings, decision, or recommendation.

- 1.10 Challenges and Appeals: The decision of the Planning Commission with respect to the approval or disapproval of plans may be appealed directly to the Court of Common Pleas, 17th Judicial District, Union County Branch, as provided for in Section 1006 of Article X of the Pennsylvania Municipalities Code of 1972, June 1, P.L. \_\_\_, No. 93, [53 P.S. § 11006].

- 1.11 Amendments: In accordance with Section 505 of Article V of the Pennsylvania Municipalities Planning Code of 1968, July 31, P.L. 805 [53 P.S. §10505]:

- 1.111 Amendments other than those resulting from amendments to Article V of the Pennsylvania Municipalities Planning Code of 1968, July 31, P.L. 805, §501 et seq. [53 P.S. §10501 et seq.], shall become effective only after a public hearing held pursuant to public notice. A brief summary setting forth the principal provisions of the proposed amendment and a reference to the plan where copies of the proposed amendment may be secured or examined shall be incorporated in the public notice. The public notice shall be published by the Township in the legal paper, and in a paper of general circulation in the County, once a week for two successive weeks, provided however, that the last publication shall be not less than seven (7) days before the proposed public hearing.



- 1.112 In the case of an amendment other than that prepared by the Planning Commission, Union Township Supervisors shall submit each such amendment to the Planning Commission for recommendations at least thirty (30) days prior to date fixed for the public hearing on such proposed amendment.
- 1.113 At its annual organizational meeting, the Planning Commission shall review these regulations to determine the advisability of recommending the revisions in the light of changing standards and technological advances.
- 1.12 Repeal: Ordinance No. 76-1, enacted July 6, 1976, except with respect to those final plans for which preliminary plans had been approved by the Township before the effective date of this Ordinance, and all other ordinances or parts of ordinances inconsistent herewith be and the same are hereby repealed.

## SECTION 2 SUBMISSION PROCEDURES

### 2.1 Sketch Plan Submission

- 2.11 Subdividers shall prepare subdivision sketch plans for review with the Township Planning Commission. Such plans should include at least those items listed in Section 3.1.
- 2.12 Such sketch plans shall be considered as submitted for informal discussion between the subdivider and the Township Planning Commission.

### 2.2 Preliminary Plan Submission

- 2.21 The applicant shall submit to the Planning Commission a subdivision application form, Appendix IV, together with five (5) copies of a preliminary plan which meets the requirements of the regulations set forth in Section 3.2, including five (5) copies of the required supporting data. The plan shall be submitted at least fifteen (15) days prior to the regular meeting date of the Planning Commission. This time deadline shall not be modified unless extenuating conditions warrant.
- 2.22 The initial plan of a proposed subdivision officially submitted to the Planning Commission shall, if it meets all preliminary plan requirements, be considered a preliminary plan.
- 2.23 Failure to comply with Section 2.21 is grounds for the Planning Commission to refuse to accept the plan.
- 2.24 Where the preliminary plan shows the proposed subdivision of only a part of the subdividers total property, a sketch shall be required, showing the proposed street system in a reasonable portion of the remainder of the property so that the street in the submitted portion may be considered in relation to connections with unsubmitted portion.
- 2.25 Approval of the preliminary plan, subject to the conditions or modifications as stipulated by the Planning Commission constitutes approval of the subdivision as to the character and density of the development, general layout, approximate dimensions of streets and lots, and other planned features. The approval binds the subdivider to the general scheme of the subdivision shown, and permits the subdivider to proceed with the installation of site improvements, subject to obtaining work permits and plan approvals from utility companies and state agencies. Approval of the preliminary plan does not authorize the sale of lots or the recording of the preliminary plan. The subdivider will furnish copies of all permits or plans issued by utility companies and state agencies.

2.26 The Planning Commission shall render its decision and communicate it to the applicant not later than ninety (90) days following the date of the regular meeting of the commission next following the application is filed. The decision of the commission shall be in writing and shall be communicated to the applicant personally or mailed to him within fifteen (15) days of the decision.

2.27 All preliminary plans submitted to the Planning Commission for official review shall be accompanied with a subdivision fee in accord with the schedule found in Appendix V.

### 2.3 Final Plan Submission

2.31 Within twelve (12) months after approval of the preliminary plan, the subdivider shall submit a final plan accompanied by a subdivision application form and supplementary data covering all or part of the land area of the preliminary plan. An extension of time may be granted by the Planning Commission upon written request. Failure to meet this time limitation may result in a determination by the Commission that it will consider any plan submitted after twelve (12) months as a new preliminary plan. The plan shall be submitted at least fifteen (15) days prior to the regular meeting date of the Planning Commission, at which the plans is to be reviewed.

2.32 Any proposed intersection of a new street or driveway with a State legislative route, highway, borough, or city street, or township road must receive a permit from the Pennsylvania Department of Transportation or municipality, and such permit identification shall be shown on the final plan of the subdivision.

2.33 The Act of 1913, June 25, P.L. 555, S2, as amended, 1937, May 6, P.L. 559, S2, 1965, September 24, P.L. 539, S1 (32P.S. S682), requires that anyone proposing to "in any manner change or diminish the course, current, or cross-section of any stream or body of water", or to "construct" or change any "water obstruction" must first obtain approval and a permit from the Pennsylvania Department of Environmental Resources. In this event, the Planning Commission shall require that one copy of all plans and data, including a copy of the permit be submitted with the preliminary plan.

2.34 The Pennsylvania Clean Streams Law, P.L. 1987 of 1937 (Purdons 35 PS 691.1 et seq.) as revised, Chapter 102 requires that every earth moving activity within the Commonwealth, develop, implement, and maintain a plan for control of erosion resulting from the activity. In addition a permit is required for any activity affecting more than twenty-five acres. An erosion and sedimentation control plan must be submitted with the preliminary plan.

2.35 The final plan shall incorporate all modifications required by the Planning Commission in its review of the preliminary plan or official sketch plan, which ever is applicable. Failure to comply with previous review requirements is grounds for the Planning Commission to refuse to accept the plan for review. The Planning

Commission may, however, accept a final plan modified to reflect any substantial changes on the site of the proposed subdivision or in its surroundings, subsequent to official sketch or preliminary plan review, whichever is applicable.

- 2.36 The Planning Commission may permit submission of the final plan in sections, each covering a reasonable portion of the entire proposed subdivision as shown on the approved preliminary plan.
- 2.37 Official submission of the final plan to the Planning Commission shall comprise:
- 2.371 Submission of a completed Application for Review of Sketch, Preliminary or Final Subdivision Plan (Appendix IV).
  - 2.372 Submission of five (5) copies of the final plan in accordance with Section 3.3 of this ordinance at least fifteen (15) days prior to a regular meeting of the Planning Commission.
  - 2.373 Submission of five (5) copies of all other required information and supporting data .
- 2.38 No final plan shall receive approval by the Planning Commission unless the subdivider shall have installed all improvements required in Section 5 of this Ordinance or shall have filed with the Planning Commission, a performance guaranty insuring installation and construction of all required improvements at the standards required. The financial guaranty will be required to cover the costs of all installations outlined in Sections 4, 5, and 6 of this Ordinance. The financial guaranty shall provide for the completion of improvements within a period of one year from the date of approval of a final plan. The amount of guaranty shall be one hundred and ten percent of the cost of the required improvements. The cost of improvements shall be based on presentation of a bona fide bid from a contractor chosen by the subdivider and the amount required will be increased ten percent for each year beyond the initial anniversary date of approval of a final plan. Further, a financial guaranty amounting to ten percent of the cost of improvements will be required for a period of twelve months beyond the date of acceptance of dedication of improvements . The purpose of this guaranty is to insure the structural integrity of improvements which are dedicated to the township. The overall management of all plans, and completion of improvements or guarantee thereof prerequisite to final plan approval will be conducted in accordance with the Pennsylvania Municipalities Planning Code, Act 247, 1968, (P.L. 805), as amended.
- 2.39 Preliminary and final subdivision plans which have been informally reviewed by the Planning Commission shall be submitted to the Union County Planning Commission for review and recommendations. Action by the Union Township Planning Commission will be deferred until a report of county recommendations is received or until the expiration of forty-five (45) days from the date the application was forwarded.

- 2.40 The sale of lots within a subdivision is authorized upon the approval and recording of final plans.

#### 2.4 Review of Final Plan

- 2.41 Within fifteen days after review and decision, the Planning Commission will notify, in writing, the following, of the decisions on final plans:

The subdivider or applicant.  
The Union County Planning Commission.

- 2.42 In event final plans are disapproved, the disapproval will be communicated to the parties listed in Section 2.41, above. The letter will contain specific discrepancies which led to disapproval, and will be forwarded not later than fifteen (15) days from the meeting date during which the decision was reached.

#### 2.5 Recording of the Final Plan

- 2.51 No subdivision plan may be legally recorded unless it bears the approval of the Planning Commission. The review-and-approval endorsement and date of review of the Planning Commission shall be indicated on the final plan.
- 2.52 The subdivider shall record the plan with the Recorder of Deeds in and for Union County, within ninety days of the date of the final approval. If the subdivider fails to record the plan within such period, the action of the Planning Commission shall be null and void, unless an extension of time is granted in writing by the Planning Commission upon written request from the subdivider.
- 2.53 Recording of the record plan shall have the effect of an irrevocable offer to dedicate all streets and other public ways shown thereon to the public use, unless a notation is placed on the plan by the subdivider stating that there is no offer of dedication of certain designated streets, and to dedicate or reserve as specified on the plan all park reservations, school sites, and other such areas to the public use. Recording of the plan, however, shall not impose any responsibility upon Union Township concerning the improvement or maintenance of any such dedicated street or dedicated or reserved area until the Township has made actual appropriations of the same by legal action, has accepted the dedicated street or dedicated or reserved area by ordinance and recorded a deed of dedication in the Office of the Recorder of Deeds in and for Union County.

2.54 Sketch, preliminary, and final plans submitted by subdividers will be reviewed by the Planning Commission at the next regular monthly meeting following the plan submission. In all cases, the Planning Commission will review the plans within thirty days from the date of submission, provided that should the next regular monthly meeting occur more than thirty days after a plan submission, the thirty-day period shall be measured from the thirtieth day following the date of the regular monthly meeting. The results of the review on plans will be communicated in writing within fifteen days from the date of review. The Planning Commission will complete all actions on plans within ninety days from the date of submission of initial plans.

## 2.6 Tax Assessment

2.61 As stated in Section 513(b) of Article V of the Pennsylvania Municipalities Planning Code of 1968, July 31, P.L. 805 [53 P.S. §105.13(b)] "the recording of such plot shall not constitute grounds for an assessment increase until such time as lots are sold or improvements are installed on the land included with the subject plot".

## 2.7 Plans Exempted from Standard Procedures

- 2.71 Small subdivisions consisting of four or less lots may be exempt from certain requirements of this Ordinance as determined by the Planning Commission. Plans involving subdivision of this size will, in general, be prepared in accordance with sections of this Ordinance that deal with the requirements of review and submission of final plans.
- 2.72 The Planning Commission may establish specific requirements to these small subdivision plans which meet the scope and nature of such subdivisions.
- 2.73 A letter of intent for the future plans on properties remaining from small subdivisions will be submitted with final plans.
- 2.74 The Planning Commission may apply an access street identification to streets not planned for dedication serving the above subdivisions where it is determined that no further development of properties could occur and require any future extensions of such streets. All access streets will be designed to provide a fifty-foot (50') right-of-way, a twenty-foot (20') cartway of a subsurface material compacted to a six inch depth, and properly engineered drainage as required by Section 5.25.
- 2.75 The provisions of Section 2.38, herein, will apply to the financial responsibility for the proper completion of access streets serving subdivisions of two to four lots.

- 2.76 A deed covenant will be required which will define the responsibility for perpetual maintenance of all access streets serving the above small subdivisions and will be contained in the deed of each lot to be conveyed.
- 2.77 In cases where a property owner desires to convey a parcel of land as an addition to an existing tract, the subdivider shall submit to the Planning Commission a letter outlining his intentions. Thereafter, the Planning Commission will make the determination whether or not a plan will be required.
- 2.78 In cases where a property owner desires to convey a parcel of more than ten (10) acres of land for agricultural purposes, the subdivider need only submit three (3) copies of the survey of the parcel to be conveyed. Therefore, and upon approval of the Planning Commission, the Plan shall be recorded within ninety (90) days of the date from which the Planning Commission affixed its stamp or approval and the notation "to be used for agricultural purposes".

## 2.8 Resubdivision Procedures

- 2.81 Any replatting or resubdivision of land, including changes to recorded plans, shall be considered a subdivision, and shall comply with this ordinance, except that lot lines may be changed from those shown on the recorded plan, provided that in making such changes:
- 2.811 No lot or tract of land shall be created or sold that is smaller than the minimum dimensions required by this Ordinance.
- 2.812 Easements or rights-of-way reserved for drainage shall not be changed.
- 2.813 Street locations and block size shall not be changed.
- 2.814 No lot shall be created which does not abut a street.
- 2.815 The character of the area as to lot size and land use of the contiguous areas shall be maintained.

## SECTION 3 PLAN REQUIREMENTS

### 3.1 Sketch Plans

- 3.11 If submitted, the plan shall be legibly drawn to approximate scale, but not necessarily showing precise dimensions, and shall contain the following data:

Name of property owner, address, and telephone number.  
Tract boundaries, accurately labelled.  
Name of municipality.  
North arrow, scale, and date.  
Significant topographical and physical features.  
Proposed location of streets and lot layout.  
Identification and measurements of easements, existing streets and rights-of-ways.  
A location map with sufficient information to enable the Planning Commission to locate the property.

### 3.2 Preliminary Plans

- 3.21 The preliminary plan shall be drawn to a scale of fifty (50) feet to the inch. However, should the proposed subdivision encompass land in excess of twenty-five (25) acres, a scale of one hundred (100) feet to the inch may be used. In either case, the plan shall consist of black-on-white or blue-on-white prints on sheets no smaller than eighteen (18) inches by twenty-four (24) inches, and no longer than twenty-four (24) inches by thirty-six (36) inches. If the plan is drawn in two or more sections, a key map showing the locations of the sections shall be placed on each sheet.

- 3.22 The following information shall be shown on the preliminary plan:

- 3.221 Title block containing the name of the subdivision, municipality, record owner of the property, date, scale, name of individual preparing the plan.
- 3.222 North arrow.
- 3.223 Location sketch showing relation of tract to adjoining properties, related road and highway systems, and municipal boundaries including an area extended at least a half-mile from the subdivision parcel boundaries.
- 3.224 Tract boundaries showing bearings to the nearest minute, and distances to the nearest one hundredth of a foot.
- 3.225 Names of owners of all adjoining property and the names of all abutting subdivisions.
- 3.226 Contours at vertical intervals of five (5) feet and datum to which contour elevations refer.



- 3.227 Location of existing water courses, wooded areas, and other significant natural features.
  - 3.228 Location of existing buildings, sewers, water mains, culverts, transmission lines, fire hydrants, and other significant man-made features.
  - 3.229 All existing and recorded streets on or adjacent to the tract, including names, right-of-way width, and width of pavement.
  - 3.230 Location and width of proposed streets, rights-of-way, and easements, including proposed lots lines, building set-back lines, and areas to be dedicated to public use. Streets not to be dedicated will be identified on the plan.
- 3.23 The following material shall be submitted with the preliminary plan.
- 3.231 Application for Review of a Sketch, Preliminary, or Final Subdivision Plan. (Appendix IV).
  - 3.232 Tentative cross-sections and center-line profiles for each proposed street.
  - 3.233 Preliminary designs of proposed bridges or culverts.
  - 3.234 Drawings of present and proposed grades and facilities for stormwater drainage.
  - 3.235 Sketch of proposed street layout where the preliminary plan covers only part of the subdividers holdings.
  - 3.236 Contractor estimated costs of required improvements.
  - 3.237 Copies of proposed deed restrictions.

### 3.3 Final Plan Submission

- 3.31 Final plans shall be drawn to a scale of fifty (50) feet to the inch. However, should the proposed subdivision encompass land in excess of twenty-five (25) acres, a scale of one hundred (100) feet to the inch may be used. In either case, the plan shall consist of black-on-white or blue-on-white prints on sheets no smaller than eighteen (18) inches by twenty-four (24) inches and and no larger than twenty-four (24) inches by thirty-six (36) inches. If the final plan is drawn in two (2) or more sections, a key map showing the locations of the sections shall be placed on each sheet.
- 3.32 The following information shall be shown on the final plan.
  - 3.321 Title block containing the name of the subdivision, municipality, record owner of the site, date, scale, name of individual preparing the plan, and the name and address of the owner or subdivider.

- 3.322 North arrow.
- 3.323 A location map with sufficient information to enable the Planning Commission to locate the property.
- 3.324 Tract survey must have a closing with an error of not more than one foot in 5000 feet.
- 3.325 Existing significant natural or man-made features.
- 3.326 Existing and proposed streets and lot lines with distances and bearings of all straight lines and radii, arcs, and central angles of all curves and street names.
- 3.327 Areas to be dedicated to public use.
- 3.328 Recreation areas, if any, that will be used solely by the occupants of the subdivision and will not be dedicated to public use. Location and size of all sewer and water lines on or adjacent to the proposed subdivision sites.
- 3.239 Width and bearing of proposed street; width or rights-of-way and easements; and building set-back lines.
- 3.3210 Certification with seal and signature of a registered professional engineer and/or surveyor (in accordance with Act 120) to the effect that survey and map are correct.
- 3.3211 Location and material of all permanent monuments and lot markers.
- 3.3212 Certificate of Ownership (Appendix I).

3.4 The following information shall be submitted with the final plan:

- 3.41 Application for Review of a Sketch, Preliminary or Final Plan. (Appendix IV)
- 3.42 Corrected and up-dated material from the preliminary plan.
- 3.43 Detailed drawings and specifications for:
  - 3.431 All improvements in preliminary plan drawings.
  - 3.432 Final profiles and cross-sections for street improvements; sanitary and storm sewerage and water distribution systems; and surface water drainage systems shall be shown on one or more separate sheets.
  - 3.433 Design plans for bridges and culverts.
  - 3.434 Restrictions of all types which will run with the land and become covenants in the deeds of lots shown on the drawing.

3.435 Subdivision plans which include non-dedicated streets and or other areas planned for retention of ownership by the subdivider will be accompanied by copies of deed covenants and agreements which outline responsibility for the continued maintenance of these areas.

3.436 A grading plan, in the case of land developments, showing proposed finished grades on the site, if required by the Commission.

3.5 Where the land included in the proposed subdivision has a gas pipeline, a petroleum or petroleum products transmission line or power transmission line located thereon, the application shall be accompanied by a letter from the owner of such pipeline or transmission line stating the minimum width right-of-way.

## SECTION 4 DESIGN STANDARDS

This Section contains Design Standards which shall be applied in the design of subdivisions and land developments. The design of improvements contained in this Section and Sections 5 and 6 will be accomplished and certified by a Registered Professional Engineer, as required by Act 120, December 13, 1979 (P.L. 534-120).

### 4.1 Application and General Standards

- 4.11 The standards and requirements contained in Section 4 and 5 are intended as a minimum for the promotion of the public health, safety and general welfare, and shall be applied as such by the Planning Commission in reviewing all subdivision plans.
- 4.12 The standards and requirements of these regulations may be modified by the Planning Commission in the case of neighborhood units or other large scale developments which, in the judgment of the Planning Commission, achieve substantially the objectives of these regulations or where the objectives are protected by covenants or legal provisions which will assure conformity with the subdivision plan.
- 4.13 Land subject to hazards which affect life, health, or property, such as may arise from fire, floods, disease, or other causes, shall not be subdivided for building purposes, unless such hazards have been eliminated or unless the subdivision plan shall show adequate safe guards which shall have been approved by the appropriate regulatory agency, or as exempted in Section 6 herein. Construction in flood prone areas will be governed by the requirements of Union Township's Ordinances dealing with construction in the floodplain.
- 4.14 Subdivision plans shall give due recognition to the Union Township's Comprehensive Plan and Official Map.
- 4.15 Land proposed for subdivision shall not be developed or changed by grading, excavating, or by the removal or destruction of the natural top soil, trees, vegetative cover unless adequate provisions are provided by the plan for minimizing erosion and sediment, or a determination has been made by the appropriate approving agency that a plan is not needed.
- 4.16 The subdivider may offer streets, planned public areas, and other improvements for dedication to the Township upon his decision that they have been constructed in accordance with the approved final plan and the requirements of this Ordinance. The offer for dedication will be made in writing to the Union Township Supervisors who will advise the subdivider of their approval or rejection within thirty days of receipt of the offer. No offer of dedication will be approved without the engineering inspection required by Section 4.218.

The subdivider, having received approval of areas offered for dedication, will proceed to convey ownership to the township by deed. The process of deed conveyance will be accomplished at no expense to the Township.

## 4.2 Streets - General Standards

### 4.21 General Standards.

- 4.211 The location and width of all streets shall conform requirements of this Ordinance to the Township's Comprehensive Plan, official map, or to such parts thereof as may have been adopted by the Planning Commission.
- 4.212 The proposed street system shall extend existing or recorded streets at least the same width, but in no case at less than the required minimum width.
- 4.213 Where it is desirable to provide for street access to an adjoining property, the Planning Commission may require that street stubs be extended by dedication to the boundary of such property. Such extensions will meet all requirements of new streets design specifications outlined in this Ordinance.
- 4.214 New minor streets shall be so designed as to discourage thru-traffic. The subdivider shall give adequate consideration to provision for extension and continuation of major and collector streets into and from adjoining properties.
- 4.215 Where a subdivision abuts an existing street of improper width or alignment, the Planning Commission may require the dedication of land sufficient to widen the street or correct alignment.
- 4.216 Private streets (streets not to be offered by dedication), except access streets defined in Section 4.324, shall meet the standards for public streets of this Ordinance.
- 4.217 The street base shall conform to the grade and profiles drawn on plans submitted by the subdivider and approved by the Planning Commission according to the standards set forth in Appendix VI. In addition to the base and wearing courses, subdivider shall provide necessary easements, if any, and necessary subsurface drainage facilities according to the provisions hereinafter set forth in Section 4.83
- 4.218 The subdivider will be responsible for arranging an inspection of street and shoulder base, subbase, and wearing course materials during their installation. The inspection may be scheduled through the Planning Commission chairman.

- 4.219 The design and construction standards established by this Ordinance as applicable to new streets offered for dedication to the Township, shall apply to all streets offered to the Union Township Board of Supervisors. This requirement also applies to streets existing prior to the enactment of this Ordinance and not previously offered for dedication to the Township.

#### 4.3 Streets - Engineering Standards

##### 4.31 Engineering Standards

- 4.311 Minor Streets: Minor streets in a new development shall be laid out to discourage through traffic. However, provision for the extension and continuation of major streets into and from adjoining areas is required.
- 4.312 Proposed Streets: Shall conform to any applicable official map, or comprehensive plan, but have no less than a 50' right-of-way.
- 4.313 Right-Of-Way on Resubdivision: If lots resulting from the subdivision are large enough to permit re-subdivision, or if a portion of the tract is not subdivided, adequate streets rights of way to permit further subdivision shall be provided as necessary.
- 4.314 Dead-end Streets: Shall be prohibited, except as stubs to provide future street extension into adjoining tracts, or when designed as cul-de-sacs.

##### 4.32 Street Classification

- 4.321 Arterial (Major Street): This classification is intended to include highways which provide connections between boroughs, larger villages, major resort areas, and other traffic generators which develop substantial volumes of traffic in an intercounty or inter-township-borough-city basis where the average trip lengths are usually five miles or greater. Design features of facilities in this class should permit high operating speeds.
- 4.322 Collector (Major Street): This classification includes highways that provide connections with local access roads, arterials, and State Highways. They may serve a traffic corridor connecting villages, small boroughs, shipping points, mining and agricultural areas on an intra-county or township basis. Many trips destined to such points originate in widely diffused locations and a highway in this class functions in its literal sense as a collector. Traffic volumes and trip lengths vary greatly depending upon size of localities served and the distances between them, but operating speeds between 40 and 50 m.p.h. are desirable.

4.323 Local Access (Minor Street): Highways in this class provide direct access to adjacent land. They connect farms, individual residences and commercial properties to higher classes of road systems. Trip lengths are short and operating speeds are low. Spacing between road of this class and traffic volumes vary widely depending upon the intensity of land development and the distance all public roads which are not included in the higher classifications.

4.324 Access Street: Applies to streets serving subdivision of two to four lots and not planned for dedication to the Township. See Section 2.7.

#### 4.33 Street Design:

4.331 Alignment: Whenever street lines are deflected in excess of five degrees, connection shall be made by horizontal curves.

Minimum centerline radii for horizontal curves on minor streets shall be 125 feet.

Minimum centerline radii for horizontal curves on major streets shall be 300 feet.

Except on minor street, there shall be a minimum tangent of 100 feet between reverse curves.

#### 4.332 Grades

Minimum centerline grades for all streets shall not be less than one-half of one percent.

Maximum centerline grades of local access (minor streets) shall not exceed 12 percent.

Maximum centerline grades of major streets shall not exceed seven percent.

Vertical curves shall be used at changes of grade exceeding one percent, and shall be designed to provide a minimum sight distance of at least 100 feet for minor streets and 200 feet for major streets.

Where the grade of any street at the approach to an intersection exceeds seven percent, a leveling area shall be provided having not greater than four percent grades for a distance of 25 feet measured from the nearest right-of-way line of the intersecting street.

4.333 Along Existing Streets - Right-of-Way: Where a subdivision abuts or contains an existing street of inadequate right-of-way width, additional or future right-of-way width shall be required.

- 4.334 Along Major Highways: Subdivisions located along major arterial roads shall not have lots with direct access to the highway. Access will be provided by marginal access streets or reverse frontage.

#### 4.34 Intersections

Intersections involving the junction of more than two streets are prohibited. Permitted intersections shall conform to the following:

##### 4.341 Design

- 4.3411 Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 60 degrees.
- 4.3412 Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 150 feet as measured between their centerlines.
- 4.3413 Minimum curb or edge of pavement radii at intersections involving only minor streets shall not be less than 15 feet and not less than 25 feet for intersections involving other streets.
- 4.3414 Minimum right-of-way radii shall be not less than 25 feet for all intersections.
- 4.342 Clear Sight Triangle: There shall be a clear sight triangle of 150 feet, measured along the centerline from the point of intersection. No buildings or obstructions are permitted in the area.
- 4.343 Distance Between Intersections: Streets shall not enter into major streets at intervals of less than 800 feet, as measured from the centerlines.

#### 4.35 Cul-De-Sac Streets:

Permanently designed Cul-de-sac Streets shall not exceed 600 feet in length for multi-family and 1200 feet for single family dwellings. They shall be provided with a paved turn-around having a minimum radius of 50 feet to the outside curb or edge of pavement, and with a right-of-way radius of 50 feet.

#### 4.36 Street Construction:

The subgrade, subbase, base, wearing surfaces, drainage facilities and underground utilities shall be provided by the developer to the grades and profiles drawn in the approved plans.



The following minimum standards shall apply for local access (minor streets) only within residential subdivisions.

Streets other than local access (minor streets) shall be designed in accordance with Pennsylvania Department of Transportation specifications and be designed on the basis of (a) connecting traffic generators, (b) volumes of traffic, (c) trip length and speeds, (d) vehicle use weights, etc.

The subdivider will be responsible for notifying the Planning Commission of work schedules for street construction. The Planning Commission will provide a representative who will inspect each phase of construction to insure strict compliance with the requirements of this Ordinance. A fee will be charged for the inspection service. The Planning Commission will establish the fee in an individual case basis and any excess of fee charged, to the actual cost of inspection, will be refunded to the subdivider. The fee charged will also include the cost of inspecting the completion of improvements required by Section 5 of this Ordinance.

Minimum Standards: Local Access (Minor Street)

| <u>COURSE</u> | <u>WIDTH</u> | <u>TYPE MATERIAL</u> | <u>DEPTH (after compaction)<br/>OR APPLICATION RATE</u> |
|---------------|--------------|----------------------|---|
| Subbase       | 28'          | 2A or 2RC            | 6"  |
| Prime Coat    | 28'          | MC-30                | .3 gal. per Sq. Yd.                                     |
| Oil           | 28'          | E-2                  | .3 gal. per Sq. Yd.                                     |
| Stone         | 28'          | #2 or 2B             | 30 lb. per Sq. Yd.<br>or 2" deep                        |
| Oil           | 28'          | E-2                  | .5 gal. per Sq. Yd.                                     |
| Stone         | 28'          | 1-B                  | 20 lb. per Sq. Yd.                                      |
| Oil           | 28'          | E-2                  | .3 gal. per Sq. Yd.                                     |
| Stone         | 28'          | 1-B                  | 10-15 lb. per Sq. Yd.                                   |

All components and workmanship on the above streets shall be in accordance with Pennsylvania Department of Transportation Specifications, Form 408, as amended.

Shoulders: Minimum Standards Local Access (Minor Streets)

Shoulders shall be constructed of 2RC or 2A material having a compacted depth of not less than six inches and a width of not less than four feet on each side of cartway. Where on-street parking is permitted shoulders shall be eight feet wide, each side.

Streets other than local access streets and those requiring shoulders shall follow the design criteria established by the Pennsylvania Department of Transportation specifications for collector and arterial streets.

#### 4.37 Supplemental Requirements

4.371 Sidewalks. Sidewalks shall be installed in all subdivisions where the distance to the nearest school is within State limits which require students to walk, rather than to be transported, or if it is desirable to continue existing sidewalks in adjoining subdivisions or to provide access to community facilities, such as shopping centers and recreation areas which are contiguous to community services. Sidewalks shall be designed in accordance with the standards set forth in Section 5.23.

4.372 Street Identification. New Streets, whether to be dedicated or not, including those that are an extension of existing streets, will be identified by street name signs, provided by the subdivider and of a design approved by the Township Supervisors.

4.373 Building Setback Lines. Minimum setbacks shall be measured from the ultimate right-of-way lines, as follows:

|                 |         |
|-----------------|---------|
| Arterial Roads  | 50 feet |
| Collector Roads | 30 feet |
| Minor Roads     | 25 feet |

Building setback lines on side and rear property lines will be twenty (20) feet.

#### 4.4 Lots

4.41 Lot Size. Lots shall conform to all applicable zoning ordinances. Where no zoning ordinances exist, lots shall be not less than the following dimensions:

| <u>Type of Dwelling</u> | <u>Public Water &amp; Sewer</u> | <u>Public Sewer or Water Only</u> | <u>No Public Water or Sewer</u> |
|-------------------------|---------------------------------|-----------------------------------|---------------------------------|
|                         | Minimum<br>8000 sq. ft.         | Minimum<br>15000 Sq. Ft.          | Minimum<br>44000 Sq. Ft.        |
|                         | <u>Lot Width</u>                | <u>Lot Width</u>                  | <u>Lot Width</u>                |
| 1-family                | 70                              | 100                               | 125                             |
| 2-family                | 80                              | 100                               | 125                             |

4.42 Lot Layout. All lots shall abut a street. Side lot lines shall be substantially at right angles or radial to street lines.

4.43 Corner Lots. Corner residential lots shall have additional width to permit sufficient setbacks from both streets.

#### 4.5 Easements

- 4.51 Easements with a minimum width of twenty feet (20') shall be provided for poles, wires, conduits, storm and sanitary sewers, water and/or other utility lines intended to service the abutting lots. No structures or trees shall be placed within such easements. To the fullest extent possible, easements shall be centered on, or adjacent to, the rear or side of the lots.
- 4.52 There shall be a minimum distance of twenty feet (20') from the right-of-way line, measured at the shortest distance between any proposed dwelling unit and any petroleum products, or natural gas transmission line which traverses the subdivision.
- 4.53 Where gas or petroleum transmission lines are a part of the proposed development, either existing within or requiring relocation, construction shall not occur within a right-of-way of less than fifty feet (50') and shall comply with applicable requirements of the Pennsylvania Public Utility Commission regulations.
- 4.54 Utility service for a residential development is recommended in line with the standards and approval of the utility company having appropriate jurisdiction.
- 4.55 Subdivisions containing five or more lots will be served through underground electric, telephone, and television service lines. This requirement applies to mobile home parks, apartment buildings, and town or row houses, which will accomodate five or more family residences. The Planning Commission may delete this requirement when utility facilities exist on adjacent rights-of-way and connection thereto is considered feasible.

## SECTION 5. IMPROVEMENTS

### 5.1 General Requirements

- 5.11 Physical improvements to the property being subdivided shall be provided, constructed, and installed as shown on the final plan, in accordance with the requirements of this Ordinance.
- 5.12 As a condition to review a final plan by the Planning Commission, the subdivider shall agree with the Commission as to the installation of all improvements shown on the plan.
- 5.13 All improvements installed by the subdivider shall be constructed in accordance with the existing design specifications, and improvements shall be constructed in accordance with specifications furnished through the Planning Commission by the Pennsylvania Department of Environmental Resources, the Soil Conservation Service, U.S.D.A, the Union County Soil and Water Conservation District, or such other State or Federal Agency as applicable.
- 5.14 Inspection of the installation of the improvements required by Section 5.2, the following shall in all cases be the responsibility of the Union Township Planning Commission or of the appropriate State Regulatory Agency.

### 5.2 Required Improvements

- 5.21 Shoulders. See specifications contained in Section 4.36.
- 5.22 Cartway Paving. Subdividers creating subdivisions adjacent to existing public streets shall construct new streets for that portion created by the subdivision. All streets shall be paved to full cartway width. Streets in the subdivision shall be constructed to the grades and profiles drawn in plans submitted by the subdivider and approved by the Planning Commission. In addition to the street base, the subdivider shall provide the necessary facilities and subsurface drainage. (See Section 5.25).
- 5.23 Sidewalks. Sidewalks, where required, shall be four inches thick concrete placed on four inches crushed stone.
- 5.24 Curbs. (where required)
  - 5.241 Plain cement concrete curb, eight inches at top, nine inches at bottom and twenty-four inches in height with slope to the street side.
  - 5.242 Stone curb, seven inches wide by twenty-four inches high by six feet long.

## 5.25 Storm Drainage.

- 5.251 Storm drainage facilities will be designed to retain all possible precipitation within areas of its fall. However, all storm sewers, culverts, water impoundment facilities, and related facilities required will be designed to accomodate stormwater runoff and:
- 5.2511 Permit unimpeded flow of natural water courses.
  - 5.2512 Insure adequate drainage of all low points along the line of streets.
  - 5.2513 Intercept storm water runoff along streets at intervals related to the extent and grade of the area drained.
  - 5.2514 Provide positive drainage away from on-site sewage disposal facilities.
  - 5.2515 Take surface water from the bottom of vertical grades, lead water from springs, and void excessive use of cross gutters at street intersections and elsewhere.
- 5.252 Storm sewers and related installations shall be required only when the runoff of stormwater cannot be satisfactorily handled within the street's right-of-way.
- 5.253 Where existing storm sewers are reasonably accessible and adequate, proposed subdivisions shall be required, if necessary, to connect therewith.
- 5.254 In the design of storm drainage facilities, special consideration shall be given to avoidance of problems which may arise from the concentration of stormwater runoff onto adjacent properties.
- 5.255 Storm drainage facilities should be designed not only to handle the anticipated peak discharge from the property being subdivided, but also the anticipated increase in runoff that will occur when all the property at a high elevation in the same watershed is fully developed.
- 5.256 Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a drainage easement conforming substantially with the line of such water course, drainage way, channel or stream, and of such widths as will be adequate to preserve the unimpeded flow of natural drainage, or for the purpose of widening, deepening, relocating, improving, or protecting such drainage facilities. Any changes in the existing drainage way shall be subject to the approval of the Pennsylvania Department of Environmental Resources.

## 5.26 Utilities.

### 5.261 Sanitary sewage disposal system(s)

5.2611 Sanitary sewage disposal system(s) shall be provided, consistent with the design standards and requirements of the Department of Environmental Resources.

5.2612 Where a subdivider proposes that individual on-site sanitary sewage disposal systems shall be utilized within the subdivision, the subdivider shall either install such facilities or shall require (by deed restriction or otherwise), as a condition of the sale of each lot or parcel within the subdivision, that such facilities shall be installed by the purchaser of such lot or parcel at the time a principal building is constructed.

5.2613 Where studies by the Planning Commission indicate that construction or extension of sanitary trunk sewers to serve the property being subdivided appear probable within a reasonably short time (up to five years), the Planning Commission shall require the installation and capping of sanitary sewer mains and house connections, in addition to the installation of temporary, individual, on-site sanitary sewage disposal systems.

## 5.27 Water Supply.

5.271 Where the subdivider proposes that individual on-site water supply systems shall be utilized within the subdivision the subdivider shall either install such facilities or shall require, by deed restriction or otherwise, that the facilities shall be installed by the purchaser of such lot or parcel at the time that a principal building is constructed, in accordance with these regulations and the Department of Environmental Resources.

5.272 Wherever economically feasible, the subdivision shall be provided with a complete public or community water distribution system. The design and installation of such public system shall be subject to the approval of the Planning Commission and the Department of Environmental Resources.

5.28 Fire Hydrants. Wherever a public or community water supply system is provided, fire hydrants shall be installed within six hundred (600) feet of all existing and proposed structures, measured by way of accessible streets.

## 5.29 Monuments and Markers.

5.291 Material and Size. Monuments and markers shall be constructed as follows:

- |          | <u>Construction</u>                 | <u>Minimum Size</u> |
|----------|-------------------------------------|---------------------|
| Monument | Concrete or stone                   | 4" x 4" x 36"       |
| Marker   | iron pipes or iron<br>or steel bars | 36" x 3/4" dia.     |
- 5.292 Placement, Marking. Monuments and markers must be placed by a Registered Professional Surveyor so that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. They must be set so that the top of the monument or marker is level with the surface of the surrounding ground. Monuments must be marked on top with a copper or brass dowel.
- 5.293 Monuments, Location of. Monuments must be set:
- 5.2931 At the intersection of lines forming angles in the boundaries of the tract.
- 5.2932 At the intersection of street rights-of-way when such are perpendicular or angular; or at the beginning and ending of street intersection right-of-way curves or chord diagonals when such are so formed.
- 5.2933 At such other points as determined necessary by the Planning Commission.
- 5.294 Markers, Location of. Markers must be set:
- 5.2941 At the beginning and ending of curves along street property lines if not monumented.
- 5.2942 At points where lot lines intersect curves either front or rear.
- 5.2943 At angles in property lines or lots.
- 5.2944 At all other lot corners.
- 5.295 All streets shall be monumented (preferably on the right-of-way line) at the following locations or on the five (5) foot range line.
- 5.2951 At each end of each curved street line, excluding curb areas at intersections.
- 5.2952 An intermediate monument wherever topographical or other conditions make it impossible to sight between two (2) otherwise required monuments.
- 5.2953 At such other places along the line of streets as may be determined by the Planning Commission to be necessary so that any street may be readily defined in the future.

5.296. Removal. Any monuments or markers that are removed must be replaced by a Registered Professional Land Surveyor at the expense of the person removing them.



## SECTION 6. LAND DEVELOPMENT

These subdivision regulations are the minimum standards for the protection of the public welfare. Where special circumstances warrant, the Planning Commission may impose stricter standards, or where a regulation may cause unique and undue hardship as it applies to a particular subdivider's property, the Planning Commission may grant the subdivider a variance from the strict application of the Regulations. Any variation from the strict application of this Ordinance shall not nullify any of its requirements when a variation shall achieve substantially, the objectives of this Ordinance.

6.1 Development of Individual Lots for Seasonal Use. Cottage or cabin sites, camp trailer, excluding travel trailer parks, and tent areas or other such development designed for seasonal use are considered a subdivision, whether lots or parcels are for sale or rent, and shall be subject to the preceeding sections of this Ordinance.

6.2 Mobile Home Parks. The base requirements of this Ordinance may be modified in the design and development of mobile home parks to the extent of, and in accordance with, the following minimum standards:

### 6.21 Mobile Home Lots.

6.211 Generally, mobile home lots should be diagonal to the street at an angle of 30 degree from perpendicular.

6.212 An area of not less than 5,000 square feet shall be provided for each mobile home lot.

6.213 The minimum width of each mobile home lot shall be fifty feet measured perpendicular to the depth of the space.

6.214 The minimum depth of each mobile home lot shall be not less than one hundred (100) feet, or thirty (30) percent longer than the mobile home, whichever requirement is greater.

6.215 The longitudinal gradient and cross slope of any mobile home lot shall not exceed five percent (5%), except for terracing at the periphery, and the minimum slope in any direction shall be one percent (1%).

6.216 Each mobile home shall be located, not less than thirty feet from the front lot line of the park, nor less than twenty feet from the side and rear lot lines of the park, from the curb or edge of the shoulder of any park street, and from any building or other mobile home, nor less than five feet from any side or rear mobile home lot line.

6.217 The area of the mobile home lot shall be improved to provide an adequate foundation for the placement of the mobile home thereby securing the superstructure against uplift, sliding, or rotation.

- 6.2171 The mobile home foundation shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, or other forces acting on the superstructure.
- 6.2172 The mobile home foundation shall be provided with anchors and tiedowns such as "deadmen" eyelets imbedded in concrete foundations or run-ways, screw augers, arrowhead anchors, or other devices securing the stability of the mobile home.
- 6.2173 Each mobile home lot shall have a paved patio of at least 190 square feet. The least dimension shall not be less than 8 feet.
- 6.22 Mobile Park Streets. Street construction and materials used will be that stipulated in Section 4.36.
- 6.23 Buffer Yards and Screening.
  - 6.231 All mobile home parks located adjacent to industrial or commercial land uses or zone districts shall be provided with a buffer yard of not less than fifty (50) feet in depth as well as a screen fence or planting.
  - 6.232 Screen planting shall be provided along all property lines of the park.
- 6.24 Recreation Areas. A common, useable recreation area shall be provided and maintained for the benefit of the mobile home park residents. The amount of such area provided shall constitute at least six percent (6%) of the park area, but in no case, shall be less than 10,000 square feet.
- 6.25 Off-Street Parking. There shall be two off-street parking spaces, each not less than nine feet wide and twenty feet long, for each mobile home space in the mobile home park.
- 6.26 General. Water supply, sanitary sewerage, stormwater drainage, easements, utility line location, erosion, and sediment control, and site planning shall be in accordance with the basic sections of this Article related thereto, the provisions of Section 5 of this Ordinance, and the requirements of the Commonwealth of Pennsylvania, Department of Environmental Resources.
- 6.27 Enclosures. A durable enclosure shall be installed around the entire base of all mobile homes with any ventilation openings providing adequate protection against intrusion by rodents, other vermin and debris.
- 6.3 Organized Camps and Campgrounds. The basic requirements of this Ordinance may be modified in the design and development of trailer parks to the extent of, and in accordance with, the following minimum standards.
  - 6.31 Unit Accomodations.
    - 6.311 An area of not less than 2,000 square feet shall be provided for each unit accomodation.

- 6.312 The minimum width of each vehicle parking space shall be ten feet measured perpendicularly to the depth of the space.
- 6.313 The minimum depth of each vehicle parking space shall be not less than fifty-five (55) feet to accomodate recreation vehicle and tow vehicle without unhitching.
- 6.314 Each vehicle parking space shall be located not less than thirty (30) feet from the front lot line of the park, nor less than twenty (20) feet from the side and rear lot lines of the park, nor less than ten (10) feet from the curb or edge of shoulder of any park drive, and from any building or other vehicle.
- 6.32 Travelways. The driveways, exits, entrances and vehicle parking spaces shall be all-weather consisting of at least a four-inch compacted stone or slag base course, topped with crushed stone, or approved equal, constructed and maintained to the following minimum widths and general standards.
- 6.321 Twenty-two (22) feet in the case of two-way drives.
- 6.322 Twelve (12) feet in the case of one-way drives.
- 6.323 Cul-de-sac drives shall be provided with a turn-around having a roadway radius of at least fifty (50) feet.
- 6.324 The driveway edge at all intersections shall have an inside radius of at least thirty (30) feet.
- 6.33 Screening. All organized camp and campgrounds located adjacent to residential land uses or zone districts shall be provided with a screen planting along all property lines of the park facing such.
- 6.34 Utilities and Sanitation.
- 6.341 All sewerage and water facilities including supply and disposal methods shall comply with the applicable standards, rules and regulations of the Pennsylvania Department of Environmental Resources and evidence of such compliance shall be provided by the applicant prior to plan approval.
- 6.342 The spatial and utility requirements pertaining to individual stands may be modified in the case of stands designed exclusively for tent accomodations.
- 6.35 General. Stormwater drainage, easements, utility line location, erosion and sediment control, and site planning shall be in accordance with the basic sections of this Ordinance.
- 6.36 Zoning Compliance. All mobile home park and organized camp or campgrounds under this Ordinance shall be conditional, subject to compliance with related and other applicable provisions of any zoning ordinance in effect, including application, permit, fee, and certificate requirements set forth therein.

#### 6.4 Commercial Land Development

6.41 General Standards. Commercial development plans, including, but not limited to shopping centers, shall comply with the following standards and requirements, as well as all other applicable provisions of this Ordinance not in conflict herewith.

##### 6.42 Site Standards.

6.421 The site, when developed, shall be served by an approved common water supply system and an approved common sanitary sewer system.

6.422 Adequate storm drainage facilities shall be provided.

6.43 General Design. The layout within commercial development areas shall be designed in accordance with any applicable zoning ordinance and with consideration of site conditions to insure:

6.431 Desirable land utilization.

6.432 Convenient traffic circulation and parking

6.433 Adequate service, delivery and pickup.

6.434 Design coordination with adjacent parcels of land.

##### 6.44 Circulation.

6.441 Access to public streets shall be limited to well defined entrance and exit lanes. Exit lanes shall be separated from entrance lanes by dividers or planting islands.

6.442 Painted lines, arrows, and dividers shall be provided to control parking and circulation.

6.443 Where possible, customer parking and circulation shall be separated from delivery service drives and unloading areas.

##### 6.45 Parking Area Requirements.

6.451 5.5 Parking spaces per 1,000 square feet of gross leaseable areas of the center shall be provided.

6.452 Parking areas shall be set back a minimum of fifteen (15) feet from street right-of-way lines and residential property boundaries.

6.453 All parking areas, service drives, and exit and entrance lanes shall be graded and paved according to the specifications for paving of local subdivision streets in Section 4.

6.46 Landscaping. Screen plantings shall be provided where the shopping center abuts residential property. Screen plantings shall consist of trees or shrubs at least six feet in height when planted and planted in such a manner as to visually separate the two properties.

6.5 Industrial Land Developments. The following minimum standards and considerations shall be observed for industrial land developments.

6.51 Off-Street Parking. Off-street parking shall be provided for all employees plus extra spaces for visitors. At least one parking space for each 2 employees on the major shift shall be provided.

6.52 Loading Areas. All loading and unloading areas and service areas of the development shall be provided as off-street parking and shall be designed to cause no obstructions to adjacent street traffic.

6.53 General Design Standards. The layout of the industrial area shall be designed according to any applicable zoning ordinance and to provide: (1) the most efficient arrangement for present use and future expansion; and (2) the provision of adequate and safe space for employee and customer access and parking.

6.54 Utilities. All proposed industrial developments shall meet the standards of the Pennsylvania Department of Environmental Resources for water, sewage, air pollution, water pollution, and similar such controls. Industrial developments shall connect to existing municipal systems unless a feasibility report, prepared by a Professional Engineer, indicates that such connection is not feasible.

6.6 Public Grounds and Open Space.

6.61 Reservations. Subdivision and land development plans shall provide for the reservation of any public grounds shown on the County or Municipal Comprehensive Plan and/or Official Map situated within the area to be subdivided or developed. However, such reservation shall lapse one year after the landowner has submitted a written notice and/or formal application indicating his intentions to subdivide or develop the land covered by the reservation, unless the governing body or such other entity for which the land is reserved shall have acquired, entered into an agreement to acquire, or begun condemnation proceedings to acquire such property.

6.62 Recreation Areas. Every proposed residential subdivision or land development to accommodate more than twenty-five (25) dwelling units may be required to provide open space for the common recreational use of the residents thereof. The size of lots or area per dwelling unit required by any zoning ordinance in effect, or this Ordinance may be reduced by five (5) percent, except in the case of on-lot sewerage disposal, when such land is provided in accordance with the following standards:

6.621 The land provided is of suitable size, dimensions, topography, and general character for the type of recreational use deemed appropriate to the varied outdoor needs of the development as determined by the Planning Commission.

- 6.622 The amount of such land equals at least 0.02 acres for each dwelling unit to be established in the subdivision or land development provided however, such area must be at least one acre in size.
- 6.623 Such recreational space shall be easily and safely accessible to all areas of the subdivision or land development and shall be free of hazards to health and safety.
- 6.624 Such recreation area may be offered for dedication; however, such offer shall not bind any governing body to accept same. If such dedication is accepted, the reduction of the area requirements permitted above shall be deemed adequate compensation to the landowner for the land so dedicated if said allowance has been exercised.
- 6.625 The developer shall make adequate provision for the perpetuation and grounds maintenance of any such recreation area not offered or accepted for dedication and shall provide evidence of such provision to the Planning Commission upon filing the Final Plan.
- 6.63 Open Space. In the case of Planned Residential Developments or cluster developments, no less than twenty-five percent (25%) of the total land area shall be devoted to recreational use and common open space (including any area provided under Section 6.61 above) and adequate assurance for the perpetuation and maintenance thereof shall be provided by the developer.
- 6.7 Other Land Developments. Plans for other types of development not specifically listed shall be submitted to the Planning Commission for approval or disapproval in accordance with principles of site planning and development.

## SECTION 7. DEFINITIONS

This section clarifies by definition terminology used elsewhere in this Subdivision and Land Development Ordinance. Unless otherwise expressly stated, the following words shall, for the purpose of this Ordinance, have the meaning indicated:

- 7.1 Words in the singular include the plural, and those in the plural include the singular.
- 7.2 Words in the present tense include the future tense.
- 7.3 Words "person", "subdivider", and "owner" include a corporation, incorporated association, partnership, or other legal entity, as well as an individual.
- 7.4 The word "building" includes structures, and shall be construed as if followed by the phrase "or part thereof".
- 7.5 The word "water course" includes channel, creek, ditch, dry run, spring, stream and river.
- 7.6 The words "should" and "may" are permissive; the words "shall" and "will" are mandatory and directive.
- 7.7 Access Street: Applies only to two to four-lot subdivisions and involving only-family residence per lot. Every entrance or exit used by vehicular traffic to or from properties abutting a Union Township or other public road.
- 7.8 Agriculture: The cultivation of soil and the raising and harvesting of the products of the soil, including but not limited to nursery, horticulture, forestry, and animal husbandry.
- 7.9 Block: An area bounded by three (3) or more streets.
- 7.10 Building: Any enclosed or open structure other than a boundary wall or fence, occupying more than four square feet of area.
  - 7.101 Detached - a building which has no party wall.
  - 7.102 Semi-detached - a building which has only one party wall in common with another building.
  - 7.103 Attached - a building which has two party walls in common with another building.
- 7.11 Building Reserve (Setback) Line: The line within a property defining the minimum required distance between any building to be erected and an adjacent right-of-way.
- 7.12 Cartway (Roadway): The portion of a street right-of-way, paved or unpaved, intended for vehicular use.

- 7.13 Clear Sight Triangle: An area of unobstructed vision at street intersections defined by lines of sight distance between points at a given distance from the intersection of the street center lines.
- 7.14 County: The County of Union, Commonwealth of Pennsylvania.
- 7.15 County Planning Commission: The Planning Commission of the County of Union.
- 7.16 Crosswalk (Interior Walk): A publicly or privately owned right-of-way for pedestrian use extending from a street into a block or across a block to another street.
- 7.17 Development Plan: The provisions for development of a planned residential development, including a plat of subdivision, all covenants relating to 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.
- 7.18 Developer (Subdivider): 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.
- 7.19 Dwelling Unit: Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.
- 7.20 Easement: A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose, and within which the owner of the property shall not erect any permanent structure, but shall have the right to make any other use of the land which is consistent with the rights of the grantee.
- 7.21 Endorsement: The application of the Township Planning Commission's appropriate stamp to the Final Plan.
- 7.22 Engineer: A licensed, professional engineer, registered by the Commonwealth of Pennsylvania.
- 7.23 Improvements: Those physical additions and changes to the land that may be necessary to produce useable and desirable lots.
- 7.24 Land Development:
- 7.241 The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
- 7.2411 A group of two or more buildings, or
- 7.2412 The division or allocation of land with space between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominium building groups, or other features.
- 7.25 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 having a remaining term of



not less than forty years, or other person having a proprietary interest in land, shall be deemed to be a landowner for the purpose of these Regulations.

- 7.26 Lot: Any parcel of land, regardless of size, intended as a unit for transfer of ownership, use or improvement, or for development.
- 7.27 Lot Area: The area contained within the property lines of a lot (as shown on the plan), excluding space within all streets and within all permanent drainage easements, but including the areas of all other easements.
- 7.28 Marker: An iron pipe or pin of at least 3/4 inch in diameter and at least 48 inches in length.
- 7.29 Mobile Home: A transportable, single family dwelling intended for permanent occupancy, office or place of assembly contained in one unit, or in two units designed to be joined into one integral units 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 assembly operations, and constructed so that it may be used without a permanent foundation. A MOBILE HOME placed other than in a MOBILE HOME PARK shall meet all Development Requirements as immobile housing as stated in this Ordinance.
- 7.30 Mobile Home Lot: A parcel of land in a Mobile Home Park improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single Mobile Home, which is leased by the park owner to the occupants of the Mobile Home erected on the lot.
- 7.31 Mobile Home Park (Park): A parcel of land under single ownership which has been planned and improved for the placement of Mobile Homes for transient and nontransient use, consisting of two or more Mobile Home Lots.
- 7.32 Mobile Home Pad: A section of an individual Mobile Home Lot which has been reserved for the placement of the Mobile Home, pertinent structures or additions.
- 7.33 Monument:
- 7.331 A stone or concrete monument with a flat top at least 4 inches in diameter or square. It is recommended that the bottom sides or radius be at least 2 inches greater than the top to minimize movements caused by frost. The monument should contain a copper or brass dowel (1/4 inch drill hole) and be at least 48 inches in length.
- 7.34 Multiple Dwelling Building: A building providing separate dwelling units for three or more families.
- 7.35 Municipality: Township of the first or second class, borough or city; specifically the municipality(s) within which a proposed subdivision is located.
- 7.36 Parcel: See Lot.

- 7.37 Plan, Sketch: An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings and the general layout of a proposed subdivision prepared by the subdivider, an engineer, a surveyor, or land planner.
- 7.38 Plan, Preliminary: A tentative subdivision plan (including all required supplementary data), in lesser detail than a final plan, showing approximate proposed street and lot layout as a basis for consideration prior to preparation of a final plan, prepared by an engineer, surveyor, or land planner.
- 7.39 Plan, Final: A complete and exact subdivision plan (including all required supplementary data), prepared for official recording as required by statute, to define property rights and proposed streets and other improvements prepared by a Registered Engineer or Registered Surveyor.
- 7.40 Plan, Record: A copy of the final plan, which contains the original endorsements of the Planning Commission which is intended to be recorded with the Union County Recorder of Deeds.
- 7.41 Plat: A map or plan of a subdivision or land development, whether preliminary or final.
- 7.42 Public Grounds:
- 7.421 Parks, playgrounds, and other public areas.
  - 7.422 Sites for publically-owned buildings and facilities.
- 7.43 Reserve Strip: A parcel of ground in separate ownership separating a street from other adjacent properties, or from another street.
- 7.44 Reverse Frontage Lot: A lot extending between and having frontage on two generally parallel streets (excluding service streets) with vehicular access solely from one street.
- 7.45 Review: Whenever the Planning Commission possesses such jurisdiction the action of "Review", includes if appropriate, "Review-and-Approval", or if necessary, "Review and Disapproval".
- 7.46 Right-of-way: The total width of any land reserved or dedicated as a street, alley, crosswalk, or for other public or semi-public purposes.
- 7.47 Roadway: See Cartway.
- 7.48 Row House Structure - Town House Structure: A building, housing a single family dwelling which has one or two common walls with similar buildings.
- 7.49 Sewerage System-Individual: A single system of piping, tanks, or other facilities serving one or two lots and collecting and disposing of the sewage in whole or in part into the soil of the property, including holding tanks.

- 7.50 Sewerage System-Community: A system, whether publicly or privately owned, for the collection and disposal of sewage or industrial wastes of a liquid nature, including various devices for the treatment of such sewage or industrial wastes serving three or more individuals.
- 7.51 Sewerage System-Public: A sewer system and any treatment facility owned; operated, or maintained by a municipality, county sewer authority, person, or entity approved by the Department under a permit issued pursuant to the Clean Streams Law Act of 1937, June 22, P.L. 1987, Article 1, §1 et seq., as amended 1970, July 31, P.L. 653, No. 222, §1 et seq., [35 P.S. §691.1 et seq.].
- 7.52 Shoulders: That portion of the roadway lying on either side of a cartway intended primarily for stopping and parking purposes.
- 7.53 Sight Distances: The required length of a roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic. Sight distance measurement shall be made from a point four and one-half feet (4.5') above the center line of the roads surface to a point one-half foot (0.5') above the centerline of the roads surface.
- 7.54 Soil Percolation Test: A field test conducted to determine the suitability of the soil for individual sanitary sewage disposal facilities by measuring the absorptive capacity of the soil at a given location and depth.
- 7.55 Street: A strip of land, including the entire right-of-way (i.e., not limited to the cartway) to provide access to more than one (1) lot. The word "street" includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct, and other ways used or intended to be used by vehicular traffic, whether public or private, or pedestrians. Streets are further classified according to the function they perform.
- 7.551 Minor Street: (local access) A street used primarily to provide access to abutting properties.
- 7.552 Cul-de-sac Street: A minor street intersecting another street at one end and terminating in a vehicular turn-around at the other end.
- 7.553 Halt (Partial) Street: A minor street, generally parallel and adjacent to a property line, having a lesser right-of-way width than normally required for improvement and use of a street.
- 7.554 Marginal Access Street: A minor street parallel and adjacent to a major street (but separated from it by a reserve strip) which provides access to abutting properties and control of intersections with the major street.
- 7.555 Collector Street: A street which, in addition to providing access to abutting properties, intercepts minor streets to provide a route to community facilities and/or other collector and major streets (streets in industrial and commercial subdivisions shall generally be considered collector streets).
- 7.556 Major Street: (Arterial) A street serving a large volume of comparatively high speed and long distance traffic, including all facilities classified as main and secondary highways by the Pennsylvania Department of Transportation.

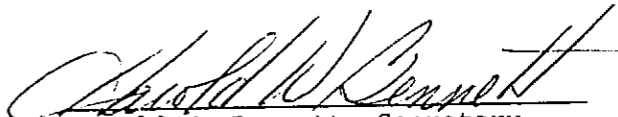
- 7.557 Service Street (Alley): A minor right-of-way providing secondary vehicular access to the side or rear of two or more properties.
- 7.558 Internal Street: A local access (minor street) used for circulation and access within a development project involving multi-residence or commercial or industrial uses.
- 7.56 Subdivision: The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access, or residential dwellings shall be exempted.
- 7.57 Subsurface Absorption Area: The area in which the liquid from a treatment tank seeps into the soil. It includes the following:
- 7.571 Tile Field: A subsurface absorption area in which open jointed or perforated piping is laid in covered trenches or excavations.
- 7.572 Seepage Bed: A subsurface absorption area where open jointed or perforated piping is placed on a gravel bed and then covered with earth.
- 7.573 Deep Wide Trenches: A tile field where the trenches are deeper and wider than three feet.
- 7.58 Surveyor: A licensed surveyor registered by the Commonwealth of Pennsylvania.
- 7.59 Town House: See Row House Structure.
- 7.60 Trailer Park: A parcel of land used and/or designed to provide transient accommodations for two (2) or more recreational vehicles including camping trailers, truck campers, motor homes and tents.
- 7.61 Treatment Tank: A water-tight tank designed to retain sewage long enough for satisfactory bacterial decomposition of the solids to take place. It includes the following:
- 7.611 Septic Tank: A water-tight receptacle which receives sewage and is designed and constructed to provide for sludge storage, sludge decomposition, and separation of solids from the liquid through a period of detention before allowing the liquid to be discharged to a subsurface absorption area.
- 7.612 Aerobic Sewage Treatment Tank: Any unit incorporating, as a part of the treatment process, a means of introducing air and oxygen into the sewage held in the storage tank or tanks so as to provide aerobic biochemical stabilization during a detention period prior to its discharge to a sub-surface absorption area.
- 7.62 Water Distribution System, On Site: A system for supplying and distributing water to a single dwelling or other building from a source located on the same lot.

- 7.63 Water Distribution System, Community: A system for supplying and distributing water from a common source to two or more dwellings and/or buildings within a single neighborhood.
- 7.64 Water Distribution System, Public: A system for supplying and distributing water from a common source to dwellings and other buildings, but generally not confined to one neighborhood.

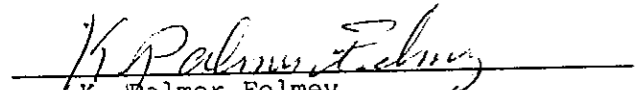
ENACTED AND ORDAINED as an Ordinance of the Township of Union,  
Union County, Pennsylvania, this 7th day of JUNE, 1983.

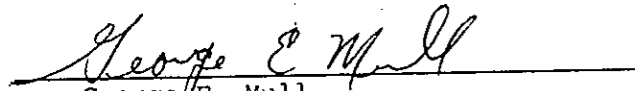
ATTEST

TOWNSHIP OF UNION  
BOARD OF SUPERVISORS

  
Harold W. Bennett, Secretary

  
R. Nelson Poe, Chairman

  
K. Palmer Felme

  
George E. Mull

APPENDIX I

Certification of Ownership, Acknowledgement of Plan, and  
Offer of Dedication

The following certification, in the wording shown, must be labeled and completed on the Final Subdivision Plan:

Commonwealth of Pennsylvania  
County of Union

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_, before me,  
the undersigned officer, personally appeared \_\_\_\_\_, who being  
duly sworn according to law, deposes and says that he is the \_\_\_\_\_ (1)  
of the property shown on this plan, the subdivision plan thereof was made at  
his/its direction, that he acknowledges the same to be his/its act and plan  
\_\_\_\_\_ (2) and that all streets \_\_\_\_\_ (3)  
shown and heretofore dedicated are hereby dedicated to the public use, unless  
shown to be retained under private ownership by the subdivider \_\_\_\_\_  
\_\_\_\_\_ (4).

\_\_\_\_\_ (5) \_\_\_\_\_ (6) \_\_\_\_\_ (7)  
\_\_\_\_\_ (8) \_\_\_\_\_ (9)

My commission expires \_\_\_\_\_, 19 \_\_\_\_

- (1) Insert either: Owner  
Equitable Owner  
President of the (name of corporation) which is the owner.
- (2) Whenever applicable, insert: and desires the same to be recorded as such  
according to law.
- (3) Whenever applicable, insert: and open spaces contained in lots number
- (4) If necessary, insert: except those labeled "not for dedication" (and any  
other restrictions or reservations).
- (5) Where necessary, signature of secretary of corporation.
- (6) Signature of individual, or partners, or of president or corporation.
- (7) If necessary, corporate seal.
- (8) Signature and (9) seal of notary public or other officer.

APPENDIX II

Certificate of Township Approval

The approval of the Final Plan must be indicated on the Final Plan.

At the meeting held on \_\_\_\_\_, 19 \_\_\_\_, the Planning Commission of the Township of Union, of Union County, be resolution, duly enacted, approved the subdivision plan of the propety of \_\_\_\_\_ (1) \_\_\_\_\_, as shown hereon.

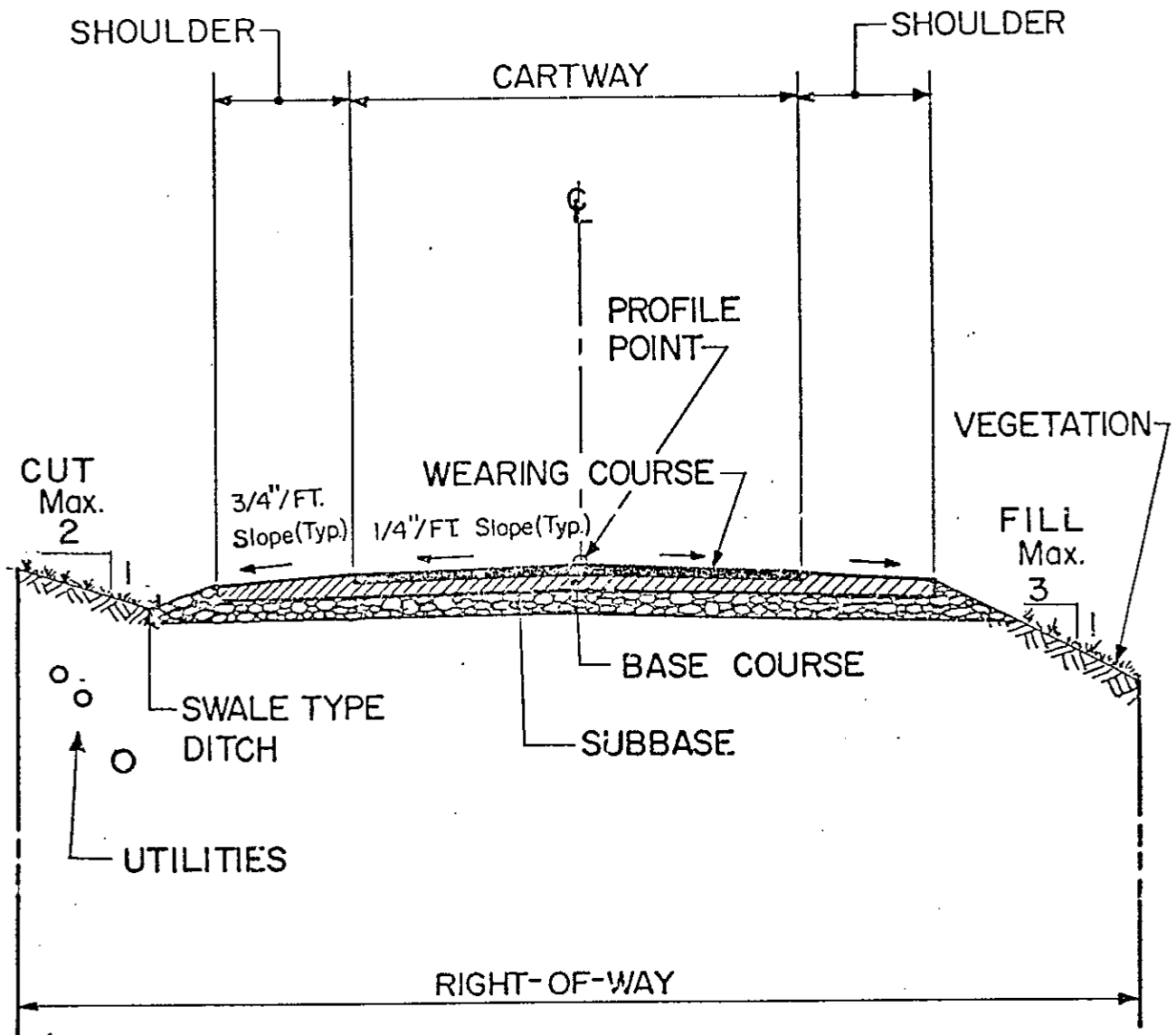
\_\_\_\_\_  
(2)

\_\_\_\_\_  
(3)

- \_\_\_\_\_  
(1) Insert name of property-owner  
(2) Signature of Planning Commission Chairman  
(3) Planning Commission Seal



APPENDIX III



# APPENDIX IV

## Application for Review of Sketch, Preliminary, or Final Subdivision Plan

File No. \_\_\_\_\_  
Received \_\_\_\_\_  
Reviewed \_\_\_\_\_  
\_\_\_\_\_

The undersigned hereby applies for Review by the Planning Commission of the Township of Union of the Sketch, Preliminary, or Final Land Subdivision Plan submitted herewith and described below:

1. Name of subdivision: \_\_\_\_\_  
Municipality: \_\_\_\_\_ Plan dated: \_\_\_\_\_
2. Name of property owner(s): \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_ Phone: \_\_\_\_\_
4. Applicant's interest is as: . . . . . \_\_\_\_\_ Equitable owner  
\_\_\_\_\_ Agent or owner
5. Engineer or surveyor responsible for plan: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_ Phone: \_\_\_\_\_
6. Total acreage: \_\_\_\_\_ Number of lots: \_\_\_\_\_
7. Acreage of adjoining land in same ownership (if any): \_\_\_\_\_
8. Type of lot use proposed: \_\_\_\_\_ Single family \_\_\_\_\_ Commercial  
\_\_\_\_\_ Two family \_\_\_\_\_ Industrial  
\_\_\_\_\_ Row \_\_\_\_\_ Other  
\_\_\_\_\_ Multi family
9. Zoning data, including all of the following which are applicable:  
Is the municipality zoned? \_\_\_\_\_ Is a zoning change necessary? \_\_\_\_\_  
Classification: \_\_\_\_\_ Residential \_\_\_\_\_ Commerical \_\_\_\_\_ Industrial  
Minimum lot area: \_\_\_\_\_ sq. feet

# APPENDIX IV (continued)

10. Will construction of building be undertaken immediately? ☐ Yes ☐ No If no, when \_\_\_\_\_
- By whom? ☐ Subdivider  
☐ Other developers  
☐ Purchasers of individual lots
11. Type of water supply proposed: ☐ Public (municipal)  
☐ Semi-public (community) system  
☐ Individual on-site
12. Type of sanitary sewage disposal proposed: ☐ Public (municipal) system  
☐ Live  
☐ Capped  
☐ Semi-public (community) system  
☐ Individual on-site (septic tank and file field)  
☐ Holding tank
13. Type of off-street parking proposed ☐ Garages  
☐ Drives  
☐ Other  
☐ None
14. Are all streets proposed for dedication? ☐ Yes ☐ No
15. Acreage proposed for park or other public use: \_\_\_\_\_
16. Zoning changes, if any, to be requested: \_\_\_\_\_
17. Linear feet of new streets proposed: \_\_\_\_\_
18. Are the documents and plans required by Section 2 and 3 included? ☐ Yes ☐ No
19. Contractor estimated cost of improvements \$ \_\_\_\_\_

The undersigned, being dully sworn according to law, deposes and says that the facts set forth above are true, correct and complete to the best of his knowledge, information, and belief.

Signature of Owner or Applicant: \_\_\_\_\_

By: \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public: \_\_\_\_\_

## APPENDIX V

### Subdivision Fee Schedule

|  | <u>Amount</u>                                |
|--|--|
| 1. Residential subdivision submitted under the provisions of Section 2.7 (no improvements involved). | None   |
| 2. Residential subdivision - five or more lots or residential units                                  | \$25.00 plus<br>\$ 1.00 per lot              |
| 3. Commercial subdivision  | \$100.00 plus<br>5.00 per store<br>or office |
| 4. Industrial subdivision - acre   | \$100.00 plus<br>\$ 10.00 per acre           |

Fees are payable upon submission of preliminary plans.

Engineering Inspection Fee - See Section 2.38.