

**SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE
(SALDO)**

ORDINANCE NO.: 2009-4

FOR

**EAST BRUNSWICK TOWNSHIP
SCHUYLKILL COUNTY, PENNSYLVANIA**

Adopted December 3, 2009

Effective January 1, 2010

PROJECT NO.8898.27

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USING THIS ORDINANCE: AN OVERVIEW

The following describes the most efficient way to use this Subdivision and Land Development Ordinance. The following are general descriptions, but are not part of the actual Subdivision and Land Development Ordinance.

Start by using the following parts of the Subdivision and Land Development Ordinance:

- Turn to the Table of Contents to find the pages and sections that apply to your particular situation. You may wish to photocopy the Table of Contents to highlight the relevant sections.
- Turn to General Procedures in Part 3, which indicate the general review and submittal process for a proposed subdivision and/or land development.
- Regularly refer to the Definitions in Part 2 to determine the meaning of specific words.
- There are three (3) types of plan submissions included in this ordinance: Sketch, Preliminary and Final requirements for each plan are included in Parts 6 through 10.

An outline of the Subdivision and Land Development review and approval procedures is included in Part 3. It is as follows:

MINOR AND MAJOR SUBDIVISIONS AND LAND DEVELOPMENT

- | | |
|--------|--|
| STEP 1 | Subdivider meets informally with Commission to determine general conformance with Regulations, and to review Sketch Plan and development proposals. Determination if plan is major or minor subdivision is completed. |
| STEP 2 | Subdivider submits preliminary plan with supporting data to Commission and municipality. |
| STEP 3 | Commission reviews preliminary plan at a regular meeting. Concurrently the Township shall transmit plan to the Zoning Officer to evaluate for conformance to Zoning regulations and notify the Commission of its evaluation. |
| STEP 4 | After review, Commission notifies subdivider and Board of Supervisors either that plan has been approved, approved with modifications, or disapproved. Subdivider revises plan, if necessary, for Commission approval. |
| STEP 5 | Following approval of the preliminary plan from the Commission the plan is forwarded to the Board of Supervisors for review at their next regular meeting. |
| STEP 6 | After review, the Board of Supervisors notifies subdivider either that plan has been approved, approved with modifications, or disapproved. Subdivider revises plan, if necessary, and follows Steps 2 through 6. |

- STEP 7 Within one (1) year, subdivider prepares and submits final plan for Commission review. Subdivider may submit only a portion of entire proposed plan as shown on approved preliminary plan (if shown as phased), but entire portion must be submitted within five (5) years.
- STEP 8 Commission reviews final plan at regular meeting after having given proper notice for preliminary plans. Concurrently the Township shall transmit plan to the Zoning Officer to evaluate for conformance to Zoning regulations and notify the Commission of its evaluation. The applicant shall provide the commission with proof of the necessary zoning reviews and approvals. After review, the Commission notifies subdivider and Board of Supervisors of its action on the final plan.
- STEP 9 After plan concurrence by the Commission, the commission submits plans to the county planning committee for review.
- STEP 10 Following approval of the final plan from the township Commission the plan is forwarded to the Board of Supervisors for review at their next regular meeting.
- STEP 11 After review, the Commission notifies subdivider of the Board of Supervisors action on the final plan. Subdivider revises plan, if necessary, and follows Steps 8 through 10.
- STEP 12 Not later than 90 days after Board of Supervisors action on the final plan, subdivider files his final plan for recording with the County Recorder of Deeds. Subdivider forwards notice of the recording to the Township.

The following two major considerations should be kept in mind when using this Ordinance:

- An applicant may apply to the Board of Supervisors for Modification or Exception if a literal enforcement of this Subdivision and Land Development Ordinance would result in undue hardship. See Part 1, [Section 107](#), which includes the standards that must be met under State law in order to be granted, modification or exception. Generally, under the Pennsylvania Municipalities Planning Code, modification or exception are not permitted unless an applicant proves a “Hardship” and remains consistent with the goals of this Ordinance and Comprehensive Plan.
- All of the requirements of the East Brunswick Township Zoning Ordinance must also be adhered to when a proposed subdivision and land development plan is being designed, laid out and constructed.

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PART 1 - GENERAL PROVISIONS

§101. TITLE.

1. An Ordinance replacing Ordinance September 20, 1999 prepared by Ed Gaydos, P.E. and providing for the regulation and control of the subdivision and/or the development of land and the approval of plans, plots, or replots of land within the jurisdiction of East Brunswick Township, Schuylkill County, Pennsylvania. Pursuant to the authority set forth in Part V of the Pennsylvania Municipalities Planning Code, as amended, and setting forth procedures to be followed by the Township Planning Commission and the Township Supervisors in applying, administering, and amending these rules, regulations, and standards and prescribing penalties for the violation thereof.

§102. SHORT TITLE.

1. This Ordinance shall be known and may be cited as “The East Brunswick Township Subdivision and Land Development Ordinance (SALDO).”

§103. PURPOSE.

1. The purpose of this ordinance shall be to guide and regulate the planning, subdividing and development of land in order to promote and protect the health, safety, morals, and general welfare of the resident and inhabitants of the Township by:
 - A. Assisting in the orderly and efficient integration of land developments within the Township.
 - B. Ensuring conformance of land development plans with the Comprehensive Plan, Zoning ordinance and other municipal documents.
 - C. Ensuring coordination of inter-municipal and intra-municipal public improvement plans and programs.
 - D. Ensuring sites are suitable for building purposes and human habitation.
 - E. Facilitating the efficient movement of traffic.
 - F. Securing equitable and just processing of all subdivision and land development plans by providing uniform procedures and standards.
 - G. Providing for open spaces through efficient design and layout of the land.
 - H. Securing the preservation of natural and historic features.
 - I. Providing for Sediment and Erosion Control, Stormwater Management and

Ground Water Recharge.

J. Planning and Design of Infrastructure such as Utilities and Roadways

K. Assuring coordination of design among adjoining developments.

§104. APPLICATION.

1. No subdivision or land development of any lot, tract, or parcel of land located within East Brunswick Township shall be effected, and no street, sanitary sewer, water main, stormwater control facilities, gas, oil, or electric transmission line, or other facilities 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 or to abut thereon, except in strict accordance with the provisions of this Ordinance.
2. No lot in a proposed subdivision or land development may be sold, and no final permit to erect, alter or repair any building or structure upon land in a subdivision or land development may be issued unless and until:
 - A. A Final Plan has been approved and recorded, and
 - B. Either
 - (1) the Township has been guaranteed by means of a Development Agreement acceptable to the Township Supervisors that the improvements will subsequently be installed, or
 - (2) the required improvements in connection therewith have been constructed.
3. All subdivisions and/or land developments, as defined in [Part 2](#) of this Ordinance, shall be submitted for review by the East Brunswick Township Planning Commission pursuant to the provisions of this Ordinance.
4. A subdivision of any lot which has been involved in three (3) successive minor subdivisions shall comply with the requirements for a major subdivision.

§105. EXEMPTIONS.

1. **Approved Subdivisions.** In the case of a preliminary or final plan approved without conditions or approved by the applicant's acceptance of conditions prior to the date of this Chapter became effective, this Chapter shall not be applied to adversely affect the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within the time periods established within the Pennsylvania Municipalities Planning Code, as amended. After the expiration of such time periods, the development shall be subject to this Chapter.

2. Provisions for exclusion from determination of land development:

- A. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into less than three residential units, unless such units are intended to be a condominium.
- B. The addition of an accessory residential building, including farm buildings, on a lot or lots subordinate to an existing principal building.
- C. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For purposes of this sub-clause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. The exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

3. Resubdivision

- A. Any replotting or resubdivision of land, including changes to record plans and/or the combination of two or more previously approved lots or parcels of land, shall be considered a subdivision and shall comply with the requirements of this ordinance, provided that where lot lines shown on a recorded plan will be changed and all resultant lots will conform to the applicable Zoning Ordinance and this ordinance and easements and rights-of-way will not be changed and street locations and block sizes will not be changed any utility locations will not be changed and open space and recreation areas will not be reduced and the number of lots will not be increased, the Supervisors may permit the subdivider to:
 - (1) Submit to the Township Planning Commission or Township Secretary or official designated by the Township ten (10) copies of the original plan, ten (10) copies of the revised plan and seven (7) copies of a report describing all changes which have been made. Four (4) copies of all plans and reports shall be submitted by the Township to the County Planning Commission and four (4) copies of all plans and reports to the Township Planning Commission. In addition, if deemed necessary by the Supervisors, plans shall be submitted to the Township Engineer/Planning Consultant, Township or County Zoning Officer and any other township officials. The Township Planning Commission shall, in writing; advise the subdivider and the township Secretary whether the revised plan complies with subsection 3.A.
 - (2) When the plan does comply with subsection 3.A., the subdivider shall submit the record plan to the Township Secretary for the endorsement of the Township Supervisors. The subdivider shall also submit the record plan to the County Planning Commission for its endorsement (which shall specifically identify the previous record plan and then record the plan if endorsement is

secured. If the revised plan initially submitted to the Township Secretary complies with subsection 3.A., the Township Supervisors shall endorse the recorded plan within ninety (90) days after initial submission of the plan to the Township Secretary. If the plan does not comply with Subsection 3.A., this decision shall also be communicated to the subdivider by the Supervisors within ninety (90) days after submission of the plan to the township.

- B. The record plan shall be a clear and legible black-on-white or blue-on-white print on material acceptable to the Recorder of Deeds.
 - C. When on-lot sewage disposal is intended to be utilized, the Supervisors or Planning Commission may require that a copy of the final plan be submitted to the Township Sewage Enforcement Officer for review.
 - D. If the revision of lot lines would result in the relocation modification or improvement of driveway access points approved by the Pennsylvania Department of Transportation, the supervisors may require submission of the revised plan to the Pennsylvania Department of Transportation for its comments.
- 4. Family Subdivision – In the case of land division with no immediate plan for development, provided the land is divided into parcels for immediate family members, and will be owned by such family members for a minimum of 5 years, the subdivider may submit a Preliminary/Final Minor Subdivision Plan to the township rather than a preliminary and final Major subdivision plan if the number of lots require such (regardless of the number of lots). The plan shall contain all information required by [Part 5](#) of this ordinance and be submitted and reviewed in accordance with [Section 3.02](#). The plan shall be labeled “Minor Subdivision Plan”. The Township reserves the right to require the plan to be a major subdivision if it meets the lot requirements of a major subdivision, and there are site specific concerns that would require such. The maximum number of lots is equal to one lot for each immediate family member.
 - 5. Abbreviated Subdivision – In the case of any subdivision in which all proposed lots will have frontage on and direct vehicular access to an existing improved Township or State road, the parcel being subdivided will be divided in more than 4 lots but not more than 10 lots or parcels, and the lots will be used for only single-family detached dwellings, the Township Supervisors may at their discretion, permit the developer to submit only a final plan to the Township, rather than both preliminary and final plans. The final plans shall contain all information required by [Part 7](#) and [Part 8](#) of this Chapter and shall be reviewed on accordance with [Section 3.02](#).
 - 6. Auction Sale Subdivision - In the case of the proposed subdivision of land by process of auction sale, the following procedure may be used by the subdivider:
 - A. The subdivider shall prepare and submit sketch plans and, if required by the township, preliminary plans, in accordance with the requirements of this

ordinance.

- B. The sketch plan, or the preliminary plan if a preliminary plan is required by the township, shall comply with the requirements of this ordinance and, in addition, contain the following notation:

“This property is intended to be sold by auction on or about (date), in whole or in part according to this plan. Sale of lots at such auction shall be in the form of agreement to purchase, and no actual transfer of ownership or interest in such lots shall proceed until a final plan showing such division of property shall have been approved by the Township Supervisors, in accordance with the Township Subdivision Ordinance, and recorded in the office of the County Recorder of Deeds.”

- C. After approval of the sketch plan, and preliminary plan, if required, by the Township, the auction sale may then proceed in accordance with the above notation, after which the subdivider shall prepare and submit a final plan in accordance with this ordinance.

7. Lot Annexations.

- A. Where the conveyance, sale or transfer of land from one parcel to an adjacent parcel is proposed for the sole purpose of increasing lot size, and not for the purpose of creating a separate new lot or a land development, the subdivider may submit only a Sketch Plan of Record to the township rather than submit sketch, preliminary and final plans. The sketch plan shall contain all information required by [Part 4](#) of this ordinance and be submitted and reviewed in accordance with [Section 3.02](#). The plan shall be labeled “Sketch Plan of Record”.
- B. Precise bearing and distances from field survey shall be shown for the parcel being transferred, and evidence shall be submitted that the parcel from which the parcel is being transferred will not violate or further violate, any requirement of the applicable Zoning Ordinance or other Township regulations. If development is subsequently proposed for the parcel that has been increased in size, no building or zoning permit shall be issued unless all applicable requirements of township regulations are complied with.

C. The subdivision plan shall contain the following notation.

“Parcel/Lot Number _____ of this subdivision is for the expressed purpose of annexation to the existing lands of _____, Deed/Record Book _____; Page Number _____ and is not to be considered a separate building lot.”

D. The following certification must be placed on the plan and contain the signature of the person(s) accepting the annexation parcel and notary seal and signature.

“On this, the _____ day of _____, 20____, before me the undersigned officer, personally appeared _____, who being duly sworn according to law, deposes and says that he/she is the owner of the property indicated to receive annexation Lot/Parcel Number _____ as shown on this plan. As owner of the property, he/she accepts the annexation of said parcel and acknowledges the requirements of annexation of the parcel to his/her existing lands, and that he/she acknowledges that the parcel is for annexation purposes only and is not to be considered a separate building lot.

_____(1) _____(1)
(2)
_____(3)
(4)

My Commission expires

- (1) signature(s) of individual(s), of partners, or of president of corporation
- (2) if necessary, corporate seal
- (3) signature and
- (4) seal of notary public or other officer
- (5) Proposed legal descriptions for the annexation parcel, annexation parcel combined with the existing parcel and remaining lands of the parcel being subdivided shall be submitted at the time the subdivision is submitted.

§106. INTERPRETATION

1. Standards

- A. The provisions of this Ordinance shall be interpreted and applied as to minimum requirements for the promotion of the public health, safety, comfort, and general welfare.

- B. Where provisions, standards, and specifications of this Ordinance conflict with those of any State statute, other ordinance or regulations, the greater restriction shall be controlling regardless of its source, unless specified to the contrary.
- 2. Illustrations. The illustrations in this Ordinance are not a part of the Ordinance, but are included for purposes of explanation and clarification.

§107. MODIFICATIONS AND EXCEPTIONS

- 1. Where, owing to special conditions pertaining to the land in question, a literal enforcement of this Ordinance or its accompanying regulations would result in undue hardship, the Township Supervisors may grant modifications and exceptions to one or more provisions, provided that such modification will not be contrary to the public interest and that the purpose and intent of this ordinance is observed.
- 2. Proof of unnecessary hardship must be presented to the Township Supervisors by the developer. Any request shall be submitted in writing, citing the specific provision or standards from which relief is required, and should be part of the preliminary or final plan submission. The Township Supervisors and Planning Commission shall review the applicant's request and submit a written report to the Applicant.
- 3. The request for an exception shall be reviewed at a public meeting of the Township Supervisors who shall make a decision consistent with the goals of the Comprehensive Plan and the intent of this Ordinance. The modification or exception will not have the effect of nullifying the intent and purposes of these regulations.
- 4. Standards May Be Modified - The standards and requirements of these regulations may be modified by the Township Supervisors in the case of plans for complete communities or neighborhood units or other large scale developments which, in the judgment of the Township Supervisors, achieve substantially the objectives of the regulations contained herein and which are further protected by such covenants or other legal provisions as will assure conformity to and achievement of the plan.

§108. WAIVER

- 1. A subdivider may request a modification or deletion of a requirement of this Ordinance relative to a specific subdivision or land development.
- 2. Applications for such waiver shall be in writing (see [Section 108](#) & [306](#)).
- 3. The Township Supervisors shall grant or deny the request for such waiver considering the recommendations of the Planning Commission and/or Zoning Hearing Board.

§109. FEES

- 1. The East Brunswick Township Supervisors has established by resolution a schedule

of fees and a collection procedure for all applications and other matters including inspections pertaining to this Ordinance.

2. Plans shall not be considered for review until all fees are paid and the applications are properly signed.
3. All and any resubmission in part or in whole shall be considered a submission and is subject to the submission/resubmission fee.
4. If the applicant disputes the fees, the applicant can appeal in accordance with Section 503 and Section 510 of the Pennsylvania Municipalities Planning Code, as amended.

§110. REVISED PLANS, ALTERNATE PLANS, AND RESUBDIVISIONS

1. Revised Plans. Until a submission is approved or rejected by the Township Supervisors or Planning Commission, the Applicant may withdraw the submission (or part thereof) and submit a Revised Plan following the submission and review procedures which apply to that plan.
2. Alternate Plan. If, before a submission is approved or rejected by the Township Supervisors or Planning Commission, the Applicant submits a new plan submission for the subdivision or development of the same lands as the pending submission and does not withdraw the pending submission, the new plan shall be considered an Alternate Plan for which a new submission fee in accordance with the adopted fee schedule shall be required.
3. Resubdivisions. A revision or resubdivision of a recorded plan or a Final Plan approved by the Township Supervisors shall be considered as a new subdivision and shall come under the jurisdiction of this Ordinance.

§111. TOWNSHIP RECORDS

1. The Township Planning Commission and the Township Supervisors shall keep a record of the findings, decisions, and recommendations relative to all subdivision or land development plans filed for action by the Planning Commission and the Township Supervisors. Such records shall be open to the public for review upon written request.

§112. AMENDMENTS

1. The regulations set forth in this Ordinance may, from time to time, be amended by the Township Supervisors.
2. Amendments to the ordinance shall become effective only after a public hearing held pursuant to public notice.

3. In the case of amendment other than that prepared by the Planning Commission, the Township Supervisors shall submit each proposed amendment to the Planning Commission for recommendations at least thirty (30) days prior to the date set for the public hearing on such proposed amendment.
4. Consideration - The Township Supervisors will give diligent consideration to changes or modifications suggested by any developer when such changes or modifications shall be in the best interests of the general public.

§113. APPEALS TO COURTS

1. Decisions of the Township Supervisors may be appealed in accordance with the Pennsylvania Municipalities Planning Code.

§114. ENFORCEMENT

1. Inspectors. The Township Supervisors shall appoint one or more inspectors, included but not limited to the Township Planning Commission, Township Supervisors, Township Road Foreman or the Township Engineer, to enforce the provisions of this Ordinance and the accompanying design standards and improvement specifications.
2. Inspection. Inspection of actual construction under any approved subdivision or land development plan shall be the responsibility of the Township, which shall undertake reasonable measures to provide an adequate inspection to enforce the provisions of this Ordinance on all projects. The construction of the project to conform with the approved plans shall be the responsibility of the developer due to the absence of full time inspection by the Township. Any inspection requested by the Township of the improvements of any approved subdivision will be conducted on an hourly rate basis in accordance with the current Township Engineer Retainer and shall be the financial responsibility of the developer as described in the Fee Schedule. The minimum items that require inspection include, but are not limited to, underground utilities, storm sewer installation, retention, detention and infiltration facilities, sewer line installation, waterline installation, seeding and landscaping, signage, lighting, sub base placement, paving placement, concrete curbs and sidewalks.
3. Remedies
 - A. Any action inconsistent with the provisions of this Ordinance shall be subject to a cease and desist order and other appropriate measures by the Township Supervisors or appointed Township Official.
 - B. In addition to other remedies, the Township Supervisors may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations; to prevent unlawful construction; to recover damages; and to prevent illegal occupancy of a building, structure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of

selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

- C. The Township Supervisors shall refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of any ordinance adopted pursuant to this Part. This authority to deny such a permit or approval shall apply to any of the following applicants:
- (1) The owner of record at the time of such violation.
 - (2) The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
 - (3) The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
 - (4) The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
- D. As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.
- E. In the situation that improvements are not installed in accordance with the approved plan, shall constitute a violation of this ordinance and be subjected to the penalties as per the ordinance ([Section 115](#)).
- F. In the situation that improvements are installed without plan approval and/or a development agreement constitute a violation of this ordinance and be subjected to the penalties as per the ordinance ([Section 115](#)).

§115. PENALTIES

1. Any person, partnership or corporation who or which has violated the provisions of this subdivision or land development ordinance shall, upon being found liable therefore in a civil enforcement proceeding, pay a judgment of not more than \$500 plus all court costs, including reasonable attorney, engineering, and other professional fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the District Justice. Penalties shall be implemented be Section 515 of the MPC.

2. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the District Justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the District Justice and thereafter each day that a violation continues shall constitute a separate violation.
3. All fines collected for such violation shall be paid to East Brunswick Township, Schuylkill County.

§116. SEVERABILITY

1. It is hereby declared to be the legislative intent that:
2. If a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.
3. If a court of competent jurisdiction finds the application of any provision or provisions of this Ordinance to any lot, building, structure, or tract of land to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to the person, property, or situation immediately involved in the controversy, and the application of any such provision to other persons, property, or situations shall not be effective.
4. East Brunswick Township, Schuylkill County hereby declares that it would have passed this Ordinance and each section or part thereof irrespective of the fact that any one or more sections or parts thereof be declared invalid.

§117. CONDITIONS

1. Township Supervisors May Impose Conditions - In granting exceptions and modifications, the Township Supervisors may impose such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so modified.

§118. REPEALER

1. All other Township ordinances or parts thereof that were adopted prior to this Ordinance and are in conflict with this Ordinance are hereby repealed.

§119. EFFECTIVE DATE

1. This Ordinance shall become effective on January 1, 2010.

§120. ENACTMENT

Enacted and ordained into an Ordinance this 3rd day of December, 2009, effective January 1, 2010.

Date of Public Hearing: November 23, 2009.

ATTEST: EAST BRUNSWICK TOWNSHIP,
Schuylkill County, Pennsylvania

By: _____
Chairperson of Township Supervisors

Township Secretary

(SEAL)

Read and approved by me this 3rd day of December, 2010

Supervisor

PART 2- DEFINITIONS

§201. GENERAL INTERPRETATION

1. For the purposes of this Ordinance, words and terms used herein shall be interpreted as follows:
 - A. Words in the present tense shall include the future tense.
 - B. The singular shall include the plural, and the plural shall include the singular.
 - C. The masculine gender shall include the feminine and the neuter and vice-versa.
 - D. The word "shall" is always mandatory, the word "should" means a suggested or preferred action, and the word "may" is always permissive.
 - E. If a word is defined in both this Subdivision and Land Development Ordinance and another Township Ordinance, each definition shall apply to the provisions of each applicable Ordinance.
 - F. The words "such as", "includes", "including", and "specifically" shall provide examples. These examples shall not, by themselves, limit a provision to the examples specifically mentioned if other examples would otherwise comply with the provisions.
 - G. Any word or term not defined in this Subdivision and Land Development Ordinance shall be used with a meaning of standard usage.

§202. DEFINITIONS

When used in this Ordinance, the following words, terms and phrases shall have the following meanings, unless expressly stated otherwise or unless the context clearly indicates otherwise:

ABUT. Areas of contiguous lots that share a common lot and line, except not including lots entirely separated by a street or a perennial waterway (see definition of "adjacent").

ACCESS DRIVE OR ACCESS WAY. A privately owned, constructed, and maintained vehicular access roadway accessing two (2) or more dwelling units or two (2) or more commercial, institutional or industrial principal uses (see definition of "driveway").

ACCESSORY BUILDING. A building subordinate to the principal building on a lot and used for purposes customarily incidental to those of the principal building.

ADJACENT. Includes contiguous lots that share a common lot line or that are separated only by a street or waterway (see definition of "abut").

AGRICULTURE. Shall mean "crop farming", "plant nursery", and "raising of livestock" (see definition of each).

ALLEY. A right-of-way providing secondary vehicular access to the side or rear of one or more properties.

ANNEXATION. The act of adding or joining to; to incorporate into an existing parcel.

APPLICANT. A landowner or developer, as here in after defined, who has filed an application for a subdivision or land development, including his heirs, successors, and assigns.

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

BERM. An earthen embankment which serves purposes such as retaining/detaining the flow of surface water runoff, preventing soil erosion or supporting plant materials to aid in screening.

BEST MANAGEMENT PRACTICE (BMP). Activities, facilities, measures, planning or procedures used to minimize accelerated erosion and sedimentation and manage stormwater to protect, maintain, reclaim, and restore the quality of waters and the existing and designated uses of waters within this Commonwealth before, during, and after earth disturbance activities.

BIOSOLIDS. – see sewage sludge.

BLOCK. Property bounded on one side by a street, and on the other three (3) sides by a street, railroad right-of-way, public park, waterway, township lines, unsubdivided or developed area, or any combination thereof.

BLOCK FRONTAGE. That part of a block which fronts on a single street.

BUFFER YARD. A strip of land that is not occupied by any building, parking, outdoor storage or any other use than open space or approved pedestrian pathway. A buffer yard may be a part of the minimum setback distance, but land within an existing or future street, right-of-way shall not be used to meet buffer yard requirements.

BUILDING. Any structure having a permanent roof and intended for the shelter, work area, housing or enclosure of persons, animals, or property and that has a total volume under roof of greater than 50 cubic feet. "Building" is interpreted as including or part thereof (see the separate definition of "structure"). Any structure involving a permanent roof (such as a covered porch or a carport) that is attached to a principal building shall be considered to be part of that principal building.

CARTWAY. The portion of a street or highway right-of-way, paved or unpaved, designed for vehicular use.

CATCH BASIN. An inlet which has a sump below the pipe to collect debris and is designed to intercept and redirect surface waters.

CHANNEL. An area which conveys the normal continuous or intermittent flow of water.

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

COMMISSION. The East Brunswick Township Planning Commission, unless otherwise noted.

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

COMMON PARKING AREA. A parking facility other than those provided within the lot lines of a lot on which 1 single family detached dwelling, 1 single family semi-detached dwelling, 1 townhouse, 1 two family detached dwelling, or 1 two family semi-detached dwelling is located.

COMMONWEALTH. The Commonwealth of Pennsylvania, unless otherwise noted.

COMPREHENSIVE PLAN. The document entitled Comprehensive Plan for East Brunswick Township, Schuylkill County, Pennsylvania or any part thereof, adopted by the Township Supervisors on February 5, 2009 or later versions.

CONDOMINIUM. A set of individual dwelling units or other areas of buildings each owned by an individual person(s) in fee simple, with the owners assigned a proportionate interest in the remainder of the real estate which is designated for common ownership and which was created under either the Pennsylvania Unit Property Act of July 3, 1963 or the Pennsylvania Uniform Condominium Act of 1980, as amended.

CONSERVATION DISTRICT. The Schuylkill Conservation District (SCD), unless otherwise noted.

CONSTRUCTION. Includes the placing of construction materials in permanent position and fastening in a temporary or permanent position and the demolition of pre-existing building, provided that further construction be diligently carried on.

COUNTY. The County of Schuylkill, Commonwealth of Pennsylvania, unless otherwise

noted.

COUNTY PLANNING COMMISSION. The Schuylkill County Planning and Zoning Commission, unless otherwise noted.

CROP FARMING. The cultivating, raising and harvesting of products of the soil and the storage of these products produced on the premises. "Crop farming" shall also include orchards and Christmas tree farms and raising of limited numbers of livestock as an accessory use, but shall not include intense raising of livestock, commercial forestry, riding academies or kennels.

CROSSWALK OR WALKWAY. A strip of land including a right-of-way dedicated to public use in order to facilitate pedestrian access through or into a block.

CUL-DE-SAC STREET. A local street which is permanently terminated at one end by a vehicular turnaround and at the other end intersects another street.

CULVERT. A structure designed to convey water under a street or pedestrian walk.

DATUM. A reference point from which elevations are measured. The standard datum is sea level as established by the United States Geological Survey (USGS) and the existing Township Datum.

DEDICATION. The deliberate appropriation of land by its owner for any general and public use, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

D.E.P. (OR DEP OR PADEP). The Pennsylvania Department of Environmental Protection, or its successor, and its relevant subparts.

DETACHED BUILDING. A building that is surrounded on all sides by open yards and not attached to any other building.

DETENTION BASIN. A structure designed, built and used for the temporary storage of stormwater runoff.

DEVELOPER (SUBDIVIDER). Any landowner, agent of such landowner, or tenant with permission from a landowner who makes or causes to be made a subdivision of land or land development.

DEVELOPMENT OF REGIONAL SIGNIFICANCE AND IMPACT. Any land development that, because of its character, magnitude, or location will have substantial effect upon the health, safety, or welfare of citizens in more than one municipality.

DEVELOPMENT AGREEMENT. An agreement (in a form and manner acceptable to the Township) requiring a developer to install the improvements required by this Ordinance and any improvements or amenities which appear on the plan in accordance

with the requirements of this Ordinance.

DITCH. A small drainage channel.

DIVERSION CHANNEL. A channel constructed on, across, or at the bottom of a slope.

DOUBLE FRONTAGE LOT. A lot extending between and having frontage on two streets.

DRIVEWAY. A privately owned, constructed, and maintained vehicular access from a street or access drive to one (1) dwelling unit, commercial unit, institutional or industrial principal use (see definition of access drive).

DRIVING SURFACE AGGREGATE (DSA). A mixture of crushed stone developed specifically as a surface wearing course for unpaved roads. DSA has a unique particle size distribution designed to maximize packing density and produce a durable road surface that performs better than conventional aggregates.

DWELLING (RESIDENCE, RESIDENTIAL STRUCTURE). A building containing one (1) or more dwelling units. A building used as non-transient living quarters, but not including a boarding house, hotel, motel, hospital, nursing home, dormitory, fraternity, sorority house, automobile court, rooming house, tourist home, or other group residence. This Subdivision and Land Development Ordinance categorizes dwellings into the following:

- A. **CONVERSION APARTMENT.** A new dwelling unit created within an existing building within the standards of the applicable Zoning Ordinance
 - B. **APARTMENT.** Three or more dwelling units within a building that are separated by only horizontal floors or by a combination of horizontal floors and vertical walls (see definition of "townhouses" below). The individual dwelling units may be leased or sold for condominium ownership.
 - C. **SECTIONAL OR "MODULAR" HOME.** A type of dwelling that meets a definition of single family detached dwelling, single family semi-detached dwelling, townhouse or garden apartment that is substantially but not wholly produced in two or more major sections off the site and then is assembled and completed on the site, and that does not meet the definition of a "mobile/manufactured home" and that is supported structurally by its exterior walls and that rests on a permanent foundation.
 - D. **SINGLE-FAMILY DETACHED DWELLING.** One dwelling unit in one building accommodating only one family and having open areas on all sides.
- (1) **MOBILE/MANUFACTURED HOME.** A type of single-family detached dwelling that meets all of the following requirements: a) is transportable, b) is

designed for permanent occupancy, c) is contained in a single piece, or two substantial pieces designed to be joined into one integral unit capable of again being separated for repeated towing, d) which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, e) is constructed so that it may be used with or without a permanent foundation, f) is not a "Recreation Vehicle", and g) includes a minimum of 300 square feet of interior floor space. The terms "mobile home" and "manufactured home" have the same meaning.

- E. **SINGLE FAMILY SEMI-DETACHED DWELLING HALF OF A TWIN DWELLING.** One dwelling unit accommodating one family that is attached to and completely separated by a vertical unpierced fire resistant wall to only one additional dwelling unit. One side yard shall be adjacent to each dwelling unit. This use is commonly known as one-half of a duplex. Each unit may or may not be on a separate lot.
- F. **TOWNHOUSE.** One dwelling unit that is attached to two or more dwelling units, and with each dwelling unit being completely separated from and attached to each other by unpierced vertical fire-resistant walls. Each dwelling unit shall have its own outside access. Side yards shall be adjacent to each end unit. Townhouses are also commonly referred to as "row houses" or "single-family attached dwellings".
- G. **TWO-FAMILY DETACHED DWELLING.** Two dwelling units accommodating one family each with both dwelling units within a single building on a single lot, and without the dwelling units being completely separated by a vertical wall. The building shall have two side yards.

DWELLING UNIT. A single habitable living unit occupied by only one "family" (see definition of "family"). Each dwelling unit shall have: a) its own toilet, bath or shower, sink, sleeping and cooking facilities, and b) a separate access to the outside or to a common hallway or balcony that connects to outside access at ground level. No dwelling unit shall include a separate living area that is completely separated by interior walls so as to prevent interior access from the remainder of the living area.

EASEMENT. A right-of-way granted for limited use of private land for a public, quasi-public, or private purpose and within which the owner of the property shall not have the right to make use of the land in a manner that violates the right of the grantee or this Chapter.

ENDORSEMENT. The application of the signatures of at least a majority of the Township Supervisors and the Township Seal to the plan.

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

FAMILY. One or more persons living in a single dwelling unit and functioning as a

common household unit. A family shall not include more than four persons who are not "related" to each other (see definition of "related"), except a higher number may be specifically permitted within the provisions for group homes. A "treatment center" shall not be considered a "family" or a "group home".

FLOODPLAIN. A land area susceptible to being inundated by water from any source.

FOOT PATH. A cleared way for pedestrian usage which may be constructed of gravel, wood chips or paved material depending on the volume of use.

GRADE. The elevation of finished ground or paving or the inclination, with the horizontal, of a road, unimproved land, etc., which is generally expressed by stating the vertical rise or fall as a percentage of the horizontal distance.

HALF (PARTIAL) STREET. A street, generally parallel and adjacent to a property line, having a lesser right-of-way width than normally required for improvement and use of the street.

Impervious Surface: An area or material, such as a building, structure, or pavement, which prevents or reduces the absorption of stormwater, thereby impeding groundwater recharge and fostering surface-water runoff.

Infiltration Structures: A structure designed to direct runoff into the ground, e.g., French drains, seepage pits and seepage trench.

IMMEDIATE FAMILY MEMBER: one's parents, step-parents, siblings, spouse, children, step-children, foster children, in-laws, sibling in-laws, grandparents, great grandparents, step-great grandparents, grandchildren, aunts, uncles, nieces, and nephews.

IMPERVIOUS. Not easily penetrated by water (i.e. roads, buildings, sidewalks, driveways, parking area, paved recreation areas)

IMPERVIOUS SURFACE (IMPERVIOUS AREA). A surface that prevents the infiltration of water into the ground. Impervious surfaces (or covers) shall include, but not limited to, paved roads, paved driveways, paved parking lots, buildings, roofs, sidewalks or any other impervious surface.

INFILTRATION TEST: A field test in accordance with criteria of the Pennsylvania Department of Environmental Protection Stormwater Best Management Practices Manual Appendix C, as amended, conducted to determine the suitability of the soil for on-site storm water infiltration structures by measuring the infiltration capacity of the soil at a given location and depth.

LAND DEVELOPMENT. Any of the following activities:

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

A group of two or more residential or nonresidential buildings, whether proposed initially

or cumulatively, or a single nonresidential building or structure on a lot or lots regardless of the number of occupants or tenure; or

The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

The addition of an accessory residential building, including farm buildings, on a lot or lots subordinate to an existing principal building is not considered land development:

LANDOWNER. The owner of a legal or equitable interest in land, including the holder of a written, signed and active option or contract to purchase; a person leasing the property (if authorized under the lease to exercise the right of the landowner and if such lease is for a remaining period of at least twelve (12) months); authorized officers of a partnership or corporation that is a "landowner"; or other person having a proprietary interest in land. A person who has clearly received formal notarized powers of attorney relating to a landowner may act in the capacity of the landowner, if legally authorized.

LANDSCAPED AREA. That portion of a lot in which plantings have been installed. The landscaped area includes the buffer planting strip, and plantings which serve a functional and/or aesthetic purpose when located around and between: buildings, streets, parking areas, sidewalks, walkways, sitting areas, service or maintenance structures, courtyards, and the like.

LANDSCAPE ARCHITECT. A licensed landscape architect in the Commonwealth of Pennsylvania.

LANDSCAPING PLAN. A plan for the installation and maintenance of a landscaped area.

LAND USE. The manner in which land is or may be used typically expressed in terms of the type of activity or development, such as: agricultural, residential, commercial, industrial, institutional, recreational, municipal and the like, whether such use is principal or accessory.

LEASE. A contract granting use or occupation of property during a specified period in exchange for a specified rent.

LIVESTOCK, INTENSIVE RAISING OF. "Raising of livestock" that involves the keeping of more than 100 animals that are routinely confined within a building, pens or cages or any dry lot feed farming operation or any keeping of garbage-fed livestock.

LIVESTOCK, RAISING OF. The raising and keeping of livestock, poultry or insects for any commercial purposes or the keeping of any animals for any reason beyond what is allowed under the "Dogs and Other Animals" or any other type section of the applicable Zoning Ordinance. This use shall not include a slaughterhouse nor a stockyard used for the housing of animals awaiting slaughter.

LOT. Any parcel or tract of land regardless of size, intended as a unit of ownership, transfer of ownership, use, lease, rent, improvement or development. Contiguous nonconforming lots under common ownership shall be considered one lot. Lot shall also mean parcel, plot, site, or any similar term.

- A. **LOT, CORNER.** A lot abutting on two (2) or more of the streets intersecting having an interior angle of intersection not greater than one hundred thirty-five (135°) degrees.
- B. **LOT, INTERIOR.** A lot other than a corner lot whose sides do not abut a street.
- C. **LOT, REVERSE FRONTAGE.** Lots which front on one public street but provide vehicular access solely from another public street at the rear of the lot.
- D. **LOT, THROUGH.** An interior lot having frontage on two (2) streets.
- E. **LOT, FLAG OR LOT, KEYHOLE.** An irregularly shaped lot characterized by an elongated extension which does not meet minimum lot width requirements of the Zoning Ordinance from a road to the principal part of the lot.

LOT AREA. The horizontal land area contained within the lot lines of a lot (measured in acres or square feet), but excluding the following:

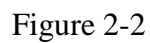
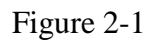
LOT DEPTH. The average horizontal distance between the front and the rear lot lines, measured through the approximate center of the lot.

LOT LINES. The property lines bounding the lot. Wherever a property line borders a public street, the lot line shall be considered to be the existing street right-of-way (see Figure 2-2).

FRONT LOT LINE (STREET LINE). A lot line separating the lot from the street right-of-way. The front lot line shall be the same as an existing or future right-of-way (whichever establishes the greater width).

REAR LOT LINE. A lot line opposite and most distant from the front lot line (a three (3) sided lot has no rear lot line).

SIDE LOT LINE. Any lot other than a front or rear lot line. A "side street lot line" is a side lot line separating a lot from a street.



LOT WIDTH. The horizontal distance between the side lot lines measured at the minimum prescribed front yard setback line, unless otherwise stated. In the event of a curved lot line, the lot width shall be measured using a straight line from end to end. The lot width shall be measured facing a street (see Figures 2-3 and 2-4).

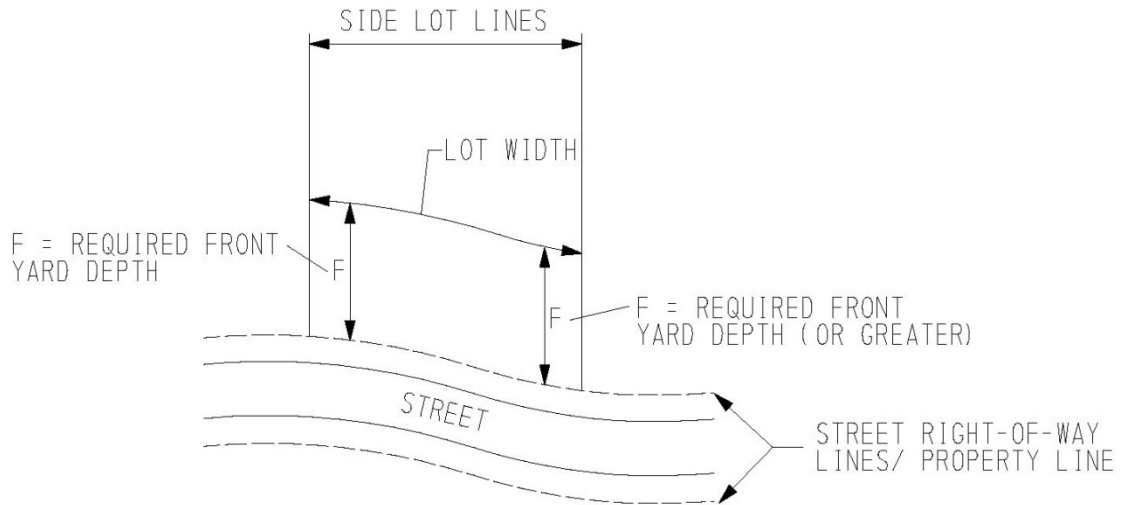


Figure 2-3

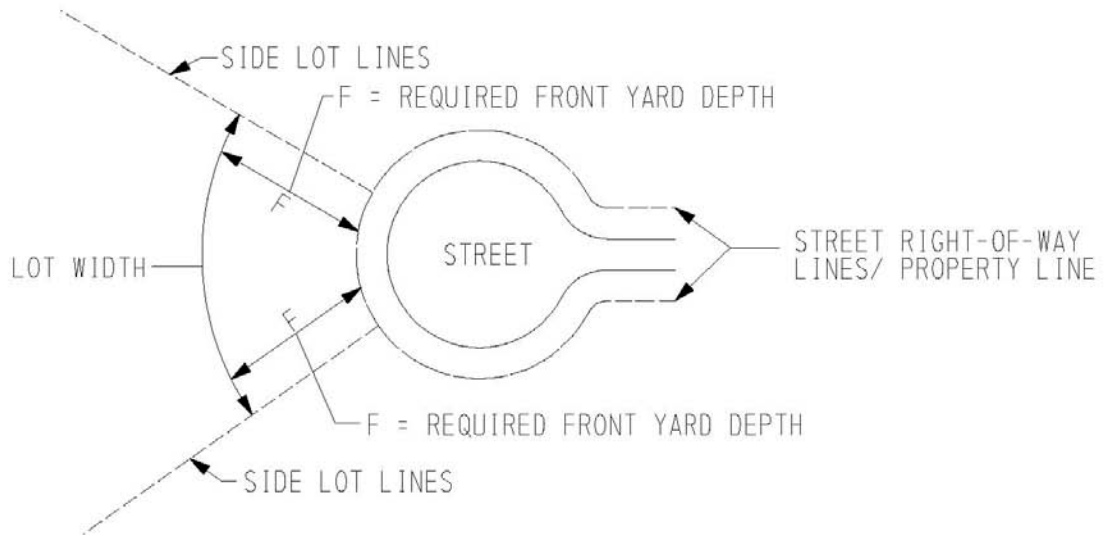


Figure 2-4

MAINTENANCE AGREEMENT. An agreement (in a form and manner acceptable to the Township) requiring the developer of improvements which have been dedicated to make any repairs or reconstructions and to maintain such improvements for a period not to exceed eighteen (18) months from the date of acceptance of dedication.

MAINTENANCE GUARANTEE. Financial security (which is acceptable to the Township) and the United States Department of Treasury's listing of approved Sureties (Circular 570) to secure the promise made by a developer in the Maintenance Agreement that dedicated improvements shall be maintained by the developer (including acceptable letters of credit, performance bonds, escrow agreements, and other similar collateral or surety agreements.)

MOBILE HOME. A transportable, single family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations.

MOBILE HOME SPACE. A parcel of land in a mobile home park, improved with the necessary utility connection and other appurtenances necessary for the erection thereon of a single mobile home, which is leased or rented by the park owner to the occupants of the mobile home erected on the lot.

MOBILE/MANUFACTURED HOME PARK. A parcel of land under single ownership which has been planned and improved for the placement of three (3) or more mobile/manufactured homes for nontransient residential use. The individual manufactured homes may be individually owned. A development of mobile/manufactured homes with each dwelling on its own subdivided and approved individual lot of record shall not be considered to be a "mobile home park" but rather regulated in the same manner as a subdivision of site-built homes

MULTI FAMILY RESIDENTIAL. A structure intended for residential dwelling, including but not limited to row homes, duplexes, townhouses, apartment complexes, and condominiums.

MUNICIPALITY. Shall be construed to mean the political subdivision known as East Brunswick Township, Schuylkill County, Pennsylvania, unless otherwise noted.

NONCONFORMING LOT. A lot which does not conform with the minimum width, depth, or area dimensions specified for the district where such lot is situated, but was lawfully in existence at the time of enactment of the Zoning Ordinance or is legally established through the granting of a variance by the Zoning Hearing Board and which is not abutted by other undeveloped land owned by the same owner.

OPEN SPACE. The area of a lot unoccupied by principal or accessory structures, streets, driveways, parking areas; but may include areas occupied by walkways, patios and porches without roofs, playgrounds, and other areas occupied by outdoor recreation

or play apparatus, gardens and trees.

OPEN SPACE, COMMON. A parcel or parcels of land, which meets all of the following standards:

- A. Is designed, intended and suitable for active or passive recreation by residents of a development or the general public.
- B. If not intended to be publicly owned, is covered by a system for perpetual maintenance.
- C. Will be deeded to the Township or deed restricted to permanently prevent uses of land other than "common open space" and non-commercial recreation.
- D. Does not use any of the following areas to meet minimum open space requirements:
 - (1) existing or future street rights-of-way
 - (2) accessways
 - (3) buildings (other than accessory buildings and pools clearly intended for noncommercial recreation)
 - (4) off-street parking (other than that clearly intended for noncommercial recreation)
 - (5) any area needed to meet a requirement for an individual lot
 - (6) any area deeded over to an individual property owner for their own use
 - (7) land with rights-of-way intended for overhead electrical transmission of 35 kilovolts or greater capacity.

OPEN SPACE, USABLE. Open space of a lot or tract used for residential purposes, exclusive of required front and side yard areas, which is suitable for specified use(s) or as outdoor recreation for the residents (see [Section 1126](#)).

ORDINANCE. The East Brunswick Township Subdivision & Land Development Ordinance and any provisions or amendments thereof, enacted by the Township Supervisors, unless otherwise noted.

PARCEL. A tract, lot, or area of land.

PARKING FACILITIES. Outdoor areas or specially designed buildings or garages used for the storage of vehicles.

PATHWAY. A pedestrian accessway which is not adjacent to a street, access drive or driveway and conforms with this Ordinance.

PAVED (PAVING). A bituminous asphalt surface unless otherwise approved by the Township Supervisors.

PAVED AREA. The area of a lot covered by paving.

PEDESTRIAN INTERIOR WALK. A right-of-way for pedestrian use extending from a street into a block or across a block to another street.

PENNDOT. The Pennsylvania Department of Transportation, or its successor, and its subparts.

PERFORMANCE GUARANTEE. Financial security (which is acceptable to the Township) and Circular 570 to secure the promise made by a developer in the Development Agreement that certain improvements shall be made by the developer (including acceptable letters of credit, performance bonds, escrow agreements, and other similar collateral or surety agreements).

PERSON. An individual, partnership, organization, association, trust, or corporation. When used in a penalty provision, "person" shall include the members of such partnership, the trustees of such trust, and the officers of such organization, association, or corporation.

PLAN (OR PLAT). A map of a land development or subdivision of land.

- A. **PLAN, SKETCH.** An informal plan indicating salient existing features of a tract and its surroundings and the general layout of the proposed subdivision or land development lots and improvements.
- B. **PLAN, PRELIMINARY.** A tentative subdivision or land development plan, showing details on all proposed improvements and lot layout as a basis for consideration prior to preparation of a Final Plan.
- C. **FINAL PLAN.** A complete and exact plan, identified as such with the title "Final Plan," prepared for official recording as required by this Ordinance to define property rights and proposed streets and other improvements.
- D. **RECORD PLAN.** The copy of a final plan which contains the original endorsements of the County Planning Commission, the Township Planning Commission, and the Township Supervisors and which is intended to be recorded with the County Recorder of Deeds.

PLANNING COMMISSION, OR MUNICIPAL PLANNING COMMISSION. The Planning Commission of East Brunswick Township, Schuylkill County, Pennsylvania, unless otherwise noted.

PRIVATE STREET. A street that was intended for public use, but was not planned for dedication.

PUBLIC NOTICE. Notice published once each week for two successive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and

place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days before the date of the hearings.

RELATED OR RELATIVE. Persons who are closely related by blood, marriage, adoption or formal foster relationship to result in one of the following relationships; brother, sister, parent, child, grandparent, great-grandparent, grandchild, great-grandchild, uncle, aunt, niece, nephew, sister-in-law, brother-in-law, or parent-in-law. For the purposes of child day care regulations, "relative" may also include a first cousin. This term shall not include relationships such as second cousins or cousins further removed.

RESUBDIVISION. The further division of lots or the relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded, or the alteration of any streets or the establishment of any new streets within any such subdivision. Resubdivision does not include conveyances made so as to combine entire existing lots by deed or other instrument.

RESERVE STRIP. A piece of property dedicated for the purpose of future road expansion, utility easements or points of access. A parcel of ground in separate ownership separating a street from other adjacent properties, or from another street.

RETENTION BASIN. A reservoir, formed from soil or other material, which is designed to retain permanently a certain amount of stormwater from a catchment area and which also may be designed to detain, temporarily, additional stormwater runoff from the catchment area. Retention basins also may receive fresh water from year-round streams. Retention basins always contain water and thus shall be considered man-made lakes or ponds.

RIGHT-OF-WAY. Land reserved for the public or others for use as a street or other purpose. Unless otherwise stated, "right-of-way" shall mean the existing street right-of-way line.

- A. **RIGHT-OF-WAY, EXISTING OR LEGAL.** The line separating a lot from the established official street right-of-way that either the Township or the Commonwealth will own after the completion of any proposed subdivision or land development under this Subdivision and Land Development Ordinance.
- B. **RIGHT-OF-WAY, FUTURE OR ULTIMATE.** Land that is dedicated or is required to be defined or reserved for future use as a street and for related public improvements. The terms "ultimate right-of-way", "right-of-way reserved for future dedication" and "future right-of-way" shall have the same meaning. If a future right-of-way is not required to be defined, then future right-of-way shall have the same meaning as existing right-of-way.

SCREEN. A fence or natural obstruction of sufficient height (but not less than six feet (6') high) to effectively visually obscure the area being screened from adjoining areas.

SEDIMENT. Deposited silt or other matter that is being or has been moved from its site of origin by water or other means of erosion.

SEDIMENT BASIN. A structure designed and built to retain sediment during construction.

SET-BACK OR BUILDING LINE.

- A. The line within a lot defining the required minimum distance between any structure to be erected or use to be developed and the adjacent future street right-of-way or exterior lot line (when the property is not abutted by a right-of-way). Such line shall be typically measured at right angles from and parallel to the front lot line.
- B. Any building setbacks shall be measured from the foundation, exterior wall or other component of a structure that is closest to the right-of-way line or lot line from which the setback is being measured.
- C. Unless otherwise stated, setback distances are for both accessory and principal structures.
- D. Private Streets – For a building setback measured from a private street, the setback shall be measured from the existing right-of-way of such a street, if a right-of-way exists. If a private street does not have a right-of-way, the setback shall be measured from the edge of the cartway.

SEWAGE DISPOSAL SYSTEM. A system designed to collect, treat, and dispose of sewage from uses in compliance with regulations of the appropriate Local, State, and Federal agencies.

- A. **CENTRALIZED SEWAGE DISPOSAL SYSTEM.** A Sewage Disposal System serving a minimum of twenty (20) dwelling units or five (5) principal non-residential uses.
- B. **ON-LOT OR NON-PUBLIC SEWER SYSTEM.** Any form of Sewage System permitted under Local, State, and Federal law that does not meet the definition of "centralized sewage disposal".
- C. **PUBLIC SEWAGE DISPOSAL SYSTEM.** A Centralized Sewage Disposal System owned and operated by a public authority.

SEWAGE SLUDGE. Liquid or solid sludges and other residues from a municipal sewage collection and treatment system; and liquid or solid sludges and other residues from septic and holding tank pumping from commercial, institutional or residual establishments.

SEWER CONNECTION. The connection consisting of all pipes, fittings, and appurtenances from the drain outlet of a dwelling or building to the inlet of the street or main collector sewer pipe of the sewerage system serving the subdivision or land development.

SIDEWALK. A pedestrian access way which is adjacent to a street, access drive, or driveway and conforms to the regulations of this Ordinance.

SIGN. Any physical device for visual communication that is used for the purpose of attracting attention from the public and that is visible from beyond an exterior lot line, including all symbols, words, models, displays, banners, flags, devices or representations. This shall not include displays that only involve symbols that are clearly and entirely religious or decorative in nature, and which do not include advertising.

SIGHT DISTANCE. The maximum extent of unobstructed vision (in a horizontal or vertical plane) along a street from a vehicle located at any given point on the street.

SILT. Finely divided parts of soil or rock, often carried in cloudy suspension in water and eventually deposited as sediment.

SITE ALTERATION. Includes regrading the existing topography, filling lakes, ponds, marshes or floodplains, clearing vegetation or altering watercourses.

SLOPE. The vertical change of an area of land divided by the horizontal change measured in percent.

SOIL CONSERVATION DISTRICT. The Soil and Water Conservation District for Schuylkill County, unless otherwise noted.

SOIL EROSION. The detachment and movement of soil or rock fragments, or the wearing away of the land surface by water, wind and ice.

SOIL EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN. A plan and related narrative as required by this Ordinance.

SOIL PERCOLATION TEST. A field test in accordance with criteria of the Pennsylvania Department of Environmental Protection conducted to determine the suitability of the soil for on-site sewage disposal facilities and infiltration structures by measuring the absorptive capacity of the soil at a given location and depth.

SOIL SURVEY. A scientific survey of soil conditions and characteristics prepared by an engineer or soil scientist and approved or certified by the United States Soil Conservation Service.

SOLAR ACCESS. The capability of receiving direct sunlight between 9:00 a.m. and 3:00 p.m. (Solar Time) on any area of a lot not within required yard areas.

SOLICITOR. Unless otherwise stated, shall mean the appointed Solicitor to the East Brunswick Township Planning Commission.

SOLID WASTE. Garbage, refuse or other discarded materials including, but not limited to, non-liquid waste materials resulting from industrial, commercial, institutional, agricultural and residential activities.

STAGE. A section or sections of which an applicant proposes to commence development at the same time, as part of a timetable for development of a planned residential development over a period of years.

STATE. The Commonwealth of Pennsylvania and its agencies.

STATE PLANNING CODE. The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988 and as may be further amended.

STORM SEWER. A sewer that carries storm surface and groundwater drainage but excludes sewage and residential, commercial and industrial wastes.

STORMWATER. That water which accumulates from precipitation and is manifested in surface runoff.

STORMWATER DETENTION. Any storm drainage technique that retards or detains runoff, in rate, volume, or otherwise, such as a detention or retention basin, parking lot storage, rooftop storage, porous pavement, dry wells or any combination thereof.

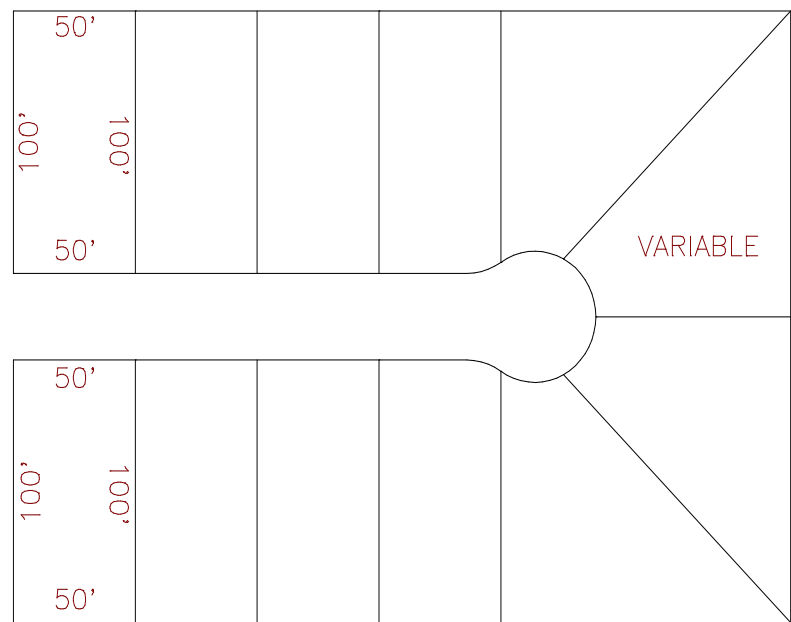
STORMWATER MANAGEMENT PLAN. A plan for controlling surface water runoff so that it will preclude erosion or flooding and/or the adverse effects of impervious areas on surface water runoff as required by the Township ordinances, codes, regulations, plans and maps.

STREET. Any public or private thoroughfare intended to be used by vehicular or pedestrian traffic including street, avenue, court, expressway, arterial, road, highway, freeway, boulevard, parkway, lane, alley and viaduct.

- A. **ARTERIAL OR MAJOR TRAFFIC STREET.** Streets designed primarily to carry medium to heavy volumes of traffic at moderate traffic speeds, and generally should not provide access to land which would interfere with their primary traffic functions. Arterial Streets are those streets which are so designated on the Official Street Classification Map and facilities classified as main and secondary highways by the Pennsylvania Department of Transportation.
- B. **COLLECTOR STREET.** Streets designed to carry a moderate volume of traffic between Local Streets and Arterials at moderate traffic speeds, and provide only limited vehicular access to the abutting properties.
- C. **LOCAL OR MINOR STREET.** Streets designed to provide direct access from

abutting properties to Collector and Arterial Streets.

D. **CUL-DE-SAC STREET.** A cul-de-sac street is a local street which is permanently terminated at one end by a vehicular turnaround and intersects another street at the other end (see Figure 2-5).



CUL-DE-SAC STREET

Figure 2-5

E. **MARGINAL ACCESS STREET.** A marginal access street is a local street which is parallel and adjacent to collector or arterial streets and provides access to abutting properties.

STRUCTURE. Any man-made object having an ascertainable, stationary location on or in land or water, whether or not affixed to the land. The term structure shall include: buildings, signs, stadiums, platforms, communication towers, wind towers, walkways, porches or decks covered by a permanent roof, swimming pools (whether above or below ground); storage sheds, carports, garages, and similar structures. "Structure" shall be interpreted as including the words "or part thereof".

SUBDIVIDER. See "Developer".

SUBDIVISION. The division or redivision of a lot, tract, parcel, or area of land by any means into two (2) or more lots, tracts, parcels, or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of rental or lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development. The subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwellings shall be exempt. Existing leases shall also be exempt when existing lot lines will not be changed.

SUBDIVISION, MAJOR. Any subdivision which does not qualify as a minor subdivision.

SUBDIVISION, MINOR.

1. A Minor Subdivision is:

A. Any subdivision:

- (1) into not more than four (4) lots, including the residual tract or lot,
- (2) which involves no major trunk line extension of public facilities, no new street, nor an extension or improvement of an existing street,
- (3) which is not located in a commercial or industrial zoning district, and
- (4) which provides for and does not adversely affect the potential development of the remainder of the tract, or

B. Any subdivision:

- (1) for the purpose of joining or annexing a lot to an existing lot, parcel, or tract of land, and
- (2) provides a covenant in the deed of the lot to be conveyed which joins it with and makes it an inseparable part of the parcel to which it is joined.

2. The subdivision of any lot or parcel of land which has previously received subdivision approval for at least four (4) lots shall comply with requirements of a major subdivision.

SUBDIVISION, NATURAL. Any tract or parcel of land divided into two (2) or more separate areas by one or more existing public streets.

SURVEYOR. A person duly registered by the Commonwealth of Pennsylvania to practice surveying.

TRACT. In certain zoning districts, the tract is the minimum amount of adjacent land area (which may be separated by alleys, streets, or waterways) within the Township that is required to be approved as part of an overall preliminary subdivision or land development plan in order to allow either certain types of uses or to allow the creation of lots smaller than a certain specified lot area. An area of land shall meet the following requirements in order to be considered a "tract":

- A. Shall only include lands within a submitted preliminary plan that includes a well-defined internal circulation system, maximum coordination between lots and carefully limited points of vehicular access onto streets exterior to the tract; and
- B. Shall only include lands that at the time of the approval of the preliminary plan have one "landowner" (as defined by Part II), unless the applicant proves to the satisfaction of the Township that there is a legally binding commitment between two or more "landowners" to coordinate the access and development of the tract as shown in the approved preliminary plan.

TOWNSHIP. The political subdivision known as East Brunswick Township, Schuylkill County, Pennsylvania, unless otherwise noted.

TOWNSHIP SUPERVISORS. The Township Supervisors of East Brunswick Township, Schuylkill County, Pennsylvania, unless otherwise noted.

USE. Any purpose, activity, occupation, business, or operation for which land or a structure is designed arranged, intended, occupied or maintained.

WAIVER. A modification or deletion of a requirement of this Ordinance recommended by the Planning Commission granted by the Township Supervisors relative to a specific subdivision or land development. (See section 108 & 306)

WATER CONNECTION. The connection consisting of all pipes, fittings and appurtenances from the water pipe to the inlet pipe of the distribution system within the dwelling or non residential unit.

WATERCOURSE. A discernable, definable natural course or channel along which water is conveyed ultimately to streams and/or rivers at lower elevations. A watercourse may originate from a lake or underground spring(s) and be permanent in nature or it may originate from a temporary source such as runoff from rain or melting snow. The term watercourse shall include but is not limited to a channel, creek, ditch, drain, dry run, spring, stream or river.

WATER SUPPLY SYSTEM. A system designed to transmit water from a source to users in compliance with the requirements of the appropriate state agencies and the Township.

CENTRALIZED WATER SUPPLY SYSTEM. A Water Supply System which transmits water from a common source to more than thirty (30) dwellings principal use.

ON-LOT OR NON-PUBLIC WATER SUPPLY SYSTEM. A Water Supply System which transmits water from a source on the lot to one (1) dwelling, principal use, or lot.

PUBLIC WATER SUPPLY SYSTEM. A Centralized Water Supply System owned and operated by a public authority.

WATERCOURSE. A discernable, definable natural water course or channel along which water is conveyed ultimately to streams and/or rivers at lower elevations. A watercourse may originate from a lake or underground spring(s) and be permanent in nature or it may originate from a temporary source such as runoff from rain or melting snow. The term watercourse shall include but is not limited to a channel, creek, ditch, drain, dry run, stream or river.

WETLANDS. An area of land or water meeting one or more definitions of a "wetland" under Federal or Pennsylvania law or regulations.

(NOTE. – As of 2004, the following was the official United States Army Corps of Engineers' definition of wetlands: "Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." Wetlands are technically defined on the basis of types of vegetation and soils and the level of the water table below the surface. As of 2004, the United States Army Corps of Engineers and DEP enforce the wetlands regulations.)

YARD. An area not covered by buildings on the same lot with a structure (or a group of structures) which lies between the structure (or group of structures) and a lot line and which is unoccupied and unobstructed from the ground upward except as permitted in the applicable Zoning Ordinance.

- A. **FRONT YARD.** A yard extending the full width of the lot between a structure and the front lot line or side street lot line measured from the front lot line (which is the future or existing street right-of-way and where it abuts a street).
- B. **REAR YARD.** A yard extending the full width of the lot measured from the rear lot line and that stretches between the side lot lines parallel to the rear lot line.
- C. **SIDE YARD.** A yard measured from the side lot line, and extending from the front lot line to the rear lot line.

ZONING ORDINANCE. The East Brunswick Township Zoning Ordinance, as amended.

PART 3 - GENERAL PROCEDURES

§301. PURPOSE

1. This Part provides an overview of the general procedure for the Township review of proposed subdivisions and land developments ([Section 302](#)) and of the general procedures for submitting plans to the Township ([Section 303](#)). An outline is included at the end of this Part to show the general subdivision process for Minor and Major Subdivisions.

§302. GENERAL PROCEDURE FOR SUBDIVISIONS AND LAND DEVELOPMENTS

1. Review and Approval Stages

- A. Three (3) types of plan submissions are included in the procedure for filing and approving subdivision and land development plans: Sketch, Preliminary, and Final.
- B. These submissions enable the Planning Commission and Township Supervisors to have an adequate opportunity to review the submission to ensure that their formal recommendations are reflected in the Final Plan and that it is prepared in accordance with this Part prior to recording.
- C. The table below outlines the stages for the different types of proposed subdivision or land development.

<i>Stage</i>	<i>Type of Proposed Subdivision or Land Development*</i>		
	<i>Land Development</i>	<i>Major Subdivision</i>	<i>Minor Subdivision</i>
<i>Sketch Plan</i>	<i>Recommended</i>	<i>Recommended</i>	<i>Recommended</i>
<i>Preliminary Plan</i>	<i>Required**</i>	<i>Required**</i>	<i>Not Required</i>
<i>Final Plan</i>	<i>Required</i>	<i>Required</i>	<i>Required ***</i>
<i>Guarantee of Improvements Installation</i>	<i>Required</i>	<i>Required</i>	<i>Required</i>
<i>Recording of Final Plan</i>	<i>Required</i>	<i>Required</i>	<i>Required</i>

* See [Part 2](#) for precise definitions.

** See [Part 1](#) for Land Development or Subdivision plans that are exempt from Preliminary Plan requirements.

*** See [Part 5](#) for Minor Subdivision Final Plan filing and review requirements ([Part 4](#) for boundary line adjustments and [Part 5](#) provides a simplified procedure for reviewing minor subdivisions).

Table 3-1

2. Sketch Plan

- A. While Sketch Plans are not required for major and minor subdivisions or land developments, it is recommended that they be filed to allow the Applicant to consult early and informally with the Planning Commission before preparing a Preliminary Plan in order to resolve potential differences and avoid unnecessary expense and delay.
- B. The Sketch Plan will also be used to classify the subdivision as a major subdivision, minor subdivision, or land development.
- C. Comments made by the Planning Commission or Township Supervisors on the Sketch Plan are only recommendations and are not binding.

3. Preliminary Plan

- A. Except for any Sketch Plan which is filed, the initial plan filed with the Township for formal review of a major subdivision or land development shall be considered the official Preliminary Plan.
- B. A Preliminary Plan Submission is not required for Minor subdivisions or exempted plans as listed on [Part 1](#).
- C. The purpose of the Preliminary Plan is to achieve formal approval by the Planning Commission and Township Supervisors of the overall development scheme proposed in order to minimize the need for any revisions of Final Plans.
- D. If a preliminary plan is not submitted, no construction can take place until a Final plan approval is received. Installing improvements from just the preliminary plan per Section 509 of the MPC will not be allowed.

4. Final Plan

- A. After approval of the Preliminary Plan of a major subdivision or land development, the Applicant submits a Final Plan.
- B. The purpose of the Final Plan is to receive formal approval by the Planning Commission and Township Supervisors before plans for all subdivisions and land developments are recorded.

- 5. Guarantee of Improvements Installation. Where improvements are required by this Ordinance, the Township and Applicant shall enter into a development agreement, and the Applicant shall post financial security acceptable to the Township in an amount sufficient to cover the costs of any improvements which may be required.

6. Recording of Final Plan

- A. Deadline. The applicant shall record the Final Plan approved by Township Supervisors in the Office of the Recorder of Deeds of the County within ninety (90) days of such final approval, unless an extension has been granted in writing by Township Supervisors.
 - B. Failure to Record. If the plan is not recorded within the required time period, the approval shall lapse and become void.
 - C. Township Copies. Three (3) copies of the recorded plan with supporting data shall be submitted to the Township Secretary.
7. Plans Considered at Regular Meetings. Plans will be reviewed at regularly scheduled meetings of the Commission, provided that such plans are submitted at least two (2) weeks prior to the meeting at which review is desired.
8. Commission May Take Final Action. The initial plan filed with the Commission may proceed to final action at the first consideration of a plan for a small subdivision involving no new streets, provided that the plan and supporting data comply in all respects with the requirements for final plans.

§303. GENERAL PLAN SUBMISSION PROCEDURES

1. Submission

- A. Applicants shall submit all subdivision and land development plans with the required number of plans to the Township Secretary by certified or registered mail or by delivery in person. Said plans shall be filed at least two (2) weeks prior to the regularly scheduled Planning Commission Meeting at which the plan will be reviewed.
- B. Plans to be Filed with County. Sketch Plans for Record and Final Plans shall also be concurrently submitted to the appropriate officials of the County. The Township Planning Commission shall forward the necessary plans along with the submitted fees to the County Planning Commission as required by the Schuylkill County Planning and Zoning Department. Preliminary plans may be submitted to the Schuylkill County Planning and Zoning Department at the discretion of the Planning Commission.

2. Receipt by Commission

- A. The Commission shall review the submission at the next regularly scheduled meeting.
- B. If the submission is incomplete, the Commission may disapprove the subdivision.

3. Attendance

- A. The Applicant or his duly authorized representative should endeavor to attend the Commission meeting to discuss the submitted plans.
 - B. The Commission may request such attendance, and failure to appear when so requested may result in plan disapproval.
4. Action by the Commission and the Township Supervisors. Within ninety (90) days following the date of the regular meeting of the Commission, next following the date the application is filed, the Commission shall recommend to the Township Supervisors and the Township Supervisors shall act to approve or disapprove the plan.
5. Public Hearing. The Township Supervisors may hold a public hearing prior to rendering their decision on any Preliminary or Final Plan.
6. Notification of Applicant. The Township Supervisors shall communicate their decision in writing to the Applicant either personally or by mail to his last known address, not later than fifteen (15) days following the day such decision has been made.

§304. PROCEDURES FOR PRELIMINARY PLANS

- 1. Changes and Modifications. The Commission and Township Supervisors may require or recommend changes and modifications of the preliminary plan before approval of the final plan is granted.
- 2. Approval of Preliminary Plans. Approval, or recommended approval of the preliminary plan, subject to conditions, revisions and modifications as stipulated or suggested by the Commission and Township Supervisors, shall constitute conditional Commission and Township Supervisors approval of the subdivision as to the character and intensity of the development, and the general layout and approximate dimensions of streets, lots, and other proposed features.

§305. PROCEDURES FOR FINAL PLANS

- 1. Final Plan to be Submitted. Within one (1) year after The Township Supervisors and Planning Commission action on the preliminary plan, a final plan with supporting data shall be submitted to the Township for approval or review; provided, that an extension of time may be granted by the Township Supervisors upon written request. Otherwise, the plan submitted shall be considered as a new preliminary plan.
- 2. Plan May be Submitted in Sections. The Township Supervisors may permit submission of the final plan in sections each covering a portion of the entire proposed subdivision as shown and approved on the preliminary plan.

3. Final Plan Shall Conform with Preliminary Plan. The final plan shall conform in all important respects with the preliminary plan as previously reviewed by the Township and shall incorporate revisions and modifications specified or suggested by the Township in its conditional approval of the preliminary plan. Otherwise, the plan submitted shall be considered as a revised preliminary plan.
4. Reasons for Disapproval to be Stated. Whenever a plan is disapproved, the Planning Commission and/or Township Supervisors shall explicitly state its reasons for such action or recommendation.
5. Time Limit on Recording. Within ninety (90) days after final action by the Township Supervisors, the final plan or section thereof shall be filed for recording with the County Recorder of Deeds, and shall be a clear and legible black-on-white print. If the plan is not recorded within such period, the action of the Township Supervisors shall become null and void, unless an extension of time is granted by the Township Supervisors upon written request.

§306. CONSIDERATION OF WAIVER OF PROVISIONS OF THIS ORDINANCE

All requests for waivers shall be made in accordance with the following procedure:

1. All requests for waivers shall be made in writing and shall accompany and be a part of the application for plan review. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, or the alternative standard proposed to provide equal or better results, the section or sections of this Ordinance which are requested to be waived, and the minimum modification necessary.
2. All waiver request, including section number and brief description of the requested waiver, must be labeled on the plan.
3. Should a revision to a submitted plan require a waiver which was not apparent at the time of initial plan submission, the request for a waiver shall be submitted in accordance with subsection (1) & (2) above, at the time of submission of the revised plan.
4. Requests for waivers shall be considered by the Planning Commission at the public meeting and make recommendations to the Township Supervisors for consideration if deemed acceptable to the Planning Commission.
5. At the scheduled public meeting the Planning Commission shall review the request to determine if the literal compliance with any mandatory provision of the Ordinance is demonstrated by the applicant to exact undue hardship or to be unreasonable, or that an alternative standard has been demonstrated to provide equal or better results, provided that such modification will not be contrary to the public interest and that the purpose and intent of this Ordinance is observed. The applicant shall demonstrate that the alternative proposal represents the minimum modification necessary. If the

Planning Commission determines that the applicant has met his burden, it may recommend to the Board of Supervisors a waiver from the literal compliance with the terms of this Ordinance.

6. The Board of Supervisors shall review all recommendations from the Planning Commission regarding the request. The Board of Supervisors by motion shall act on all waiver requests at the regularly scheduled monthly meeting following the review by the Planning Commission.
7. If the Board of Supervisors denies the request, the Board of Supervisors will notify the applicant, Planning Commission, Engineer and Solicitor, in writing, of the justification for denial. If the Board of Supervisors recommends granting the request, the Final Plan shall include a list of all waivers granted by the Board of Supervisors and the dates of their approval by the Board of Supervisors.

PART 4 - BOUNDARY LINE ADJUSTMENTS

§401. PURPOSE

Where no new, additional, or substandard lot will be created and the resultant action will not adversely affect the future development of property. In this situation the Final Plan submission shall comply with the drafting standards and required information of [Sections 401](#)-(1-4). See [Section 401](#)-5 E for examples of boundary line adjustments. The submission and review procedure for boundary line adjustments shall be the same as minor subdivisions except use the Boundary Line Adjustment checklist. See [Section 502](#) for clarification.

1. Drafting Standards

- A. Plans shall be prepared on a standard sheet no larger than 24" x 36".
- B. All information shall be legibly and accurately presented.
- C. Plans shall be drawn at a scale of one inch (1") equals fifty feet (50') or one inch (1") equals one hundred feet (100'). The Planning Commission may approve other acceptable scales.
- D. All dimensions shall be set in feet and decimal parts thereof, and bearings in degrees, minutes, and seconds.
- E. Each sheet shall be numbered and shall show its relationship to the total number of sheets.
- F. Plans shall be prepared and shall bear an adequate legend to indicate clearly which features or locations are existing and which are proposed.
- G. When the plan is a revision of a previously approved plan, note the revisions.

2. General Information

- A. Name of subdivision.
- B. Name and addresses of:
 - (1) Landowner
 - (2) Developer
- C. Certificate of Ownership (see [Appendix F](#) & [Appendix G](#)):
 - (1) The owner shall acknowledge said statement before an officer authorized to take acknowledgements.

- (2) The seal of a notary public or other qualified officer shall be impressed to the plan acknowledging owner's statement of intent.
- D. Names, addresses, contact information, signatures, license numbers and seals of the Professional Engineer, Landscape Architect, or Surveyor responsible for the preparation of the plan shall be indicated in the Certification of Accuracy (see [Appendix D](#)).
- E. Approval/review signature blocks for:
 - (1) Township Planning Commission
 - (2) Township Supervisors
 - (3) County Planning Commission
 - (4) Recorder of Deeds
- F. Location map at a suitable scale showing the relation of the site to adjoining properties and streets.
- G. North arrow.
- H. Graphic scale and written scale.
- I. Date of plan and all subsequent revision dates.
- J. Boundaries of all adjoining properties with names of landowners and Deed Book volume and page number.
- K. The Deed Book volume and page number, as entered by the County Recorder, referencing the latest source of title to the land being subdivided.
- L. Tax map sheet, block, and lot number for the tract being subdivided.
- M. Lot size(s) in acres and square feet and the residual lot site.
- N. Precise bearings and distances for all parcels to be conveyed (which shall be field surveyed).
- O. Indicate all monuments as set or found.
- P. Well and Sewer locations
- Q. Driveway locations

R. Zoning Requirements (From applicable Zoning Ordinance)

- (1) Proposed use.
 - (2) Applicable district.
 - (3) Lot size and yard requirements.
 - (4) Building setback line.
3. Upon approval of the boundary line adjustment, the applicant will have the deed(s) rewritten so that the description of the metes and bounds for the property will include the new area(s) and submit a copy to the Township.
 4. Additional Information. The Township may require the submission of additional information.
 5. Examples of Typical Boundary Line Adjustments:

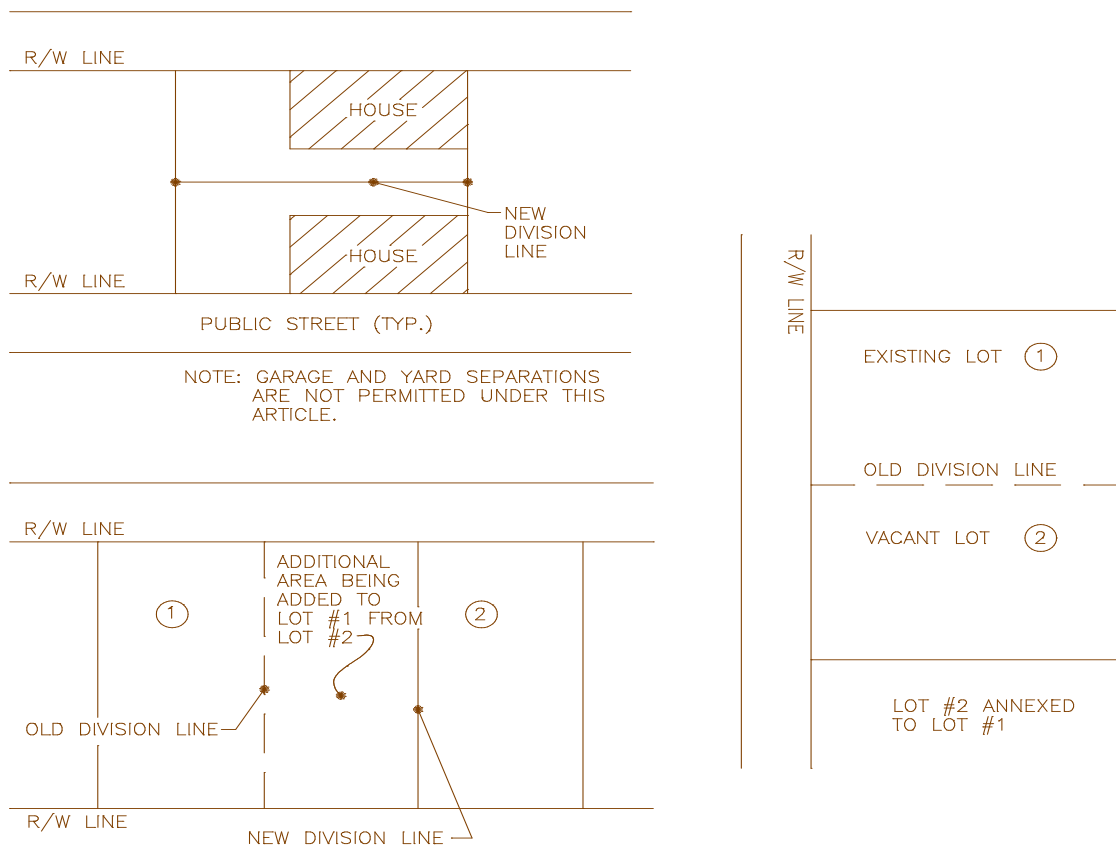


Figure 4-1

PART 5 - MINOR SUBDIVISIONS

§501. PURPOSE

1. The purpose of Minor Subdivision requirements are to permit applicants and the Township to use a simplified procedure for reviewing minor subdivisions prior to approval for recording.

§502. SUBMISSION AND REVIEW PROCEDURE

1. Final Plan Submission Required. A Final Plan Submission for each Minor Subdivision must be filed by the Applicant and reviewed in accordance with the provisions of Part 5. Sketch plans and/or preliminary plans are not required for Minor subdivisions. However, sketch plans and/or preliminary plans can be provided to the Township Planning Commission for comments if the developer desires to do so or if requested by the Planning Commission due a unique or complicated situation in which the Planning Commission would like to provide recommendations or guidance.
2. Required Submission
 - A. The Applicant shall file the Plan at least two (2) weeks prior to a regularly scheduled Planning Commission meeting and shall include the following:
 - (1) Filing Fee, as set by resolution of Township Supervisors (See current Fee Schedule available at Township Building), and the filing fee set forth by the Schuylkill County Planning Commission for review of the plan.
 - (2) Copies of each of the following in the amounts indicated
 - a. Application Form (included in [Appendix B](#)) – Four (4) copies.
 - b. Final Plan Checklist for Minor Subdivision (included in [Appendix C-2](#)) – Four (4) copies.
 - (3) Minimum of ten (10) copies of the Final Plan
 - (4) *Minimum of four (4) sets of Supportive Documents.
 - B. If a State road is involved, no subdivision or land development which will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall be finally approved unless the submission contains a receipt that a highway occupancy permit has been approved pursuant to Section 420 of

*Note: The Township may require additional copies of the final plan and/or the Supportive Documents.

the Act of June 1, 1945, known as the State Highway Law before driveway access to a State highway is permitted. Permission to connect to a Township or County road shall be requested from the Township or County.

- C. The Applicant shall forward plans to the following agencies when required and obtain their comments and approval prior to Final Plan Approval:
 - (1) County Conservation District.
 - (2) PA Department of Transportation if State roads are involved (if State roads are involved, Highway Occupancy Permits must be filed).
 - (3) Appropriate utility companies.
 - (4) Department of Environmental Protection.
 - D. Each Final Plan filed for minor subdivisions shall provide the information required by [Section 504](#).
 - E. Sewer Planning Module (if required).
3. Review by Various Agencies
- A. The final plan is reviewed by the Township Engineer, Township Code Enforcement Officer, Township Zoning Officer, Sewage Enforcement Officer, Municipal Authority (if applicable), County Planning Commission, and, if deemed necessary, other officials. These reviewers will report their findings to the Township Planning Commission and Township Supervisors.
 - B. All plan reviews of the Final Plan Submission shall be based on the objectives and requirements of this Ordinance, as well as, other applicable ordinances and statutes.
 - C. The Reviewing Agencies may make additional reports and recommendations to the Planning Commission and Township Supervisors during review of the Plan.
 - D. Applicant should solicit reviews and reports from adjacent municipalities and other government agencies affected by the plan.
4. Review by Township Planning Commission. Within ninety (90) days following the date of the regular Township Planning Commission meeting which the plan was submitted for review (unless the Applicant grants a written extension of time for the entire Township review of such Submission), the Township Planning Commission shall:

- A. Review all applicable reports received from the appropriate review agencies and officers.
 - B. Determine whether the Final Plan Submission meets the objectives and requirements of this Ordinance, as well as, other applicable ordinances, and statutes.
 - C. Review the Final Plan Submission with the Applicant, his agent, or representative and recommend any needed revisions so that the Submission will conform to this Ordinance, other ordinances, and statutes.
 - D. Recommend approval, conditional approval, or disapproval of the Final Plan Submission in a written report to The Township Supervisors, specifying and recommending conditions for approval, identifying any defects found by the application, describing any requirements which have not been met, citing the provisions of any ordinance or statute relied upon.
5. Review by the Township Supervisors. The Township Supervisors shall:
- A. Review the report of the Commission.
 - B. Review the report of all other reviewing agencies received within forty-five (45) days from the date the Submission was forwarded to such agencies (the Township Supervisors may review the reports of such agencies received after the forty-five (45) day period).
 - C. Determine whether the Final Plan Submission meets the objectives and requirements of this Ordinance, as well as, other applicable ordinances, and statutes.
 - D. Approve or reject the Final Plan Submission within the time required by the Pennsylvania Municipalities Planning Code Act 247 (Currently the Act requires the Township Supervisors to act not later than ninety (90) days following the date of the first regular meeting of the Township Planning Commission held after it has accepted the submission as being filed for review; but in no case shall the Township Supervisor's decision be made later than one hundred twenty (120) days following the date the Submission was accepted as being filed for review, unless the Applicant grants a written extension of time).
6. Decision by Township Supervisors
- A. The decision of the Township Supervisors shall be in writing and shall be communicated to the Applicant personally or by mail to his last known address, not later than fifteen (15) days following the decision.
 - B. Offers of Dedication

- (1) The approval of the Final Plan shall not constitute an acceptance of the dedication of any street or other proposed public way, space, or area shown on the Final Plan.
 - (2) Any such acceptance of dedication shall be specifically stated along with the signatures required for approval.
 - (3) If the Township Supervisors elects to accept lands offered for dedication, the Submission shall be accompanied by duly executed instruments of conveyance to the County or Township. Such instruments shall state that the title thereof is free and unencumbered.
- C. When the Final Plan Submission is disapproved, the decision shall specify the defects found in the Submission, shall describe the requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.
- D. Failure of the Township Supervisors to render a decision and communicate it to the Applicant within the time and in the manner required by the Pennsylvania Municipalities Planning Code Act 247, shall be deemed an approval of the Plan as presented, unless the Applicant has agreed in writing to an extension of time or change in the prescribed manner of communication of the decision.
- E. At the request of the Applicant, the Township shall furnish the Applicant with a signed copy of a resolution indicating approval of the Applicant's Final Plan contingent upon the Applicant obtaining a satisfactory financial security. The Final Plan will not be signed by Township officials until a satisfactory financial security is presented. The resolution of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days, unless a written extension is granted by the Township.
- F. For all land developments where the lots are to be served by other than individual wells, the Applicant shall present evidence to the Township that the subdivision or land development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.

§503. RECORDING PLANS SUBMITTED UNDER PART 5 (MINOR SUBDIVISION)

1. If the Plan submitted under the provisions of [Part 5](#) can be clearly drawn on a sheet no larger than 24" x 36", the Plan may be recorded as an attachment to the deed. (NOTE: See Part 10 for other provisions regarding the recording of Final Plans.)

§504. MINOR SUBDIVISION FINAL PLAN REQUIREMENTS

1. Drafting Standards

- A. Plans shall be prepared on a standard sheet no larger than 24" x 36" except when the Planning Commission approves of other size plans.
- B. All information shall be legibly and accurately presented.
- C. Plans shall be drawn at a scale of one inch (1") equals fifty feet (50') or one inch (1") equals one hundred feet (100'). Under special circumstances the Planning Commission may approve other acceptable scales.
- D. All dimensions shall be set in feet and decimal parts thereof, and bearings in degrees, minutes, and seconds.
- E. Each sheet shall be numbered and shall show its relationship to the total number of sheets.
- F. Plans shall be prepared and shall bear an adequate legend to indicate clearly which features are existing and which are proposed.
- G. When the plan is a revision of a previously approved plan, note the revisions.

2. Information to be shown on Minor Subdivision Final Plan

A. Boundary Lines of Tract

- (1) The total tract boundary lines of the area being subdivided showing bearings and distances and a statement of total tract acreage.
 - a. The boundaries of the lots being newly created shall be determined by accurate field survey, closed with an error not to exceed one in five thousand and balanced.
 - b. The boundaries of any residual tract which is ten (10) acres or less shall be determined by accurate field survey, closed with an error not to exceed one in five thousand and balanced.
 - c. The boundaries of any residual tract which is greater than ten (10) acres may be determined by deeds.
- (2) Indicate all monuments as set or found.

- B. Name of subdivision.
- C. Name, addresses and contact information of the record owner (and subdivider) of the tract, and the source(s) of title to the land being subdivided as shown by the records of the Schuylkill County Recorder of Deeds. Tax map sheet, block and lot number for the tract being subdivided.
- D. Names, addresses, contact information, signatures, license numbers, and seals of the Professional Engineer, Landscape Architect or Surveyor responsible for the preparation of the plan shall be indicated in the Certificate Accuracy (see [Appendix D](#)).
- E. Date, including month, day and year that the final plan was completed and the month, day and year for all subsequent revision dates.
- F. North arrow, graphic scale and written scale.
- G. Location of Natural Features on the Site and Within One Hundred Feet (100') of the Site
 - (1) Contour lines at an interval of not more than two feet (2') shall be shown as follows:
 - a. 0% to 15% slope - may be accurately superimposed from the latest USGS quadrangle map.
 - b. 15% or greater - shall be based on a field survey or photogrammetric procedure at a scale of 1" = 100' or larger.
 - (2) Permanent and seasonal high water table areas, if any, should be noted.
 - (3) Watercourses, lakes, flood-prone areas and wetlands with names, if any.
 - (4) Location and extent of various soil types with Soil Conservation Service (SCS) definitions and Department of Environmental Protection (DEP) classifications for each.
 - (5) Rock outcrops and stone fields, if any, should be noted.
 - (6) Any other significant topographical features.
- H. Location of existing Manmade Features on the Site and Within One Hundred Feet (100') of the Site
 - (1) Sufficient bearings, lengths of lines, radii, arc lengths, street widths, right-of-way and easement widths of all lots, streets, rights-of-way, easements and

community or public areas to accurately and completely reproduce each and every course on the ground.

- (2) Existing lot layout on the site, including lot numbers.
- (3) Historic sites or structures, including name and description.
- (4) Sewer lines, storm water drains and culverts, water lines and electric lines, including size, location, and invert elevations of each as applicable.
- (5) Utility easements and restrictive covenants and easements for purposes which might affect development.
- (6) Names and numbers of streets within and adjacent to the subdivision.

I. Location map at a suitable scale showing the relation of the site adjoining properties and streets within one thousand feet (1000'), and all zoning district and municipal boundaries within one thousand feet (1000').

J. Proposed Layout.

- (1) Total acreage of site.
- (2) Proposed lot layout with identification number and total number of lots.
- (3) Lot width, depth and area.
- (4) Rights-of-way, restrictive covenants, and easements for all drainage, utilities, and other purposes which might affect development, with designation of areas to be dedicated to the public use.
- (5) Certification by the Pennsylvania Department of Environmental Protection (DEP) when individual sewerage disposal systems are to be installed (Sewer Planning Module). Show the location of the primary on-lot and the secondary replacement on-lot system
- (6) The following items shall be shown on the plan using the symbols shown:

- | | |
|-------------------------------|-----------------------|
| ° Proposed Well | ■ Existing Well |
| ★ Primary Absorption Field | ▲ Soil Probe Location |
| ... | |
| ••• Percolation Test Location | |

- (7) Location and details of all storm drainage facilities, structures, or other Best

`Management Practices, including maintenance responsibility.

- (8) Location and type of all existing or set monuments.
- (9) All lots shall front on a public street, existing or proposed.
- (10) Lots for annexation or not for development shall be so noted. Required note for residue acreage “Residue is not for further development without the prior approval of the governing body responsible for the approval of the subdivision and land development.” A note identifying by lot number the subdivided lots without adequate street frontage that cannot be further subdivided.
- (11) Intended use of subdivision.
- (12) Erosion controls and procedures.
- (13) Existing and proposed driveway locations, details, clear sight triangle and sight distance information.
- (14) Construction details as applicable, particularly, if shared by more than one lot.
- (15) Preliminary design of any bridges or culverts meeting the applicable requirement of the Pennsylvania Department of Transportation and Pennsylvania Department of Environmental Protection shall be provided for review by the Township Engineer.

K. Boundaries of all adjoining properties with names of landowners and Deed Book volume and page number.

L. Zoning Requirements (From applicable Zoning Ordinance)

- (1) Applicable district.
- (2) Lot size and yard requirements.
- (3) Required open space.
- (4) Building setback lines.
- (5) Land use.

M. Certificate of Ownership (see [Appendix F](#) & [Appendix G](#)):

- (1) The owner shall acknowledge said statement (see [Appendix F](#) & [Appendix G](#))

before an officer authorized to take acknowledgements.

(2) The seal of a notary public shall be impressed to the plan acknowledging owner's statement of intent.

N. Certificate of Township Approval of the plan by the Township Supervisors and Township Planning Commission shall be lettered on the plan using the form in [Appendix H](#).

O. A blank space measuring three and one-half (3-1/2") inches square shall be left, preferably adjacent to the Municipal Certification, in which the endorsement stamp of the County Planning Commission may be applied.

P. A blank space measuring three (3") inches square shall be left along the lower edge of the plan, in order that the Recorder of Deeds may acknowledge receipt of the plan.

Q. The following general notes shall be placed on the plan for informational purposes:

Greater than 1 acres earth disturbance over the entire life of the project:

"The owner/developer must submit all NPDES permit applications for Stormwater Discharge from construction activities including, but not limited to, a complete erosion and sedimentation pollution control plan as per the PA Clean Streams Law, Chapter 102, to the Schuylkill Conservation District (SCD). No earthmoving activities shall be initiated until an NPDES permit is issued."

R. If biosolids have been applied to the subject and/or neighboring properties within 300 feet of the subject property, relative Biosolids information must be included on the plans. The information shall include the PaDEP Permit Number, date of first application, date of last application, and results of any water and soil test results that have been conducted.

S. Participation in Agricultural Preservation and/or Clean and Green Programs.

T. Previous subdivision information if the subject parcel or parent tract was subdivided in the last five (5) years.

3. Covenants

A. All private deed restrictions already imposed or to be imposed as a condition to sale with references to the drawing.

B. The Township may require the inclusion of any specific restrictive covenants which will carry out the purposes of this Ordinance.

4. Additional Information. The Township may require the submission of additional information.

PART 6 - MAJOR SUBDIVISION SKETCH PLAN

§601. PRE-PLAN CONSULTATION

1. Prior to the submission of a Preliminary Plan, developers are encouraged to submit a Sketch Plan in person at a regular or special meeting of the Planning Commission. When submitted, Sketch Plans shall include the items in [Section 602](#).

§602. SKETCH PLAN SUBMISSION AND DRAWING REQUIREMENTS

1. Submission Requirement. Six (6) print copies of the Sketch Plan shall be submitted in accordance with the provisions of this Part.
2. Drawing Requirements. The Sketch Plan may be a scaled free-hand drawing and shall generally include:
 - A. Approximate location of tract boundaries (may be obtained from County Tax Map or similar sources).
 - B. Name of subdivision.
 - C. Name, address, license number and seal of professional engineer, landscape architect, or surveyor responsible for the plan.
 - D. Date, including the month, day, and year that the sketch plan was completed.
 - E. North arrow, graphic scale, and written scale.
 - F. Significant topographical and manmade features.
 - G. A statement of the total acres of the tract.
 - H. A location map showing the general location of the subject property, with sufficient information to enable the location with respect to the Township.
 - I. Proposed street, parking, building, lot layout, landscaping, recreational facilities and other planned features with dimensions to nearest foot.
 - J. Statement telling methods of liquid and solid waste management and water supply.
 - K. A statement of the intended use of lots and/or buildings within the development.
 - L. Zoning data including all of the following, if applicable:
 - (1) Existing zoning regulations, including district designation, requirements for

lot size, yards, lot coverage and building height limitations, and any zoning boundary lines traversing the property.

(2) Any variances to be requested by the subdivider or land developer.

(3) Any Township regulations, other than zoning, governing lot size and/or yard requirements.

M. Proposed water, sewer, and electric source.

N. Proposed stormwater management.

O. Proposed driveway locations.

§701. PURPOSE

- ## §702. SUBMISSION AND REVIEW PROCEDURE

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- C. Review the Preliminary Plan Submission with the Applicant, his agent, or representative and recommend any needed revisions so that the Submission will conform to this Ordinance, other ordinances, and statutes.
 - D. Recommend approval, conditional approval, or disapproval of the Preliminary Plan Submission in a written report to the Township Supervisors, specifying and recommended conditions for approval, identifying any defects found by the application, describing any requirements which have not been met, citing the provisions of any ordinance or statute relied upon.
5. Review by the Township Supervisors. The Township Supervisors shall:
- A. Review the report of the Commission.
 - B. Review the report of all other reviewing agencies received within forty-five (45) days from the date the Submission was forwarded to such agencies (the Township Supervisors may review the reports of such agencies received after the forty-five (45) day period).
 - C. Determine whether the Preliminary Plan Submission meets the objectives and requirements of this Ordinance as well as other applicable ordinances and statutes.
 - D. Approve or reject the Preliminary Plan Submission within the time required by the Pennsylvania Municipalities Planning Code Act 247 (Currently the Act requires the Township Supervisors to act not later than ninety (90) days following the date of the first regular meeting of the Township Planning Commission held after it has accepted the Submission as being filed for review; but in no case shall the Township Supervisors' decision be made later than one hundred twenty (120) days following the date the Submission was accepted as being filed for review, unless the Applicant grants a written extension of time).
6. Decision by The Township Supervisors
- A. The decision of the Township Supervisors shall be in writing and shall be communicated to the Applicant personally or by mail at his last known address not later than fifteen (15) days following the decision.
 - B. Approval of the Preliminary Plan Submission shall constitute conditional approval of the subdivision or land development as to the character and intensity, but shall not constitute approval of the Final Plan or authorize the sale of lots or construction of buildings.
 - C. When the Preliminary Plan Submission is disapproved, the decision shall specify the defects found in the Submission, shall describe the requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.

§703. PRELIMINARY PLAN REQUIREMENTS

5. Plans Required

A. The following plans shall be required for all major subdivisions and land developments and shall show the information set forth in Section 703.2 through Section 703.11, as applicable:

- (1) Layout Plan (see Sections [703.2](#), 3, 4, and 5)
- (2) and Storm Drainage Plan (see Sections [703.2](#), 3, 4, and 6)
- (3) Utility Plan (see Sections [703.2](#), 3, 4, and 7)
- (4) Erosion and Sedimentation Plan (see Sections [703.2](#), 3, 4, and 8)
- (5) Road Profiles (see Sections [703.2](#), 3, and 9)
- (6) Sanitary Sewer Profiles (see Sections [703.2](#), 3, and 10)
- (7) Storm Sewer Profiles (see Sections [703.2](#), 3, and 10)
- (8) Construction Details (see Sections [703.2](#), 3, and 11)
- (9) Key Plan, if Preliminary Plan contains more than one sheet.

B. The Plans listed in [Section 703.1.A](#) may be combined if, in the discretion of the Planning Commission, clarity of such plans will not be impaired.

6. Drafting Standards Required for All Plans

A. Plans shall be prepared on a sheet no larger than 24" x 36".

B. All information shall be legibly and accurately presented.

C. Appropriate Scales

(1) Plans shall be drawn at a scale of:

- a. One inch (1") equals fifty feet (50'); or
- b. One inch (1") equals one hundred feet (100').

(2) Profiles shall be drawn at a vertical scale of:

- a. Five feet (5') per inch or ten feet (10') per inch (for horizontal scale of 1"=50'); or

b. Ten feet (10') per inch (for horizontal scale of 1"=100').

(3) The Township Supervisors may approve other acceptable scales.

- D. All dimensions shall be set in feet and decimal parts thereof, and all bearings shall be set in degrees, minutes, and seconds.
- E. Each sheet shall be numbered and shall show its relationship to the total number of sheets. If match lines are employed, a legend showing sheet relationship shall be provided.
- F. Plans shall be so prepared and shall bear an adequate legend to indicate clearly which features are existing and which are proposed.
- G. Where any revision is made, or when the plan is a revision of a previously approved plan, dotted lines shall be used to show features or locations to be abandoned and solid lines to show the currently proposed features. Notations of revisions shall be dated.

7. General Information Required on All Plans

- A. Title of Submission (e.g. "Preliminary Plan", "Final Plan").
- B. Sheet title (e.g. "Layout Plan").
- C. Name of subdivision or land development.
- D. Name, address, contact information, license number, signature and seal to Engineer's Statement (see [Appendix D](#)) of the professional engineer, architect, landscape architect, or surveyor responsible for the preparation of the plan.
- E. Date including month, day, and year of plan completion and all subsequent revision dates.
- F. Graphic and written scales.
- G. The following general notes shall be placed on the plan for informational purposes:

Greater than 1 acres earth disturbance over the entire life of the project:

"The owner/developer must submit all NPDES permit applications for Stormwater Discharge from construction activities including, but not limited to, a complete erosion and sedimentation pollution control plan as per the PA Clean Streams Law, Chapter 102, to the Schuylkill Conservation District (SCD). No earthmoving activities shall be initiated until an NPDES permit is issued an a

copy provided to the Township.”

8. Information Required on All Layout Plans, Grading and Storm Drainage Plans, Utility Plans, and Erosion and Sedimentation Plans

A. General information:

- (1) north arrow
- (2) site boundaries with closure of 1 in 10,000
- (3) boundaries of all adjoining properties with names of landowners
- (4) location, type, material, and size of all existing or set monuments

B. Natural features:

- (1) generalized slope areas
 - a. 15-25%
 - b. over 25%
- (2) location and extent of various soil types with SCS classification and DEP definition for each
- (3) forested areas
- (4) watercourses, lakes, flood-prone areas, and wetlands (together with names, if any)

C. Location of existing man-made features on the site and within one hundred feet (100') from the site being subdivided or developed.

- (1) streets and rights-of-way (including name and right-of-way widths) on the site and on immediately adjacent tracts
- (2) existing lot layout on the site or on immediately adjacent tracts, including lot number
- (3) historic sites or structures, including name and description
- (4) sewer lines, storm drains, and culverts including, but not limited to, water lines and electric
- (5) bridges

- B. Location map at a scale of 1"=2000' or larger showing the relation of the site to adjoining properties, streets, zoning district boundaries, and municipal boundaries within one thousand feet (1000').
- C. Project summary list - the following information shall be listed on the Plan:
- (1) total acreage of site
 - (2) applicable zoning district(s)
 - (3) total number of lots in this development
 - (4) density of dwelling units per acre
 - (5) required lot size (from Zoning Ordinance)
 - (6) proposed lot size, maximum, minimum, and average
 - (7) open space required
 - (8) open space proposed
 - (9) type of water systems
 - (10) type of sanitary disposal systems
 - (11) lineal feet of new road
 - (12) deed source: volume and page
 - (13) tax map: block and lot
 - (14) required building setbacks
 - (15) intended usage
 - (16) parcels of land to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public, or community purposes must be noted on plans
 - (17) provision for pedestrian circulation throughout the tract, when provided by means other than sidewalks
- D. Proposed or Existing Features:
- (1) approximate dimensions, and areas of lots expressed in both square feet and acres

- (NOTE: These contour intervals shall be based on a field survey or photogrammetric procedure at a scale of 1"=100' or larger. Extrapolation from USGS maps shall not be acceptable. The Township Supervisors may waive the contour requirements or require a lesser interval to provide for proper design or slope delineation.)

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Management Practices.

- E. Sanitary sewer structures.
 - F. Water line details.
 - G. Other utility details
 - H. Curb and sidewalk details.
 - I. Any other details required by this Subdivision and Land Development Ordinance.
16. No subdivision or land development plan which will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall be finally approved unless the submission contains a receipt that a highway occupancy permit has been approved pursuant to Section 420 of the Act of June 1, 1945, known as the State Highway Law before driveway access to a State highway is permitted.

§704. SUPPORTIVE DOCUMENTS AND INFORMATION

- 1. General Information
 - A. All private deed restrictions or covenants already imposed or to be imposed as a condition of sale shall be provided.
 - B. A map of all property holdings of the owner within one thousand feet (1000') of the proposed subdivision, indicating the site of proposed subdivision shall be provided. A sketch plan of a proposed road system with any property holdings contiguous to the proposed subdivision.
 - C. Closure Report
- 2. Certification of a Centralized Sewage Disposal System
 - A. Public. If the subdivision or land development is to be served by an existing sewer company or authority, the developer shall submit a copy of a letter from the company or authority which states that the company or authority can adequately serve the subdivision and which states any conditions required by the company or authority for the provision of services.
 - B. Private. If the subdivision or land development is to be served by a private centralized sewage disposal system, the developer shall submit a copy of a completed Planning Module for Land Development.
- 3. Certification of On-Lot Sewage System. When the subdivision or land development is to be served by individual on-lot sewage disposal systems the developer shall submit a copy of a completed Planning Module for Land Development, Method of

- Maintenance and Billing, Ownership, etc. The plan must show the location of the primary on-lot and the secondary replacement on-lot system
4. Certification of Public Water Supply System. If the subdivision or land development is to be served with water by an existing water company or authority, the developer shall submit a copy of a letter from such water company or authority which states that the company or authority can adequately serve the subdivision and which states any conditions required by the company or authority for the provision of services.
 5. Storm Drainage Calculations. All calculations (which shall be in accordance with [Section 1123](#)) relating to facilities appearing on the Grading and Storm Drainage Plan and the Erosion and Sedimentation Plan shall be submitted for review by the Township Engineer.
 6. Development Statement and Schedule. A statement setting forth in detail the character of the improvements the Applicant proposes to make on the property to be developed and a development schedule indicating the approximate date when construction can be expected to begin and be completed.
 7. Highway Occupancy Permit. When required, a copy of the Highway Occupancy Permit approved by PENNDOT for access to any adjoining State highway and written comments indicating approval of occupancy permits at locations designated on submitted plans shall be provided to the Township.
 8. Current Deed of Tract Being Subdivided. A copy of the current deed of the tract being subdivided shall be submitted.
 9. Protective Covenants. A description of the protective covenants or private restrictions to be incorporated in as though a part of the subdivision shall also be presented to the Township.
 10. Preliminary design of any bridges or culverts meeting the applicable requirement of the Pennsylvania Department of Transportation and Pennsylvania Department of Environmental Protection shall be provided for review by the Township Engineer.
 11. A complete report on subsurface coal conditions must be filed for areas underlain by coal. Such a report shall show conditions of mining, if any, and a statement that no possibility of subsidence exists. All strip mines, spoil banks and bodies of water in abandoned stripping pits within one-half (1/2) mile of any development must also be accurately located and shall be so shown.
 12. If biosolids have been applied to the subject and/or neighboring properties within 300 feet of the subject property, relative Biosolids information must be included on the plans. The information shall include the PaDEP Permit Number, date of first application, date of last application, and results of any water and soil test results that have been conducted.

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PART 8 - MAJOR SUBDIVISION OR LAND DEVELOPMENT - FINAL PLAN

§801. PURPOSE

1. The purpose of the Final Plan is to receive formal approval before plans for all major subdivisions and land developments are recorded.

§802. SUBMISSION AND REVIEW PROCEDURE

1. Final Plan Submission Required

- A. A Final Plan Submission for each major subdivision or land development must be filed by the Applicant and reviewed in accordance with the provisions of Part 8.
- B. A Final Plan for a minor subdivision shall be filed by the Applicant and reviewed in accordance with the provisions of [Part 5](#).

2. Submission Deadline

- A. An Applicant shall file a Final Plan Submission within one (1) year from the date of the approval of the Preliminary Plan by the Planning Commission, unless an extension in writing has been granted by the Planning Commission.
- B. Failure to comply with this requirement shall render the Preliminary Plan Submission null and void, and a new Preliminary Plan Submission must be filed.

3. Required Submission

- A. The Final Plan itself shall contain all of the information required for Preliminary Plan Approval in addition to the information required in accordance with the Provision of [Part 8](#).
- B. The applicant shall file the plan at least two (2) weeks prior to the regularly scheduled Planning Commission meeting and all applications shall include the following:
 - (1) Filing fee, as set by resolution of the Township Supervisors (see fee schedule available at Township Building), and the filing fee set forth by the Schuylkill County Planning Commission for review of the plan.
 - (2) Copies of each of the following in the amounts indicated:
 - a. Application form (included in [Appendix B](#)) – Four (4) copies.
 - b. Final Plan checklist for major subdivision or land development (included in [Appendix C.4](#)) – Four (4) copies.

(3) *A minimum of ten (10) paper copies and one (1) electronic copy (in a format acceptable to the Township Supervisors) of the Final Plan.

(4) *A minimum of four (4) copies of the supportive documents.

*Note: The Township may require additional copies of the Final Plan and/or the supportive documents.

C. The Applicant shall forward plans to the following agencies when required and obtain their comments and approval prior to Final Plan Approval (where applicable):

(1) County Conservation District.

(2) PA Department of Transportation if State roads are involved (if State roads are involved, Highway Occupancy Permits must be filed).

(3) Appropriate utility companies.

(4) Department of Environmental Protection.

D. Each Final Plan filed shall:

(1) provide the information required by [Section 803](#).

(2) conform with the approved Preliminary Plan and any changes recommended during the Preliminary Plan review.

(3) All sheets of Supportive Documents shall provide the information required by [Section 804](#).

4. Review by Various Agencies

A. The final plan may be reviewed by the Township Engineer, Township Code Enforcement Officer, Township Zoning Officer, Sewage Enforcement Officer, Municipal Authority (if applicable), County Planning Commission, and, if deemed necessary, other officials. These reviewers will report their findings to the Township Planning Commission and Township Supervisors.

B. All plan reviews of the Final Plan Submission shall be based on the objectives and requirements of this Ordinance, as well as other applicable ordinances and statutes.

C. The Reviewing Agencies may make additional reports and recommendations to the Planning Commission and Township Supervisors during review of the Plan.

- D. Applicant should solicit reviews and reports from adjacent municipalities and other government agencies affected by the plan
5. Review by Commission. Within ninety (90) days following the date of the regular Township Planning Commission meeting after the final plan was submitted for review (unless the Applicant grants a written extension of time for the Township review of such Submission), the Township Planning Commission shall:
- A. Review all applicable reports received from the agencies and officers.
 - B. Determine whether the Final Plan Submission meets the objectives and requirements of this Ordinance, as well as other applicable ordinances and statutes.
 - C. Review the Final Plan Submission with the Applicant, his agent, or representative and recommend any needed revisions so that the Submission will conform to this Ordinance, other ordinances, and statutes.
 - D. Recommend approval, conditional approval, or disapproval of the Final Plan Submission in a written report to The Township Supervisors, specifying and recommending conditions for approval, identifying any defects found by the application, describing any requirements which have not been met, citing the provisions of any ordinance or statute relied upon.
6. Review by the Township Supervisors. The Township Supervisors shall:
- A. Review the report of the Commission.
 - B. Review the report of all other reviewing agencies received within forty-five (45) days from the date the Submission was forwarded to such agencies (Township Supervisors may review the reports of such agencies received after the forty-five (45) day period).
 - C. Determine whether the Final Plan Submission meets the objectives and requirements of this Ordinance, as well as other applicable ordinances and statutes.
 - D. Approve or reject the Final Plan Submission within the time required by the Pennsylvania Municipalities Planning Code Act 247 (Currently the Act requires the Township Supervisors to act not later than ninety (90) days following the date of the first regular meeting of the Township Planning Commission held after it has accepted the submission as being filed for review; but in no case shall the Township Supervisor's decision be made later than one hundred twenty (120) days following the date the Submission was accepted as being filed for review, unless the Applicant grants a written extension of time).

7. Decision by The Township Supervisors

- A. The decision of the Township Supervisors shall be in writing and shall be communicated to the Applicant personally or by mail to his last known address, not later than fifteen (15) days following the decision.
- B. Offers of Dedication
 - (1) Approval of the Final Plan Submission shall not constitute an acceptance of the dedication of any street or other proposed public way, space, or area shown on the Final Plan.
 - (2) Any such acceptance of dedication shall be specifically stated along with the signatures required for approval.
 - (3) If the Township Supervisors elects to accept lands offered for dedication, the Submission shall be accompanied by duly executed instruments of conveyance to the County or Township. Such instruments shall state that the title thereof is free and unencumbered.
- C. When the Final Plan Submission is disapproved, the decision shall specify the defects found in the Submission, shall describe the requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.
- D. Failure of the Township Supervisors to render a decision and communicate it to the Applicant within the time and in the manner required by the Pennsylvania Municipalities Planning Code Act 247, shall be deemed an approval of the Plan as presented, unless the Applicant has agreed in writing to an extension of time or change in the prescribed manner of communication of the decision.
- E. At the request of the Applicant, the Township Supervisors shall furnish the Applicant with a signed copy of a resolution indicating approval of the Applicant's Final Plan contingent upon the Applicant obtaining a satisfactory financial security. The Final Plan will not be signed by Township officials until a satisfactory financial security is presented. The resolution of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days, unless a written extension is granted by the Township.
- F. For all subdivisions where the lots are to be served by other than individual wells, for a land development to be served by other than an individual well, the Applicant shall present evidence to the Township that the subdivision or land development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners or by a municipal corporation, authority or utility. A

copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.

§803. FINAL PLAN REQUIREMENTS

1. All Final Plan Requirements shall be in accordance with [Section 703](#), Preliminary Plan requirements and the additional items listed below in [Section 803.2](#).
2. Additional Requirements
 - A. A property survey shall be performed of the entire tract to be developed if it is less than ten (10) acres in size. In cases where the tract is over ten (10) acres and only a portion of it is to be developed, only that portion to be developed need be surveyed.
 - B. Protective covenants providing for:
 - (1) Building setbacks
 - (2) Clear sight triangle easements
 - (3) Utility, drainage, and slope easements
 - (4) Well and sewage disposal systems shall be constructed in accordance with recommended standards of the Pennsylvania Department of Environmental Protection (if applicable).
 - (5) Individual owners of lots must apply to the Municipality for a sewage permit prior to undertaking the construction of an on-lot sewage disposal system (if appropriate). The plan must show the location of the primary on-lot and the secondary replacement on-lot system
 - (6) The Planning Commission has not passed upon the feasibility of any individual lot or location within a lot being able to sustain any type of well or sewage disposal system (if appropriate).
3. Landscape Plan
 - A. This Plan shall show:
 - (1) existing vegetation to be removed
 - (2) existing vegetation to be preserved

(3) proposed planting schedule, including the locations, number, species, and sizes of plantings

(4) existing and proposed grades

4. Other Additional Information

- A. If the subdivision or land development proposes a new street or driveway intersection with a State Road, a letter from PENNDOT indicating approval of such intersection must be received.
- B. A copy of all permits from PADEP for affecting water courses, bodies of water, or water obstructions must be obtained.
- C. A letter from the SCD indicating that the erosion and sedimentation pollution control measures detailed on the plan will be acceptable.
- D. A street lighting plan indicating location, type, height of fixture, and illumination area specified in accordance with acceptable lighting standards published by the Lighting Engineers Society must be shown on the plan.
- E. The proposed location and type of traffic control devices, such as stop bars, signs, line painting, street names, islands, etc. must be shown on the plan.
- F. In the case of sewage disposal proposed by sub-surface or alternate methods, all approved local and state permits and planning modules must be submitted.

§804. SUPPORTIVE DOCUMENTS AND INFORMATION

- 1. Deed Restrictions. All private deed restrictions or covenants already imposed or to be imposed as a condition to sale shall be provided.
- 2. Dedicated Improvements. The developer shall provide a deed of dedication together with an 8.5" x 11" plan of each such improvement.
- 3. Nondedicated Streets Agreement.
 - A. Agreement for any street not offered for dedication.
 - B. Such agreement shall state who is responsible for the improvement and maintenance of such streets until dedicated to the Township.
 - C. If an association of lot owners is made responsible, such association must be legally organized prior to plan approval.
- 4. Open Space Agreement. A formal contract providing for the maintenance of open

space and the method of management, together with all offers of dedication and covenants governing the reservation and maintenance of undedicated open space, bearing the certificate of approval of the Township Solicitor.

5. Utilities Agreements and Permits.
 - A. All signed agreements or contracts with utility companies, water companies or authorities, or sewage companies or authorities for the provision of services to the subdivision.
 - B. Approval letters from all appropriate Federal and State agencies of any private centralized water supply system or sewage disposal system.
6. Storm Drainage Calculations. All calculations relating to facilities appearing on the Grading and Storm Drainage Plan and the Erosion and Sedimentation Plan shall be submitted for review by the Township Engineer (see [Appendix I](#) and [Section 1123](#)).
7. Development Statement and Schedule. A statement setting forth in detail the character of the improvements the Applicant proposes to make on the property to be developed and a development schedule indicating the approximate date when construction can be expected to begin and be completed.
8. Current Deed of Tract Being Subdivided. A copy of the current deed of the tract being subdivided shall be submitted for review by the Township.
9. Guarantee of Improvement Installation. See [Section 901](#)
10. Traffic Impact Study. See [Section 1212](#).

PART 9 - GUARANTEE OF IMPROVEMENTS INSTALLATION

§901. GUARANTEE OF IMPROVEMENTS INSTALLATION REQUIRED

1. Before approving a subdivision or land development plan for recording, the Township Planning Commission and Township Supervisors require that the Township be assured (by means of a proper Development Agreement and Performance Guarantee) that the improvements required by this Ordinance and the improvements appearing on the plan will be installed in strict accordance with the standards and specifications of this Ordinance.

§902. IMPROVEMENTS TO BE PROVIDED BY THE APPLICANT

1. In all cases, the subdivider or land developer shall be responsible for the installation of all improvements required by this Ordinance.
2. The Township Engineer or the Township's designee shall make such inspections of the required improvements to assure compliance with this Ordinance. The reasonable costs of such inspection shall be borne by the subdivider or land developer and be included in the improvements agreement.

§903. DEVELOPMENT AGREEMENT

1. Development Agreement Required
 - A. All Applicants proposing any subdivision or land development which provide for the installation of improvements required by this Ordinance or any improvements or amenities which appear on the plan shall be required to enter into a legally binding Development Agreement with the Township prior to Final Plan Approval. A copy of this agreement is provided in [Appendix J](#).
 - B. The Development Agreement shall guarantee the installation of said improvements in strict accordance with all Township requirements.
 - C. Public Utilities and Authorities - If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the Township, a development agreement and financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this Section. Copies of the development agreements with the public utility or municipal authority must be submitted to the Township prior to Final Plan approval.
 - D. The Final Plan shall not be approved by the Township Planning Commission or

Township Supervisors prior to the execution of this agreement and the delivery of the Performance Guarantee.

2. Terms of Development Agreement. The Development Agreement shall be in the manner and form approved by the Township Solicitor and it shall consist of the following terms, where applicable:

A. Required Improvements

- (1) Setting Property corners.
- (2) The construction of streets with related curbs, street signs, drainage and stormwater facilities, and related improvements.
- (3) The installation of utility lines and lighting.
- (4) All the construction depicted upon the approved plans in itemized format.
- (5) Erosion Controls including top soil, seeding and soil supplements.
- (6) Inspection and Construction reviews.
- (7) Provide Township with Record Drawings of As-Built condition.

B. Schedules

- (1) A work schedule prepared by the developer's engineer setting forth the beginning and ending dates and such other details as the Township deems fit and appropriate for the improvements covered by the Development Agreement.
- (2) An inspection schedule approved by the Township Engineer (the developer shall provide the Township Engineer with notice at least forty-eight hours prior to scheduling inspections).

C. Performance Guarantee

- (1) The provision of a Performance Guarantee for completion of required improvements which complies with [Section 904](#).
- (2) The estimated cost of the improvements, including a detailed breakdown in a form acceptable to the Township Planning Commission and Township Supervisors and amount of the Performance Guarantee.
- (3) All improvements subject to the Development Agreement shall be approved according to the approved inspection schedule and [Section 904](#).

D. Liability

- (1) The developer's responsibilities for damage to other property.
- (2) The developer shall secure or maintain public liability insurance for the duration of improvements construction. A copy (of other evidence of coverage) shall be submitted to the Township.
- (3) A save harmless clause to protect the Township from liability.
- (4) The prevention of erosion, sedimentation, and water damage to the subject and adjacent properties.

E. The dedication of streets, transfer of water and sewer lines and easements.

F. The developer shall provide the Township with a set of "record drawings" plans prepared and certified by a Professional Engineer or Licensed Surveyor registered in the State of Pennsylvania depicting all streets, storm and sanitary sewers, and water distribution facilities. The "record drawings" shall include one (1) paper set of drawings and one (1) electronic set of drawings (in a format acceptable to the Township Supervisors).

G. The developer shall be responsible for all reasonable engineering and legal costs and expenses for review, inspection, consultations, and preparation of agreements.

H. The provisions for violation of the Development Agreement.

I. Any other lawful terms which the Township Solicitor may require to carry out the provisions of this Ordinance.

§904. PERFORMANCE GUARANTEE

The Performance Guarantee for completion of required improvements shall meet the following requirements:

1. Security

A. The Guarantee shall be secured by the credit of any of the following:

- (1) An irrevocable and unconditional letter of credit of a Federal or Commonwealth chartered lending institution.
- (2) A restrictive or escrow account in a Federal or Commonwealth chartered lending institution.
- (3) Such other financial security approved by the Township (which approval shall not be unreasonably withheld).

- B. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required on or before the date fixed in the formal action of approval or the date fixed in the Development Schedule for the completion of such improvements.
 - C. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security executed by such sureties as are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Audit Staff, Bureau of Government Financial Operations, US Treasury Department.
2. Amount
- A. The amount of financial security shall be equal to one hundred ten percent (110%) of the cost of the required improvements for which financial security is to be posted.
 - B. Cost of Improvements
 - (1) The cost of the improvements shall be established by an estimate prepared by the developer's professional engineer, submitted for approval from the Township upon the recommendation of the Township Engineer. The estimate will be based on the situation that the Township was requesting bids and completing the work. This usually assumes prevailing wage rates to be paid by the contractor.
 - (2) The cost of such improvements shall be the cost as of ninety (90) days following the projected date of completion of such improvements plus ten percent (10%) of such cost. Annually, the Township may adjust the amount of bond required to ensure it remains equal to the said one hundred and ten percent (110%) referenced in this subsection.
 - C. If the party posting the financial security requires more than one (1) year from the date of posting of the financial security to complete the required improvements, the amount of financial security shall be increased by an additional ten percent (10%) for each one-year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten percent (110%) of the cost of completing the required improvements as re-established on or about the expiration of the preceding one-year period by using the above bonding procedure.
3. Multi-Year or Multi-Stage Development. In the case where development is projected over a period of years, the Township Supervisors may authorize submission of final plats by section or stages of development subject to such requirements or guarantees

as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.

4. Materials stored on site, but not yet installed, will not be considered in the reduction of bond or security amount unless it is stored in a locked and secured facility.

§905. APPROVAL OF IMPROVEMENTS

1. In General. As the work of installing the required improvements proceeds, the party posting the financial security may request the Township Supervisors to release or authorize the release, from time to time, such portions of the financial security necessary for payment to the contractor or contractors performing the work.
2. Notice of Completion. When the developer has completed an improvement, the developer shall notify the Township Supervisors in writing by certified or registered mail of such completion and request for release and shall send a copy thereof to the Township Engineer.
3. Township Engineer's Report
 - A. Within thirty (30) days of the receipt of such request, the Township Engineer shall submit a written report certifying which improvements have been completed in accordance with the approved plan to the Township Supervisors and mail a copy of such report to the developer at his last known address.
 - B. This report shall be based on the inspections made according to the approved inspection schedule included in the Development Agreement and shall recommend approval or rejection of the improvements, either in whole or in part.
 - C. If the Township's Engineer finds any or all of the improvements to be not as required, the report shall include a statement of the reasons for recommending rejection.
4. Decision by the Township Supervisors.
 - A. At its first regularly scheduled meeting after receiving the Township Engineer's Report (but not later than forty-five (45) days of the receipt of the request) the Township Supervisors shall review the Township Engineer's Report and shall authorize release of an amount as estimated by the developer's engineer fairly representing the value of the improvements completed after review and approval by the Township Engineer.
 - B. The Township Supervisors shall be deemed to have approved the release of funds as requested if the Township Supervisors fails to act within forty-five (45) days of receipt of the developer's request.

- C. Until final release (completion of all improvements), the Township Supervisors shall require retention of ten percent (10%) of the cost of each completed improvement.
- D. The Township Supervisors shall notify the developer in writing by mail of the decision.
- 5. Completion of Unapproved Improvements. The developer shall proceed to complete any improvements not approved by the Township Supervisors and, upon completion, request approval in conformance with the procedures specified in Section 905.
- 6. Final Release
 - A. When the developer has completed all of the necessary and appropriate improvements, the developer shall request Final Approval in conformance with the procedures specified in [Section 905](#).
 - B. Such Final Release shall include all monies retained under [Section 905.4.C](#).
- 7. Appeal. Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise, any determination of the Township Supervisors or the Township Engineer.

§906. REMEDIES TO EFFECT COMPLETION OF IMPROVEMENTS

- 1. Enforcement of Security. In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accord with the approved Final Plan, the Township Supervisors is hereby granted the power to enforce any corporate bond (or other security) by appropriate legal and equitable remedies.
- 2. Completion by Township. If the proceeds of such bond or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Township Supervisors may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the monies necessary to complete the remainder of the improvements.
- 3. Proceeds for Installation of Improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Township purpose.

§907. MAINTENANCE AGREEMENT

- 1. Maintenance Agreement Required
 - A. All Applicants proposing any subdivision or land development which provides for

the dedication of improvements required by this Ordinance or any improvements or amenities which appear on the Plan shall be required to enter into a legally binding Maintenance Agreement with the Township prior to acceptance of dedication by the Township.

- B. The dedication of any improvement shall not be accepted by the Township prior to the execution of a Maintenance Agreement and the delivery of the Maintenance Guarantee.

2. Terms of Maintenance Agreement

- A. The Maintenance Agreement shall be in the manner and form approved by the Township Solicitor.
 - B. The Maintenance Agreement shall require the Applicant to make any repair or reconstruction of any improvement stipulated in the Maintenance Agreement which is specified by the Township Supervisors as necessary by reason of faulty construction, workmanship, or materials prior to acceptance of such improvement by the Township.
 - C. The Maintenance Agreement shall require the Applicant to maintain at his own cost all improvements stipulated in the Maintenance Agreement for a period of eighteen (18) months from the date of acceptance or dedication by the Township.
 - D. The Maintenance Agreement shall require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plat for a term of eighteen (18) months from the date of acceptance of dedication.
3. Nothing herein shall be construed as obligating the Township to accept dedication of any roadway.

§908. MAINTENANCE GUARANTEE

- 1. Security. The Maintenance Guarantee shall be secured by the credit of any of the following:
 - A. An irrevocable and unconditional letter of credit of a Federal or Commonwealth chartered lending institution.
 - B. A restrictive or escrow account in a Federal or Commonwealth chartered lending institution.
 - C. Such other financial security approved by the Township Supervisors (which approval shall not be unreasonably withheld) and executed by such sureties as are named in the current list of "Companies Holding Certificates of Authority as

Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Audit Staff, Bureau of Government Financial Operations, US Treasury Department.

2. Terms. Such Maintenance Guarantee shall be in the form approved by the Township Solicitor, payable to the Township, to guarantee the maintenance and repair of the streets and other improvements in the subdivision for eighteen (18) months from the date of acceptance thereof by the Township.
3. Amount. The amount of the Maintenance Guarantee shall be determined by the Township, shall not exceed fifteen percent (15%) of the actual cost of installation of such improvements.
4. Release. After the expiration of eighteen (18) months from the date of acceptance of said improvements, the Township shall release said Maintenance Guarantee to the developer (or party posting said Maintenance Guarantee) if all improvements are in satisfactory condition.

PART 10 - RECORDING OF FINAL PLAN

§1001. RECORDING OF FINAL PLAN

1. **Deadline.** The Applicant shall record the Final Plan approved by the Township Supervisors in the Office of the Recorder of Deeds of the County within ninety (90) days of such final approval, unless an extension has been granted in writing by the Township Supervisors.
2. **Notification.** Within fifteen (15) days of recording, the Applicant shall notify the Township Supervisors and Township Planning Commission in writing of the date of such recording and the plan book and page wherein such plan is recorded (a copy of the receipt of the recording is acceptable).
3. **Township Copies.** The following information shall be provided to the Township:
 - A. Two (2) copies of the recorded plan with supporting data shall be submitted to the Township Secretary.
 - B. An electronic PDF of the recorded plans and any plans deemed as part of the plan set.
 - C. Upon request of the Township Supervisors, the design files and base mapping (.dgn, .dwg, .dxf, etc.) are to be provided to the Township for its use.
 - D. Record drawings are to be provided at the completion of the subdivision per [Section 902.2.F](#) with as-built information included.
4. **Failure to Record.** If the plan is not recorded within the required time period, the approval shall lapse and become void.

§1002. RECORDING OF PLAN

1. The necessary number of the Approved Final Plan shall be submitted to the County Recorder of Deeds (see [Table 10-1](#)) for their use and recording to provide sufficient copies of the Recorded plans to the Township per [Section 1001](#).

§1003. EFFECT OF RECORDING

1. **Official Map.** After a subdivision or land development has been duly recorded, the streets, parks, and other public improvements shown thereon shall be considered to be a part of any Official Map of the County and Township without a Public Hearing.
2. **Improvements Private.** Every street, park, or other improvement shown on a subdivision or land development plan that is recorded, as provided herein, shall be deemed to be a private street, park, or improvement until such time as:

- A. it has been offered for dedication to the Township and accepted, by resolution and recorded (Township is not required to accept dedication); or
 - B. it has been condemned for use as a public street, park, or improvement.
3. Dedication of Improvements. Streets, parks, and other public improvements shown on a subdivision or land development plan to be recorded:
- A. May be offered for dedication to the Township by formal notation thereof on the plan; or
 - B. The owner shall note on the plan that such improvements have not been offered for dedication to the Township.

TABLE 10-1

PLAN RECORDING REQUIREMENTS FOR THE SCHUYLKILL COUNTY RECORDER OF DEEDS		
- Final Plan Shall Be No Larger Than 24" x 36"		
- 2 Original Plans With The Following Conditions:		
	YES	NO
• Owner's Original Signature	X	
• Notary Public's Signature with Raised Seal	X	
• Sewage Enforcement Officer's Signature ¹		X
• Engineer's, Surveyor's - Seal Number ² - Signature ²	X X	
• Township Planning Commission Approval	X	
• Township Supervisors Approval	X	
• County Planning Commission Approval	X	

1. Planning Module Required by Township

2. Required by Township

PART 11 - DESIGN STANDARDS

§1101. APPLICATION

1. Standards to be Applied. The following design standards and requirements will be applied by the Township Planning Commission and the Township Supervisors in evaluating plans for proposed subdivisions and land developments.
2. Minimum Provisions. The standards and requirements contained in [Part 11](#) are intended as the minimum design standards for promotion of the public's health, safety, and general welfare. Whenever developments increase these minimum standards, the developer is assured of increased benefits to himself and to potential purchasers. The Township recommends increases above these minimum standards and favors such increases whenever possible.
3. Municipal Regulations to Govern. Whenever another municipal regulation or ordinance imposes more restrictive standards and requirements than those contained herein, the more stringent shall control the design.
4. Additional Improvements. Additional or higher type improvements may be required in specific cases where, in the opinion of the Township Planning Commission and the Township Supervisors, they are necessary to create conditions essential to the health, safety, morals, and general welfare of the citizens of the Township, to protect the environment of the Township, or to carry out the purposes of this Ordinance.
5. Modifications and Exceptions
 - A. If any mandatory provisions of these regulations are shown by the applicant to the satisfaction of the Township Supervisors to be unreasonable, to cause undue hardship, or that an alternate standard can provide equal or better results, the Township Supervisors may grant a modification to that provision. A modification may be granted provided that such modification will not be contrary to public interest and that the purpose and intent of this Ordinance is observed.
 - B. Any request for modification shall be submitted in writing, citing the specific observations or standards from which relief is requested, and should be part of the preliminary or final plan submission.
 - C. It is not sufficient proof of hardship to show that greater profit would result if the modification were granted. Furthermore, hardship cannot be claimed by one who purchases with or without knowledge of restrictions; it must be from the application of this Ordinance; it must be suffered directly by the property in question; and evidence of a modification granted under similar circumstances shall not be considered.
 - D. In granting modifications, the Township Supervisors may impose such conditions that will, in its judgment, secure substantially the objectives of the standards or

requirements so modified.

- E. The Township shall keep a written record of all requests for modifications.
- F. If a modification is granted, it shall be referenced in the Conditions of Approval of the plan and shall apply only to that plan.

§1102. DESIGN STANDARDS

1. Land Requirements. Land shall be suited to the purpose for which it is to be divided. In general, the Township shall take the following factors into consideration:
 - A. Land subject to periodic flooding or other hazards to life, health, and/or property shall not be subdivided for residential purposes unless adequate safeguards against such hazards are provided by the plan. All subdivisions and land developments shall be reviewed to assure that all such proposals are consistent with the need to minimize flood damage, that all utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage, and that adequate drainage is provided so as to reduce exposure to flood hazards.
 - B. Areas within the parcel characterized by slopes in excess of fifteen percent (15%), rock formations, or other such features shall not be subdivided or developed for any purposes.
 - C. Areas subject to subsidence, settling, or within five hundred feet (500') of any stripping holes shall not be subdivided for residential purposes unless a waiver of responsibility is clearly stated, supported by documentation on the plan and accepted by applicant.
2. Natural and Historic Feature Preservation
 - A. The Township Planning Commission and Township Supervisors may require that the design and development of subdivisions and land developments shall preserve, insofar as possible, natural, scenic, and historic features, which will add attractiveness by providing parks, adequate open space for recreation, light and air by proper distribution of population thereby creating conditions favorable to the health, safety, morals and general welfare of the citizens and for the harmonious development of the Township.
 - B. Some of these features are natural terrain and natural drainage, large trees or groves, watercourses and falls, historic areas and structures, scenic views and landmarks, and other community assets.

§1103. COMMUNITY FACILITIES AND COMPREHENSIVE PLAN REQUIREMENTS

1. The Township Supervisors will consider the adequacy of existing or proposed community facilities to serve the uses proposed in the subdivision. Where a proposed park, playground, school, or other public use shown in the East Brunswick Township Comprehensive Plan is located in whole or in part in a subdivision, the Township Supervisors may require the provision or reservation of such area as may be deemed reasonable, provided that such provision or reservation is acceptable to the Township.
 - A. Areas provided or reserved for such community facilities should be adequate to provide for building sites, landscaping, and off-street parking as appropriate to the use proposed.
 - B. The layout of the proposed subdivision shall be in general conformity with the features or developments proposed in the East Brunswick Township Comprehensive Plan.
 - C. The use of the land in the subdivision or land development shall conform to the applicable Zoning Ordinance.
 - D. A subdivision or land development and its street pattern shall be coordinated with existing nearby developments or neighborhoods so that the area as a whole may be developed harmoniously.
 - (1) Any subdivision or land development that is proposed for a rural zoning classification or that neighbors upon an agricultural use as defined by the Zoning Ordinance shall note the existence of the agricultural use on the plans and shall include a deed restriction if requested by the Township Supervisors.

§1104. LOTS AND LOT SIZES

1. All lots shall front on an existing or proposed public street or on a private street if such street conforms to the standards contained in this Ordinance and are approved as such by the Township Supervisors.

The width of required frontage for any particular lot is dictated by the applicable Zoning Ordinance. Any variation from the required width must be addressed by the Zoning Hearing Board.

2. Side lots lines shall be at right angles with straight street lines or radial to curved street lines.

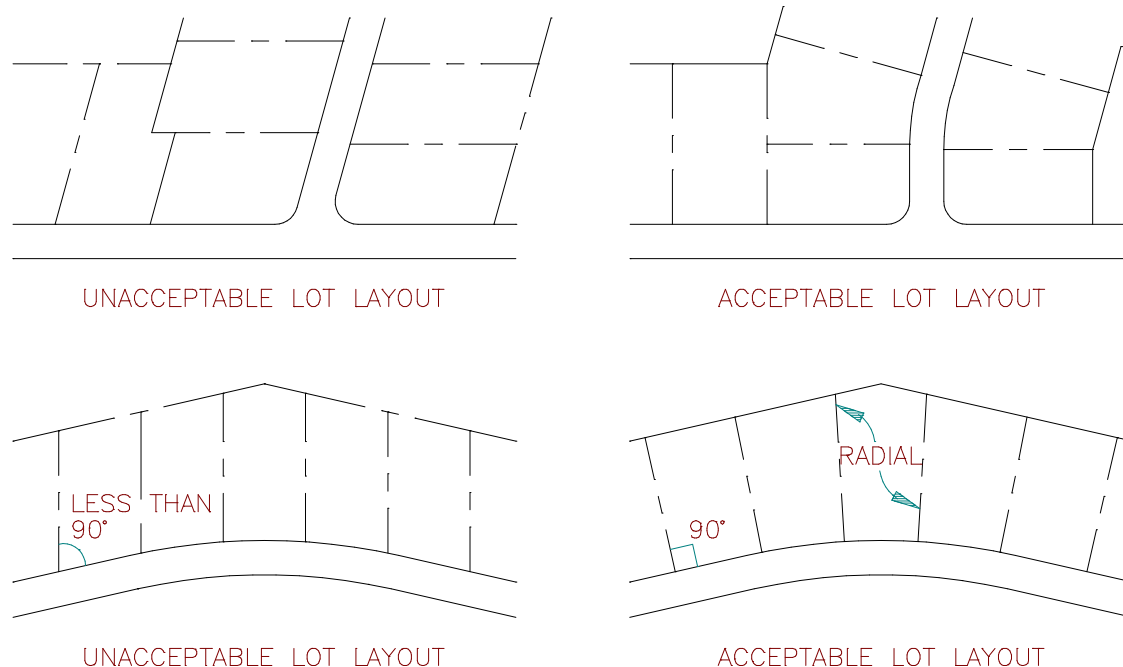


FIGURE 11-1

3. If remnants of land exist after subdividing, they shall be incorporated in existing or proposed lots, or dedicated to public use if acceptable to the Township Supervisors.
4. Double frontage lots are prohibited, except where employed to prevent vehicular access to major traffic streets.
5. Depth and width of parcels laid out or reserved for nonresidential use shall be sufficient to provide satisfactory space for off-street parking, loading and unloading, required setbacks, buffer yards, landscaping, etc.
6. In order to avoid problems of jurisdiction, the lot lines, where feasible, shall follow Township boundary lines rather than cross them. In the event that lot lines cross municipal boundaries, the affected adjoining municipality will be offered to make comments concerning the development.
7. In general, the depth of lots in residential subdivisions should not be less than one (1) nor more than three (3) times their width.
8. A cluster form of development is a commonly used alternative to the typical lot layout. The Township Supervisors may permit the alternative design at their discretion.
9. Lot dimensions, areas, yards and building set-back lines shall not be less than specified by the provisions of the Township Zoning regulations (Chapter 27) and/or the provisions contained in this section.

10. Where an ultimate right-of-way has been provided, all setbacks and lot areas shall be measured from such ultimate right-of-way line.
11. Wherever feasible, lots shall be designed so that buildings can be constructed above street grade. Where this is not possible, the developer shall indicate what measures are to be taken to assure proper drainage away from the buildings.
12. When only a portion of a tract is designed at a time and there exists the potential for development of the remainder of the tract, lots shall be designed such that they do not restrict access to the remainder of the tract, do not unduly restrict the potential development of the remainder of the tract, nor result in the creation of awkward or difficult-to-develop parcels in the remainder of the tract.
13. The maximum slope utilized when grading lots or streets along an adjoining tract of land not owned by the developer shall be a three (3) to one (1) slope ratio of horizontal distance to vertical distance.

§1105. LOT ACCESS

1. Direct access from residential lots to arterial streets shall be avoided whenever possible. Where such direct access cannot be avoided, adequate turnaround space shall be provided behind the right-of-way line.
2. A valid Highway Occupancy Permit issued by the Pennsylvania Department of Transportation or Township must be displayed to prove that access to a road or highway has been authorized. Driveways serving single family residences shall intersect streets at angles of no less than sixty (60) degrees. All other driveways or access roads shall intersect streets at right angles, where possible, and in no instance shall such intersection be less than seventy-five degrees (75°).
3. The width of access roads or driveways shall be in accordance with the following:
 - A. For all multi-family residential and non-residential subdivisions, access roads shall be no less than twenty-four feet (24') in width at the street line, and shall clearly be defined by the use of curbing.
 - B. For single family residential subdivisions, individual driveways shall be not less than ten feet (10') in width and no greater than twenty feet (20') in width at the street line.
4. In order to provide for safe and convenient ingress and egress points, access roads and driveway entrances shall be rounded at the following radius:
 - A. For multi-family residential and all non-residential subdivisions, access road entrances shall be rounded at a minimum radius of ten feet (10'). The maximum radius shall be twenty five (25) feet. The minimum and maximum radius may be increased based on the type of vehicle using the facility and the roadway speed of

the intersecting roadway. For non-residential development an AASHTO design and turning movement depiction will be required.

- B. For single family residential subdivisions, driveway entrances shall be rounded at a minimum radius of five feet (5'). The maximum radius shall be twenty five (25) feet. The minimum and maximum radius may be increased based on the type of vehicle using the facility and the roadway speed of the intersecting roadway.
- 5. The grades on access roads or driveways shall not exceed the following:
 - A. Eight percent (8%) when access is to an arterial street.
 - B. Twelve percent (12%) when access is to a collector or minor street.
 - 6. The minimum distance from the centerline of an access road or driveway, at its point of access to a street, to the centerline of the intersecting street shall not be less than the following (for single family residential subdivisions):
 - A. One hundred fifty feet (150') if the intersecting street is an arterial street.
 - B. One hundred feet (100') if either street is a collector street.
 - C. Seventy-five feet (75') if both streets are minor streets.
 - 7. The minimum distance from the centerline of an access road or driveway, at its point of access to a street, to the centerline of the intersecting street shall not be less than the following (for multi-family residential and all non-residential subdivisions):
 - A. Three hundred feet (300') if either street is an arterial street.
 - B. Two hundred feet (200') if either street is a collector street.
 - C. One hundred fifty feet (150') if both streets are minor streets.
 - 8. All driveways will be designed to permit unimpeded drainage flows. Provisions shall be made at all intersections of driveways with streets to ensure adequate storm drainage and erosion and sediment control.
 - 9. Applicable turning movement graphics (AutoTurn or other program or method) must be provided to the Township if requested

§1106. EASEMENTS

- 1. Easements with a minimum width of ten feet (10') plus the width of any required pipe or other improvements shall be provided as necessary for utilities.
- 2. To the fullest extent possible, easements shall be adjacent to rear or side lot lines.

3. Where a subdivision is traversed by a watercourse, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage.
4. A description of the easement shall be created and recorded in order to accommodate easements of an odd shape or through the interior of a parcel.

§1107. BLOCK DESIGN STANDARDS

1. Block Layout

- A. The length, width and shape of blocks shall be determined with respect to the following:
 - (1) The provision of adequate sites for the type of building being proposed.
 - (2) The applicable Zoning Ordinance.
 - (3) The existing topographical features.
 - (4) The requirements for safe and convenient vehicular and pedestrian circulation.

2. Block Length

- A. Unless permitted by Township Supervisors, blocks in residential subdivisions shall generally be no less than five hundred feet (500') in length or no more than:
 - (1) one thousand eight hundred feet (1800') in length in subdivisions using an average lot size of one (1) acre or larger, or
 - (2) one thousand two hundred feet (1200') in length in subdivisions using an average lot size of less than one (1) acre.
- B. In the design of blocks longer than one thousand feet (1000'), special consideration shall be given to the requirements of satisfactory fire protection.
- C. Blocks along collector streets, where feasible, shall not be less than one thousand feet (1000') in length.
- D. Pedestrian interior walks may be required where necessary to assist circulation or provide access to community facilities. Such crosswalks shall have a width of not less than ten feet (10') and a paved walk of not less than five feet (5').

3. Block Depth

- A. Block depth in residential subdivisions shall be sufficient to accommodate two (2)

tiers of lots, except:

- (1) Where prevented by the size, topographical conditions, or other conditions inherent in the property, in which instance a single tier of lots may be approved by the Township Planning Commission.

4. Industrial Blocks

- A. Blocks in industrial subdivisions may vary from the design elements as detailed above provided that adequate provision is made for traffic circulation, off-street parking, loading areas, and fire protection.

§1108. STREET DESIGN - GENERAL

1. General Requirements

- A. Proposed streets shall be properly related to such street plans or parts thereof as have been officially prepared and adopted by the Township and they should further conform to the road and highway plans of both the State and the County. Proposed streets shall be designed to provide adequate vehicular access to all lots or parcels and with due regard to existing topographic conditions, projected traffic volumes, and the possibility of future subdivision activity in the area.
- B. The proposed street layout shall provide for the continuation or projection of existing streets in the surrounding area unless the Township Supervisors deems such extension undesirable for specific reasons of topography or design.
- C. The street system of a proposed subdivision or land development shall be designed to create a hierarchy of street functions which includes collector and minor streets.
- D. Streets shall be logically related to the topography to produce usable lots and reasonable grades.
- E. The street system of a proposed subdivision or land development shall be designed to minimize street intersections and pedestrian and vehicular conflict points.
- F. Proposed minor streets shall be designed to discourage through traffic and excessive speeds. However, the developer shall give adequate consideration to the provision for the extension and continuation of collector streets into and from adjacent properties.
- G. Proposed streets shall be extended to provide access to adjoining property where necessary.
- H. Adequate street rights-of-way shall be provided as necessary where lots in the

proposal are large enough to permit resubdivision, or if a portion of the tract is not subdivided.

- I. Where a subdivision abuts or contains an existing or proposed major traffic street, the Township Supervisors may require marginal access streets, rear service alleys, reverse frontage lots or such other treatment as will provide protection for abutting properties, reduction in the number of intersections with the major street, and separation of local and through traffic.
- J. New half or partial streets will not be permitted, except where essential to reasonable subdivision of a tract in conformance with the other requirements and standards contained herein and where, in addition, satisfactory assurance for dedication of the remaining part of the street can be secured.
- K. Where a subdivision abuts an existing street of inadequate width or alignment, the Township Supervisors may require the owner to dedicate sufficient land to widen the street or correct the alignment.
- L. Private streets, which are not to be offered for dedication, shall be approved only if they conform to the street design and improvement standards as established in this Ordinance.
- M. Wherever a tract to be subdivided borders an existing half or partial street, the other part of the street shall be plotted within such tract.
- N. Dead-end streets shall be prohibited except as stubs to permit future street extension into adjoining tracts, or when designed as cul-de-sacs.
- O. New reserve strips, including those controlling access to streets, shall be avoided.
- P. See [Section 1212](#) for Traffic Impact Study Requirements.

§1109. STREET RIGHT-OF-WAY AND CARTWAY WIDTHS

- 1. Street right-of-way and cartway (pavement) widths in proposed subdivisions shall conform to the standards established in [Table 11-1](#).
- 2. The general standards established in [Part 1109.1](#) may be modified by the Township Supervisors upon the recommendation of the Township Engineer. Such modification may occur only after an analysis of proposed development densities, provisions for off-street parking, and projected volumes of traffic have been completed. The burden of proof for such modification shall be upon the developer to justify the adequacy of rights-of-way or cartway widths which are less than those established in [Part 1109.1](#).
- 3. Additional Right-of-Way and cartway widths may be required by the Township for the purpose of promoting the public safety and convenience and for providing sufficient traffic volumes.

§1110. HORIZONTAL CURVES

1. When the deflection of street centerlines is greater than five (5) degrees within five hundred feet (500'), an appropriate connection shall be made using horizontal curves.
2. Horizontal curves, designed to produce the following minimum sight distances shall be used:

Design Speed (Miles per Hour)	Minimum Sight Distance (Feet)
20	115
30	250
40	305
50	425
60	570

3. Minimum center line radii for horizontal curves shall be as follows:

Design Speed (miles per hour)	Minimum Centerline Radius (Feet)
20	105
30	250
40	465
50	760
60	1205

4. Tangents, with a minimum length of one hundred feet (100'), shall be used between curves on collector streets and between a curve and a street intersection where one of the intersecting streets is a collector or an arterial street. Tangents, with a minimum length of two hundred feet (200'), shall be used between curves on arterial streets and between a curve and a street intersection where one of the intersecting streets is a collector or an arterial street.

§1111. STREET DESIGN - SPECIFIC

1. The minimum centerline grade on all streets shall be one (1.0) percent.
2. Unless approval is obtained from the Township Supervisors upon recommendation from the Township Engineer, the centerline grades shall not exceed the following:
 - A. Minor Streets – Twelve percent (12%).
 - B. Collector Streets – Eight percent (8%).
 - C. Arterial Streets – Six percent (6%).
3. Leveling areas, having a minimum length of seventy-five feet (75') as measured from the intersection of the centerlines, shall be provided at all intersections. The maximum grade for such leveling area shall not exceed four percent (4%).

4. Design and Construction Standards Grading

A. In general, streets shall be graded, improved, and surfaced to the grades and dimensions shown on plans, profiles, and cross-sections submitted by the developer and approved by the Township Supervisors.

B. Right-of-Way Grading

- (1) The entire right-of-way shall be graded to the approved cross-section. All trees, stumps, and other material deemed unsuitable by the Township Engineer shall be removed. The excavation shall be backfilled and suitably compacted to the satisfaction of the Township Engineer or inspector.
- (2) The finished road surface, both tangent and curve, shall be crowned at two percent (2%) away from the centerline.
- (3) A proper super-elevation (banked curves) shall be provided on arterials and collectors when the centerline curve radii are less than one thousand two hundred feet (1200') and when required by the Township Engineer.

C. Grading Beyond Right-of-Way

- (1) Where the approved profile of the centerline requires excavation or fill to a depth exceeding six inches (6"), the subdivider or developer may be required to grade beyond the right-of-way line in order to provide continuous slope from the right-of-way line to the proposed elevation of the abutting property.
- (2) Such grading beyond the right-of-way shall maintain the original conditions of slope and contours except where storm water runoff designs dictate or warrant improvement or alteration of the original slope and contours.
- (3) Approved plans, either preliminary or final, showing proposed grading, shall be a covenant running with the land, unless altered by written permission from the Township Planning Commission in conjunction with the SCD.
- (4) In areas of earth excavation or earth fill, such grading shall be done to a maximum slope of one foot (1') vertical to two feet (2') horizontal.

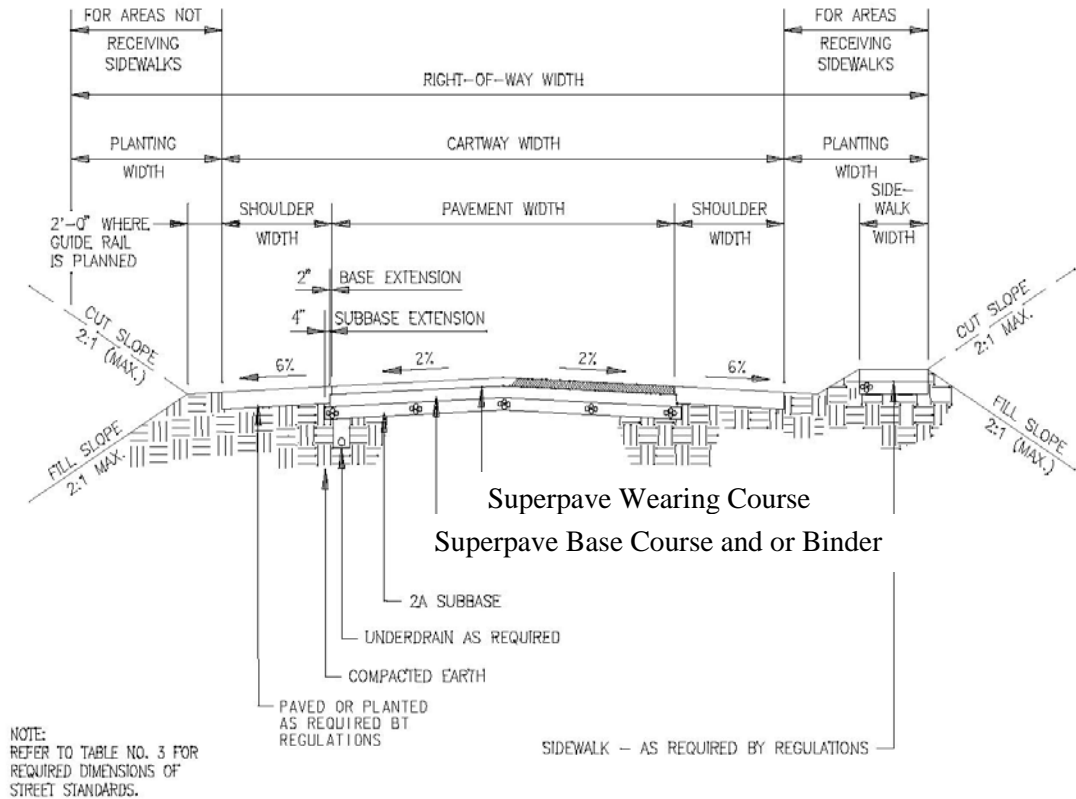
D. Trench Excavation. All trenches excavated within the cartway of a public street or right-of-way shall be mechanically compacted to 97% Proctor Density with 2A Stone backfill acceptable to the Township Engineer.

5. Subgrade

A. The design and construction of the roadbed shall take into consideration the supporting capacities of the subgrade, with particular attention to those soils

which are subject to frost heave.

- B. Unsuitable soils shall be removed and replaced, drained, or otherwise stabilized to provide adequate support for the roadbed and anticipated loads.
 - C. Underdrains shall be used to provide adequate drainage in wet soil areas if required by the Township Engineer.
 - D. The applicant should indicate their subgrade on their pavement typical detail with reference to county soil survey and additional testing as necessary.
6. Subbase, Base, and Surface Course
- A. As a minimum, pavement structure shall consist of the following:
 - (1) Typical street cross-sections provided in Figures 11.2 a and b. and the latest PENNDOT Local Road Construction Standards (Publication 70 M).
 - (2) All materials, construction procedures and other specifications shall be in conformance with the latest edition of the Pennsylvania Department of Transportation Specifications, Publication 408.
7. Alternative Designs. Alternative roadbed designs may be prepared and will be considered. The alternate design must provide load capabilities equivalent to or higher than the capabilities of the designs set forth above. Alternate designs will be reviewed by the Township Engineer and will be subject to approval of the Township Supervisors.
8. Extension of Existing Streets. The extension of existing streets which are presently constructed with a cartway different from the standards of this Ordinance shall be provided with a transition area, the design of which is subject to Commission approval.
9. Street Provisions for Future Developments. Where appropriate, areas shall be reserved for future street usage in conjunction with the development of adjacent tracts. Areas reserved for future street usage will not be required to be improved; however, these areas shall be reserved for street improvements to be provided by the developer of the adjacent tract.
10. Wherever there exists a dedicated or platted area reserved for future street usage along the boundary of a tract being developed, the adjacent street shall be extended into the proposed project provided this use is not adverse to the man-made or natural features of the site.
11. Planting Area: Plans shall note homeowners are responsible for all maintenance up to paved edge.



Typical Roadway Section
Figure 11-2a

Notes:

Minimum Pavement design:

Superpave Asphalt Mixture Design, 9.5 mm, PG 64 - 22,
Wearing Course, 0.0 to 0.3 million ESAL's, SRL M, 1 ½" Depth

Superpave Asphalt Mixture Design, 25.0 mm, PG 64 - 22,
Base Course, 0.0 to 0.3 million ESAL 's, 4 ½" Depth.

Compacted 2A Subbase, 6" Depth

For Subdivisions with more than 250 Lots and Commercial Subdivisions and Land Development Plans, a pavement design will be required.

Concrete pavements will be considered, but must be approved by the Planning Commission.

**EAST BRUNSWICK TOWNSHIP SUBDIVISION REGULATIONS
MINIMUM STREET CONSTRUCTION STANDARDS**

	FOR SUBDIVISION STREETS SERVING UP TO 250 LOTS		FOR SUBDIVISION STREETS SERVING 251 LOTS AND MORE
	WITH CURBS	WITHOUT CURBS	UTILIZE STANDARDS FOR SUBDIVISION UP TO 250 LOTS FOR SKETCH PLAN, BUT FINAL STANDARDS SHALL BE DETERMINED BY THE PLANNING COMMISSION UPON ON-SITE INVESTIGATION.
Right-of-Way Width	50' (1)	50'	
Cartway Width	36'	32'	
Pavement Width	36'	24'	
Shoulder Width Each Side	Included in Pavement Width	4' paved 2' planting	
Sidewalk Width – When Required (2)	5'	5'	
Planting Width Each Side	7'	7'	

- (1) Right of Way width equals 60' if utilizing two 12 ft lanes, two 8 ft shoulders for parking, curbs, planting strip and sidewalk.

NOTE: Refer to typical cross-sections Figures 11.2a (without curbs) and 11.2b (with curbs) for standard street cross-sections related to the aforementioned dimensions.

Table No. 11-1a

Table No. 11-1b

Guidelines for Superpave Materials

Superpave Mixture Design Language

Superpave Asphalt Mixture Design, 9.5 mm, PG ____ - ____,
Wearing Course, ____ to ____ million ESAL's, SRL ____, ____ Depth

Superpave Asphalt Mixture Design, 9.5 mm, PG ____, ____
Scratch or Leveling Course, ____ to ____ million ESAL's, SRL ____, ____ lb/sy

Superpave Asphalt Mixture Design, 12.5 mm, PG ____ - ____,
Wearing Course, ____ to ____ million ESAL's, SRL ____, ____ Depth.

Superpave Asphalt Mixture Design, 19.0 mm, PG ____, - ____ Depth
Wearing Course, ____ to ____ million ESAL's, ____ Depth.

Superpave Asphalt Mixture Design, 19.0 mm, PG ____ - ____,
Binder Course, ____ to ____ million ESAL's, ____ Depth.

Superpave Asphalt Mixture Design, 25.0 mm, PG ____ - ____,
Binder Course, ____ to ____ million ESAL's, ____ Depth.

Superpave Asphalt Mixture Design, 25.0 mm, PG ____ - ____,
Base Course, ____ to ____ million ESAL 's, ____ Depth.

Superpave Asphalt Mixture Design, 37.5 mm, PG ____ - ____,
Base Course, ____ to ____ million ESAL 's, ____ Depth.

Example

Superpave Asphalt Mixture Design, 9.5 mm, PG 64 -22,
Wearing Course, 0.0 to 0.3 million ESAL's, SRL M , 1 ½" Depth

ESAL DETERMINATION

Practical ESAL's Comparison (20 year life)	ESAL's=	Trucks / Day
	0.0 to 0.3 million	0 to 40
1 truck / day = 7,300 ESAL's	0.3 to 3.0 million	40 to 400
10 trucks / day = 73,000 ESAL's	3.0 to 30.0 million	400 to 3,900
100 trucks / day = 730,000 ESAL's		
over 30.0 million		
over 3,900		

Note: Truck / Day calculations utilizing a 1 ESAL truck, however different truck configurations have different ESAL values.

PG Grade Determination

- PG 58-28 Use where AC-10 was specified in the past (cold weather climates). Do not use on steep down or up grades or in heavy truck traffic areas.
- PG 64-22 Use where AC-20 was specified in the past (most common in Pennsylvania). Can be used in any part of the state under most traffic conditions.
- PG 76-22 Use where Polymer Modified Asphalt Cement is specified. Can be used in any part of the State under heavy traffic conditions, at intersections, or at locations where rutting has occurred in the past.

Skid Resistance Level (SRL) Determination

Average Daily Traffic	SRL	Alternates
20,000 and Above	E	None
5,000 to 20,000	H	E, H, Blend of E & M, Blend of E & G
3,000 to 5,000	G	E, H, G, Blend of H & L, Blend of E & L
1,000 to 3,000	M	E, H, G, M, Blend of H & L, Blend of G & L, Blend of E & L
1,000 and Below	L	Any

Note: All blends are 50% by weight and shall be accomplished by an approved method.

Other statement that should be added to the Plan Notes:

The Contractor is responsible to insure that the proper material is provided by supplying a copy of an approved PENNDOT Bituminous Asphalt Mixing Design a minimum of 5 working days prior to the start of the work or at the pre-construction meeting. The contractor will also supply the municipality with a Daily Bituminous Material Certification on a TR-465 or CS-4171 within 24 hours of placing the bituminous material for each day's placement.

§1112. VERTICAL CURVES

1. When changes in grade in excess of one percent (1%) occur, vertical curves shall be used.
2. Vertical curves, designed to produce the following minimum sight distances shall be used:

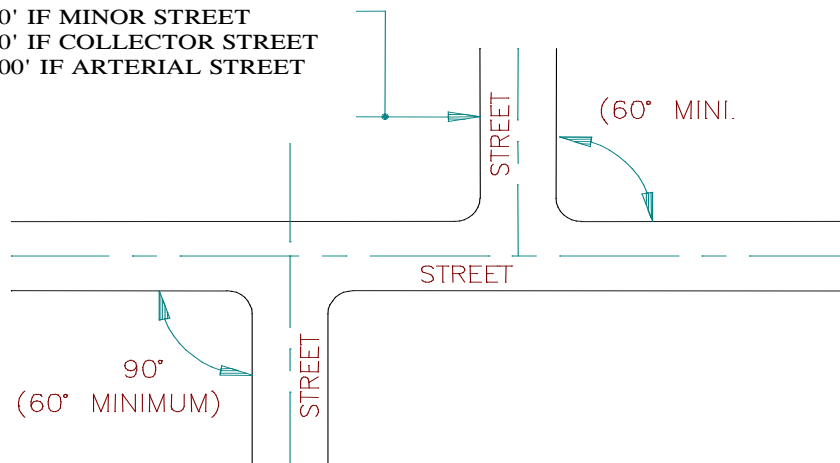
Design Speed (Miles per Hour)	Minimum Sight Distance (Feet)
20	115
30	250
40	305
50	425
60	570

3. The developer shall provide all computations to verify that the minimum sight distance is achieved in both horizontal and vertical geometry for all proposed streets.

§1113. STREET INTERSECTIONS

1. Whenever possible, streets shall intersect at right angles. When minor streets intersect with collector or arterial streets, the angle of intersection at the street centerlines shall in no case be less than seventy-five (75) degrees. No two streets shall intersect with an angle of intersection at the centerlines of less than sixty (60) degrees.
2. Multiple intersections, which involve the intersection of more than two streets, shall be prohibited.
3. When two streets intersect a third street from opposite sides, they shall either intersect with a common centerline or their centerlines shall be offset in accordance with the following standards (see Figure 11-3):
 - A. When all three streets involved are minor streets, the two streets shall be separated by a minimum distance of one hundred fifty feet (150') between centerlines as measured along the centerline of the street being intersected.
 - B. When one or more of the streets involved is a collector street, the two streets shall be separated by a minimum distance of four hundred feet (400') between centerlines as measured along the centerline of the street being intersected.
 - C. When one or more of the streets involved is an arterial street, the two streets shall be separated by a minimum distance of one thousand feet (1000') between centerline as measured along the centerline of the street being intersected.

AT LEAST 150' IF MINOR STREET
 AT LEAST 400' IF COLLECTOR STREET
 AT LEAST 1000' IF ARTERIAL STREET



STREET INTERSECTION
 ACCEPTABLE HORIZONTAL OFFSET

Figure 11-3

4. Curbs at street intersections shall be rounded by an arc with a minimum radius as follows:
 - A. For intersection involving only minor streets – twenty feet (20').
 - B. For intersection involving a collector street – thirty feet (30').
 - C. For intersections involving an arterial street – forty feet (40').
5. At intersections, the right-of-way of street lines shall be parallel to the curb arcs.
6. Clear Sight Triangles
 - A. Clear sight triangles shall be provided at all street intersections. Within such triangles, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede the vision between a height of two and one-half feet (2½') and ten feet (10') above the centerline grades of the intersecting streets in the area bound by the street lines of such corner lots and a line joining points along said street lines.
 - B. When a portion of the line of such sight triangles occurs within the proposed building setback line, such portion shall be shown on the Final Plan of the subdivision, and shall be considered as a building setback line.
 - C. Such triangular area shall be bounded by the intersecting street centerlines and a diagonal connecting two points. These points are a distance from each end of the centerline of each street of (see Figure 11-4):

- (1) One hundred and fifty feet (150') from the intersection of such street centerlines if either street is an arterial street. Three hundred feet (300') from the intersection of such street centerlines if either street is an arterial street for a non-residential development.
- (2) One hundred feet (100') from the intersection of such street centerlines if either street is a collector street. Two hundred feet (200') from the intersection of such street centerlines if either street is a collector street for a non-residential development.
- (3) Seventy-five feet (75') from the intersection of such street centerlines if both streets are minor streets. One hundred and fifty feet (150') from the intersection of such street centerlines if both streets are minor streets for a non-residential development.

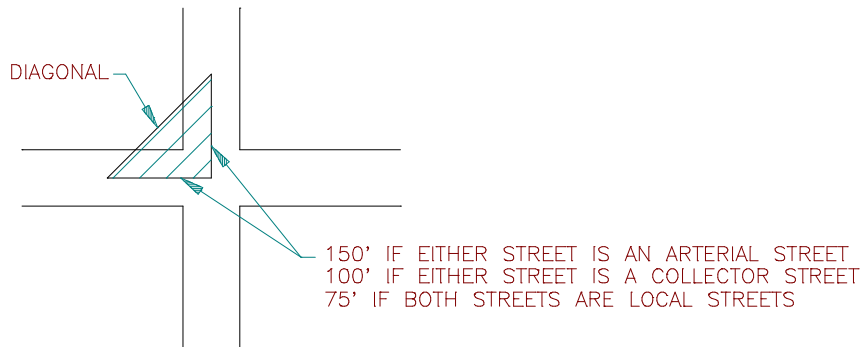


Figure 11-3b

7. Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of one hundred fifty feet (150') between their centerlines (see Figure 11-b).
8. Where a subdivision abuts or contains an existing street of inadequate right-of-way width, additional right-of-way width in conformance with Table 11-1 will be required.
9. At street intersections, the property line shall be rounded by arcs with radii of not less than fifteen feet (15'). For streets other than local streets, the Township Supervisors may require a larger radius (see Figure 11-4)

Type of Street	Minimum Radius of Arc At Intersection of Pavement Edge or Curb Line (in Feet)	Minimum Radius of Arc At Intersection of Right-of-Way (in Feet)
Arterial	40 (or more as may be required)	20 (or more as may be required)
Major Collector	30 (or more as may be required)	Concentric with Edge of Road
Minor Collector	20 (or more as may be required)	Concentric with Edge of Road
Local	15 (or more as may be required)	Concentric with Edge of Road



Figure 11-4

§1114. CUL-DE-SACS

1. Dead end streets are prohibited unless they are designed as cul-de-sac streets or designed to provide future access to adjacent property.
2. When dead end streets are constructed to provide future access to adjacent property or because of authorized phase development, and when such street is open to traffic and exceeds two hundred feet (200') in length, the dead end street shall be provided with a temporary, all-weather turnaround. The turnaround shall be completely within the boundaries of the subdivision and the use of the turnaround shall be guaranteed to the public until such time as the street is extended.
3. Cul-de-sac streets, permanently designed as such, shall be limited in length to a maximum of eight hundred feet (800'). Such cul-de-sac streets shall not provide access to more than twenty (20) dwelling units.
4. The closed end of all cul-de-sac streets, whether permanently or temporarily designed, shall be provided with a fully paved turnaround or tear drop.
5. Unless future extension is clearly impractical or undesirable, a turnaround right-of-way of the same width as the street shall be carried to the property line in such a way as to permit future extension of the street into the adjoining tract.
 - A. The minimum radius to the curb line or edge of pavement shall be fifty feet (50') and the minimum right-of-way radius shall be sixty feet (60'). Parking will not be permitted on the turnaround.
 - B. The circular right-of-way of the cul-de-sac shall be connected to the approach right-of-way by an arc having a radius of not less than fifteen feet (15'). The circular paving of the cul-de-sac shall be connected to the approach paving by an arc having a radius of not less than twenty-five feet (25') (see Figure 11-5). Other turnaround designs must be approved by the Township Supervisors.

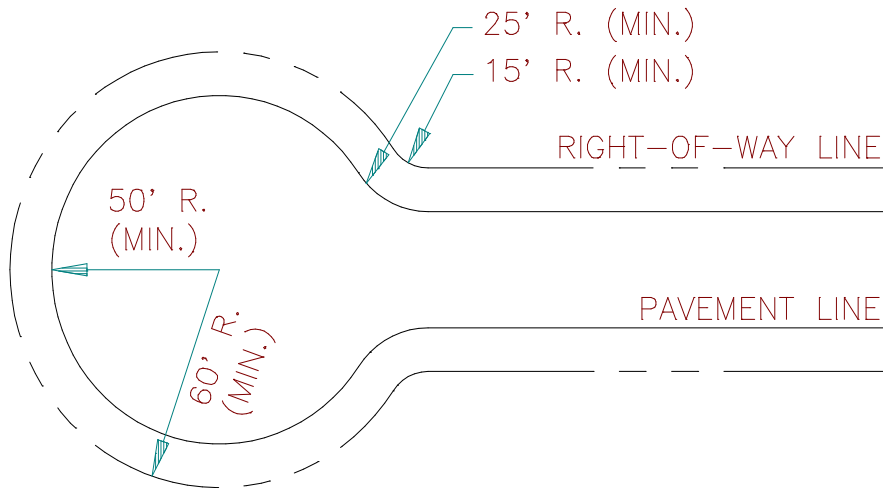


Figure 11-5

6. The centerline grade on a cul-de-sac street shall not exceed twelve percent (12%), and the grade of the diameter of the turnaround shall not exceed five percent (5%).

§1115. HALF STREETS

1. Half streets at the perimeter of a new subdivision are prohibited.
2. The subdivider is responsible for providing the entire required right-of-way, or as much thereof as possible, within his property, along all existing streets, which traverse or abut the property.

§1116. STREET NAMES

1. Proposed streets, which are in alignment with others already existing and named, shall bear the names of such existing streets.
2. The street name of a proposed street shall not be duplicated by an existing street name in the Township.
3. The Township Supervisors shall approve all proposed street names.

§1117. ACCESS DRIVES AND DRIVEWAYS

1. **Access Drives.** Access drives shall be constructed to conform to all requirements of this Ordinance for local streets, except that no right-of-way must be provided and [Section 1117.2, 3, 4, 5 and 6](#) shall apply.
2. **Access.** Access drives and driveways shall not be permitted to have direct access to state highways unless authorized by the Pennsylvania Department of Transportation through issuance of a highway occupancy permit.

3. Location. The minimum distance between an access drive or driveway to a street shall be as illustrated in Table 11-2:

TYPE OF SUBDIVISION OR LAND DEVELOPMENT	DISTANCE BETWEEN CENTERLINES OF ACCESS DRIVE OR DRIVEWAY AND NEAREST INTERSECTING ROAD BY TYPE OF INTERSECTING ROAD		
	Arterial	Collector	Minor
Residential	150 ft.	100 ft.	75 ft.
Nonresidential or Mixed	300 ft.	200 ft.	150 ft.

Table 11-2

4. Sightlines at Intersections of Driveways or Access Drives with Streets
- A. A triangular area as defined in [Section 1117.4.C](#) shall be graded and free of sight obstructions so that vision between a height of two and one half feet (2-1/2') to ten feet (10') above the centerline grades of the intersecting driveway, accessway, or streets is not obscured.
 - B. By means of deed restriction, lease restriction, or plan amendment (whichever method is applicable), vegetation shall not be planted or allowed to grow in such a manner so as to obscure vision between a height of from two and one half (2-1/2') to ten (10') feet above the centerline grades of the intersecting driveway, accessway, or streets within the triangular area defined in [Section 1117.4.C](#).
 - C. Such triangular area shall be bounded by the intersecting driveway, accessway, or street centerlines and a diagonal connecting two points, one which is at each end of the centerline of each driveway, accessway, or street thirty feet (30') from the intersection of such centerline.
5. Grades. Grades of access drives or driveways shall not exceed twelve percent (12%); however, the initial twenty feet (20') from the edge of the cartway shall not exceed five percent (5%).
6. Street Drainage. The developer shall make adequate provisions to maintain uninterrupted parallel drainage along a public street where intersected by an access drive or driveway.
7. Paving: The first 100 ft of an existing or proposed driveway from an existing paved Township road shall be paved. Driveways connecting to an existing gravel Township road should utilize similar construction. Gravel Township Roads are maintained with DSA – Driving Surface Aggregate. Alternate designs and/or material are to be approved by the Township Engineer and Township Supervisors

§1118. CURBING

1. Curbs shall be required in all residential subdivisions, but may be waived at the Township Supervisors discretion.
 - A. When curbs are used on Minor Streets, one (1), eight-foot (8') parking lane is also required.
 - B. When curbs are used on Collector Streets, two (2), eight-foot (8') parking lanes are required.
 - C. In lieu of the required parking lanes, the subdivider may provide, at his option, an equivalent number of off-street parking spaces.
2. Curbs shall be required in all industrial and commercial subdivisions but may be deleted at the discretion of the Township Supervisors.
3. Curbs shall be constructed in accordance with standards set forth by PENNDOT Roadway Construction Standards RC-64M in its latest version and PennDOT Pub 408 in its latest version. The construction of an alternative mountable or rolled concrete curb design may be permitted at the discretion of the Township Supervisors.

§1119. WATER SUPPLY

1. The subdivision shall be provided with a complete water distribution system connected to the public water supply, including a connection for each lot.
2. All water lines shall be located between centerline of roadway and curb line opposite other utilities such as gas, electric, telephone, and communication.
3. The distribution system shall be designed to furnish an adequate supply of water to each lot, with adequate main sizes and fire hydrant locations to meet the specifications of the local Fire Chief and water authority (if applicable). A letter from the appropriate utility company approving the system design shall be submitted with the Final Plan.
 - A. Hydrants shall be spaced to provide necessary fire flow, and the average area per hydrant typically should not exceed one hundred twenty thousand (120,000) square feet. In addition, hydrants shall be spaced so that each residence shall be within six hundred feet (600') of a hydrant. Hydrant connections shall be coordinated with the local fire chief.
 - B. A hydrant shall be located at all low points and at all high points with adequate means of drainage provided.
 - C. If an approved water system will be extended to the subdivision within six (6) years, the Planning Commission may require installation of a capped water

distribution system.

D. Minimum water distribution main size shall be 8 inches. A modeling of the water distribution system shall be completed to determine if a larger main size is required. The water model will consist of the following:

- (1) Use mapping to determine elevations.
- (2) Obtain static water pressure, existing condition fire flows information and chlorine residual information from water authority. Current testing may be required.
- (3) Develop base WaterCADD (latest Version) water model of existing condition.
- (4) Calibrate existing WaterCADD (latest Version) water model based on static pressures and fire flows.
- (5) Incorporate proposed improvements for development into one proposed model
- (6) Create report showing water modeling scenarios including assumptions, existing conditions, proposed conditions, static pressure, fire flow and residual pressure with needed improvements.

E. Water System Standards

- (1) The following water standards apply to all developments except those to be dedicated to a municipal authority. For those developments, the water system must be designed to meet the minimum standards of the municipal authority
- (2) Water System Performance Requirement
 - a. Minimum Working Pressure Ratings: Underground piping must have a minimum pressure rating of 250 psig.
- (3) Product data, including pressure rating, rated capacity, and setting of selected models must provided for all items in the water distribution system, including but not limited to valves, identification materials and devices, fire hydrants, corporation stops, curb stops, curb box, miscellaneous fittings, cleaning, bacteriological and pressure test results.
- (4) All pipe used in the water system shall be polyvinyl chloride (PVC) pipe: AWWA C-900 Class 200 min. NSF-14 or Class 52 ductile iron pipe (DIP). All pipe shall be push-on-joint type pipe in accordance with AWWA C111. All gaskets and seals shall conform with ASTM D3139 and F477.
- (5) All fittings shall be Ductile Iron or Cast Iron fittings utilizing mechanical joints in accordance with AWWA C111. All fittings must be restrained in a

manner approved by the Township.

- (6) All service lines must be Copper tube, Type K material. All services laterals to individual lots or residents must be a minimum of $\frac{3}{4}$ inch in diameter. Service laterals to more than one lot or resident will be sized based on flow demands.
- F. An engineer's report shall be prepared and shall contain complete and accurate information relating to said community water supply. This report shall include, but shall not be limited to the following: mains, submains, valves, location and type of fire hydrants, water pressure to be delivered to the proposed properties, and a statement from the water company that said company can and will supply the water as proposed in the developer's plan. This report shall be sealed by a professional engineer registered in the state of Pennsylvania and approved by the appropriate utility company. Technical requirements are to be per [Section 1119](#).
4. If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the governing body or planning agency, as the case may be, that the subdivision or development is to be supplied by a certificated public authority, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.
5. If a private on-lot well is to be utilized, the following minimum parameters shall be utilized for design and construction and shall be listed in the general notes:
 - A. Construction Parameter
 - (1) 8 inch bore hole & 6 inch casing (minimum)
 - (2) Steel casing to a minimum depth of 40 ft below finished surface or 10 ft into competent bedrock, whichever is last.
 - (3) Utilize a drive shoe
 - (4) 18 inch reveal height for well head above finished grade
 - (5) A sealant of cement grout or bentonite clay from bottom casing to surface
 - (6) Sanitary well cap (vermin proof cap or seal)
 - B. Isolation Distances (minimum)
 - (1) Delineated wetlands or floodplains – 25 ft
 - (2) Surface water or storm water drainage feature – 50 ft
 - (3) Property line – 10 ft
 - (4) Building Foundation - 10 ft

- (5) Septic tank dosing tank – 50 ft
- (6) On-lot Absorption Area / spray irrigation – 100 ft
- (7) Livestock yards / Manure Storage – 100 ft
- (8) Chemical storage – 250 ft
- (9) Petroleum tank – 100 ft
- C. And shall not to be placed in:
 - (1) Utility easements
 - (2) Access easements
 - (3) Right-of-Way's
 - (4) Other covenants or restrictions that may cause a conflict.

§1120. AQUIFER TEST REQUIRED

1. Where individual on-site water supply system(s) are to be utilized, the developer must provide at least one (1) test well for each ten (10) proposed dwelling units. Such wells should be drilled, case, and grout sealed into bedrock, at least fifty (50) feet deep, and should have a production capacity of at least 5 gallons per minute of safe, potable drinking water.
2. Prior to installation of any new water system or the subdivision of land into lots which would be served by individual wells in areas or in proximity to areas of known groundwater contamination or inadequate yields of potable supplies, and all subdivisions of ten (10) lots or more (including commercial and industrial uses using in excess of two thousand gallons of water per day on average) to be served by individual on-lot or a community water supply, shall, perform an aquifer and water quality tests and submit the results to the Planning Commission.

Areas of known ground water problems shall include:

- A. Areas underlain by serpentinic or schistostic geologic formations.
- B. Areas in proximity (one (1) mile) of sinkholes, ghost lakes, or drainage entering the ground.
- C. Contaminated aquifers, including designated clean-up sites.
- D. Other areas with documented water quantity or quality problems, including pollutants in excess of federal safe drinking water standards.
- E. Any property that has had Sewage Sludge applied to the property, or adjacent property, either permitted or illegally since January 1, 1990.

3. Aquifer Test Standards and Procedures. No person shall develop land within an area of known groundwater quantity problems or at densities or water consumption rates as listed in Section A above without administering and passing on said land the aquifer test required by this Section in compliance with the following objectives, standards, methods and procedures:
- A. Test Objective. The objectives of an aquifer test shall be one or more of the following:
- (1) To obtain sufficient data for the calculations of aquifer performance, including the coefficients of transmissibility and storage, permeability, and specific yield.
 - (2) To determine the location and character of geologic boundaries.
 - (3) To ascertain the effects of well interference.
 - (4) To provide a guide in the spacing of wells for the development of a well field.
- B. Test Standard. The aquifer test shall establish that the proposed well is capable of supplying potable water at the minimum rate of four hundred (400) gallons per day per unit at a demand rate of not less than eight (8) gallons per minute for one (1) hour, either with or without the use of a storage system.
- C. Test Supervision and Evaluation. The aquifer test shall be conducted under the supervision of a qualified geologist or professional engineer, using testing procedures hereinafter set forth. The geologist or engineer shall be responsible for notifying the Planning Commission five (5) working days prior to the start of the test. He or she will also summarize the test and its significance and make recommendations as to the suitability of the well or wells for the intended uses. The final report of the supervising person shall include an opinion as to whether the proposed use of the well will have an impact upon other existing wells in the immediate surrounding area. The supervising person shall provide the Planning Commission with a copy of all field notes and test results.
- D. Test Method. The method for conducting the aquifer test shall be as follows:
- An aquifer test shall be conducted for a minimum of twelve (12) hours at a constant rate of pumping. The pumped well shall be the one proposed for the specific subdivision or land development for which the test is conducted. Two (2) observation wells which have hydraulic continuity with the pumped well are required. The preferred method of analysis of the aquifer test data is the non-equilibrium formula, although other methods are available and may be used. These include various methods of analysis of either the drawdown or recovery data.
- E. Collection of Data. Data shall be collected in conjunction with the aquifer test as

follows:

(1) Prior to the test:

- a. Collection of geologic data of the area to be tested including well logs, if available.
- b. History of water level fluctuations in the area when available.
- c. The location, relative elevations and static water levels in the pumped well and the observation well or wells.
- d. The expected discharge of the pumped well.

(2) During the test: A standard aquifer test field data sheet will be required for a pumped well and each observation well. The data sheet shall include columns for listing:

- a. The date.
- b. Clock time.
- c. Elapsed time since pumping started/stopped (in minutes + seconds)
- d. Depth to water below land surface.
- e. Drawdown or recovery (in feet) + 10ths.
- f. Observed discharge at specified intervals

(3) Following the test:

In accordance with recognized principles of well hydraulics, graphs shall be prepared to show time drawdown and time recovery for the pumped well and the observation wells. A distance drawdown graph will be required for anticipated rates of pumping. Computation of the coefficients of transmissibility and storage as well as the rate of pumping, time and drawdown are required as well as other data which may be considered necessary to satisfy the test objectives.

4. Criteria for Request of Exemption

- (1) A proposed land development or subdivision which intends to use a groundwater source to supply water to the property may be exempted from these requirements by the Township Planning Commission if one or more of the following criteria are satisfied:

- a. The proposed project is located one quarter (1/4) mile or less, in the same geologic unit, from a previous aquifer test, within the past two (2) years, and the previous test showed transmissibility (T) values greater than one thousand (1,000).
- b. The proposed project has had two (2) aquifer tests on different sides of the proposed project within one-half (1/2) mile in the same geologic unit within the past two (2) years, with "T" values greater than one thousand (1,000).
- c. The proposed land development or subdivision is recommended for exemption by a qualified geologist based upon certified hydrogeological information.
- d. If Section 5.111.3 applies to the proposed project and a documented water problem relates to quality and not quantity, then the aquifer test may be exempted. However, a water quality test must be conducted.

§1121. WATER QUALITY TEST

1. No person shall develop land within an area of known groundwater quality problems or at densities or water consumption rates as listed in [Section 1120.2](#) above without conducting a water quality test. In addition, a water quality test shall be conducted concurrently with any aquifer test required in [Section 1120.3](#) of this Ordinance. Such tests shall be conducted by a certified laboratory. The quality of the water tested shall meet the minimum public health drinking water standards as set forth in the PADEP Safe Drinking Water Standards as it presently exists or may hereafter be amended, or be capable of treatment to attain said standard of quality. No person shall divide or use land unless the water to be supplied by the proposed water system meets the minimum standards set forth herein.

§1122. SANITARY SEWER SYSTEM

1. Provision of Sewer System. Each property located in areas designated for public sanitary sewage facilities shall connect with an approved public or community sewer system in accordance with the Township Official Sewage Facilities Act 537. Where the public sanitary sewer line system, in the opinion of the Township, is reasonably accessible, sanitary sewers shall be installed to adequately serve all lots with connections to the public system. Where lots cannot be served by the extension of an existing public sanitary sewer, the subdivider shall obtain approval of lot sizes as provided in the Zoning Ordinance. In addition, any on-lot septic system or community disposal system, shall be approved by the Township Sewage Enforcement Officer in accordance with the PA Code Title 25, Chapters 71, 72, & 73.
2. Capped Sewers. Where a municipality has a plan for extending the public sanitary sewer system into an area that is being subdivided, and it is reasonably expected that

the area will be served by the public system within a period of five (5) years, capped sewers shall be installed to adequately serve all lots in the proposed subdivision as well as provisions set forth in [Section 1122.1](#) above.

3. Sanitary sewers shall be installed and shall be located as nearly to the centerline of any street right-of-way as is reasonably possible and all sanitary sewer lines shall provide, to every lot, service connections to the property line, and said service connections being properly capped.
4. Sanitary sewer manholes shall be installed at all changes in grade, at all changes in direction and in no instance shall manholes be any greater than four hundred feet (400') apart.
5. Combined sanitary and storm sewer systems are prohibited under the provisions of these regulations.
6. All sewage collection and transmission systems shall conform in all respects to the minimum requirements of the Pennsylvania Department of Environmental Protection, and all ordinances, rules, and regulations of the Township or appropriate Municipal Authority acting on behalf of the Township.

A. Sewer System Design Standards

- (1) The following standards apply to all developments except those to be dedicated to a municipal authority. For those developments, the sewer system must be designed to meet the minimum standards of the municipal authority
- (2) Product data, manufacturer's certifications, shop drawings of manholes, frames and covers, joint sealing material, gaskets, manhole steps, cleaning, bacteriological and pressure test results.
- (3) All manholes must be precast, reinforced concrete. Concrete and steel reinforcement used in the manufacture of precast manhole bases, risers, cones and flat slab tops shall conform to ASTM C478. Type II cement shall be used in the construction of the manhole components. Manholes used in low pressure or pressure sewer applications shall have a PVC liner system.
- (4) All sanitary sewer pipes shall be polyvinyl chloride (PVC) pipe as described in ASTM D3034 with pipe wall thickness shall conform to SDR 35. All pipe and fittings shall be push-on-joint type pipe. All gaskets and seals shall conform to ASTM F477.
- (5) All force mains greater than two (2) inches in diameter shall be Class 52 ductile iron pipe or polyvinyl chloride (PVC) adhering to AWWA C-900 Class 200 min . All pipe and fittings shall be push-on-joint type pipe. All gaskets and seals shall conform to ASTM F477. Force mains less than two inches shall be SDR 21 PVC pipe.

- (6) All low pressure sewer lines between four (4) inches and twelve (12) inches in diameter shall use C900, Class 200 PVC pipe. Low pressure sewer less than four (4) inches in diameter shall be SDR 21 PVC pipe. All pipe and fittings shall be push-on-joint type pipe. All gaskets and seals shall conform to ASTM F477. Fittings for C900 pipe shall be ductile or cast iron.
7. Whenever approval by the Pennsylvania Department of Environmental Protection is required for the sewage collection system for a proposed subdivision, the Township shall require that a copy of such approval certification shall be submitted prior to recording of a plan.
8. When a subdivision is increasing demand onto an existing sewer system or connecting to an existing sewer system, the Planning Modules shall be provided to the Township before Final Approval.
9. If the subdivision has an existing on-lot sewer system or a proposed on-lot system, the Sewage Enforcement Officer (SEO) approval needs to be in a report form with a copy of the signed Planning Module(s) and PaDEP "Site Investigation and Percolation Test Report."
10. Within special flood hazard areas established by the Federal Insurance Administration, onsite sewage disposal systems shall be located to avoid impairment to them or contamination from them during flooding. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
11. Suitable arrangements, approved by the supervisors, shall be made for the ownership and maintenance of all community sewer systems.

A. Soil Percolation Test Requirements

- (1) Soil percolation tests shall be performed for all subdivisions in which buildings, at the time of construction, will not be connected to an operating public or community sanitary sewage disposal system.
- (2) Soil percolation tests shall be made in accordance with the procedures required by the Pennsylvania Department of Environmental Protection and the Township Sewage Enforcement Officer.
- (3) Soil percolation tests shall be performed at the site of the proposed on-site sanitary sewage disposal facilities. At least two (2) sets of tests shall be performed on each lot within the subdivision. These sites shall be denoted as the Primary and Alternate locations. If the soil percolation tests are performed at a site which the township believes is not a feasible location for an on-site system, given the proposed lot and street layout, topography and intended use of the lot, the township may require soil percolation tests to be performed at a

location which it deems feasible.

- (4) The results of the soil percolation tests shall be analyzed by the township and by the Pennsylvania Department of Environmental Protection, as necessary, and the final plan lot layout shall be based on this analysis. If the analysis of the soil percolation test results reveals that the soil is unsuitable, the township may require that the lot size(s) originally proposed, be increased in accordance with the test results.
- (5) All plans and reports shall bear the impression seal, signature, and date of the Registered Professional Engineer responsible for the design of the sewer system and related components (pump stations, etc).

§1123. STORMWATER MANAGEMENT

1. The goals for stormwater management in East Brunswick Township are:
 - A. To protect the health, safety, and general welfare of the Township residents by protecting the surface and groundwater of the Township through effective stormwater management and control of sedimentation and erosion, as provided in this Ordinance.
 - B. To limit the negative impacts of development that occurs with inadequately managed stormwater. These negative impacts include but are not limited to, altered hydrology, lowering of the groundwater table, physical stream impacts, and biological impacts to nonpoint source pollutants.

2. Purpose

The purpose of stormwater management in East Brunswick Township is:

- A. All stormwater management shall be in accordance with the latest version of the Townships Stormwater Management Ordinance and the provision listed in this ordinance.
- B. To maintain the pre-development water balance in the watersheds in the Township, and to work to restore natural hydrologic regimes wherever possible throughout the stream system;
- C. To maintain the pre-development volume of groundwater recharge;
- D. To prevent significant increase in surface runoff volumes, pre-development to post-development, thereby mitigating flooding downstream in the watershed, enlarging floodplains, eroding stream banks, and creating other flood-related health-welfare-property losses, and to work to reduce runoff volumes to natural levels;

- E. To maintain pre-development peak rates of discharge, site-by-site, so as not to worsen flooding adjacent to downstream sites, and to work to restore peak runoff rates to natural levels;
 - F. To minimize nonpoint source pollutant loading to ground and surface waters generally throughout East Brunswick Township;
 - G. To minimize impacts on stream temperatures;
 - H. To minimize aesthetic impacts;
 - I. To manage stormwater through approaches and practices that rely on natural process to the greatest extent possible and require a minimum of structures.
3. Applicability

The provisions of this Section shall apply to all subdivisions and land developments as defined by this Ordinance, or as otherwise required by the Township;

4. General Provisions

The following provision shall be followed and incorporated into the development review and construction process:

- A. The choice and design of stormwater management systems used to meet the requirements of this Section shall be based on the system types and specifications set forth in the Pennsylvania Stormwater Best Management Practices Manual, published by the Pennsylvania Department of Environmental Protection Bureau of Watershed Management. The use of other control methods, that meet the criteria established in this Section, may be permitted if approved by the Township Engineer. Various combinations of methods should be tailored to suit the particular requirements for the type of development and the local site conditions.
- B. The choice and design of stormwater management systems are to be developed through a procedure that selects and locates Best Management Practices, viewing components in the following priority:
 - (1) Seeking to control runoff at its source through infiltration;
 - (2) Improving the quality of the stormwater during conveyance;
 - (3) Providing for detention.
- C. The selection of a competent and creative design engineer by the applicant clearly is critical to the success of an approach that emphasizes the use of Best Management Practices. In order to achieve the standards and construction and maintenance cost reductions which are intended in this Ordinance, additional time

and money is required in the process in preliminary engineering and design. Review and approval of the stormwater management plan will be heavily dependent on the technical review by the Township Engineer and compliance with this Ordinance.

- D. The applicant or applicant's agent shall design, construct and/or install drainage facilities to prevent soil erosion, damage and siltation, and to manage stormwater in order to prevent the impairment of public safety or physical damage due to concentration of the stormwater runoff onto adjacent properties in accordance with this Ordinance and applicable rules and regulations of the Pennsylvania Department of Environmental Protection and the SCD. All land areas shall be graded to secure proper drainage away from buildings, on-site sewage disposal systems, and to prevent the uncontrolled collection of stormwater in pools. The system shall be designed to collect and recharge water to the greatest extent possible.
- E. The rate of stormwater runoff from any proposed subdivision or land development shall not exceed the rate of runoff prior to development. Requirements for design of stormwater management systems that incorporate groundwater recharge as an essential element in order to control quantity of discharge is outlined in this Ordinance. The distribution of drainage discharge from the developed properties shall replicate that of before development conditions to the maximum extent possible. The methodology and facilities used shall be based on the anticipated flows and conditions of each particular site.
- F. The stormwater management plan for each subdivision or land development proposal shall take into account and provide for the peak rate and volume flows of other areas in the watershed to ensure that cumulative problems are not increased as a result of flows from the proposed project. This analysis shall also explore possibilities to share stormwater management facilities with other areas in the watershed, in which case, consultation with the Township shall be required prior to design.
- G. Recharge facilities, detention facilities, storm sewers, culverts, bridges and related drainage installation shall be designed and constructed to meet the following purposes:
 - (1) To permit unimpeded flow of natural watercourses. Such flow may be redirected as required, subject to the approval of the Pennsylvania Department of Environmental Protection;
 - (2) To insure adequate drainage of all low points as may be related to streets;
 - (3) To intercept stormwater runoff along streets at intervals reasonably related to the extent and grade of the area drained to prevent flow of stormwater across intersections during the design storm;

- (4) To insure adequate and unimpeded flow of stormwater under driveways in, near, or across natural watercourses or drainage swales. Properly sized pipes or other conduits shall be provided as necessary;
 - (5) To prevent excessive flow on or across streets, sidewalks, drives, parking areas, and any other paved surface or accessway;
 - (6) To lead stormwater away from springs.
- H. To this end, the storm drainage system serving the street shall be designed to collect water at any point where three (3) to five (5) cubic feet per second is accumulated, and the bottom of all vertical grades, and immediately upgrade of all street intersections. The system shall discharge any collected water which is not recharged into the nearest practical natural drainage channel or stormwater system.
- I. All natural streams, channels, swales, drainage systems, and/or areas of concentration of surface water shall be maintained in their existing condition, unless alteration is approved by the Township. In any event, all encroachment activities shall comply with Chapter 105 of the Commonwealth of Pennsylvania's Department of Environmental Protection Dam Safety and Waterway Management Rules and Regulations.
- J. Man-made structures shall be kept to a minimum and bridges, culverts, or rip-rap shall be constructed to maintain natural characteristics of the stream and shall meet the approval of the Township.
- K. For the purpose of this subsection, streams and intermittent streams are defined as those watercourses depicted on the Zoning Map, the USGS Quadrangle maps of the area, and/or determined as such pursuant to an on-site survey by the Township or their representatives.
- L. Retention/detention basins shall be designed to utilize the natural contours of the land. When such design is impracticable, the construction of the basin design shall utilize slopes as shallow as possible to blend the structures into the existing terrain. The use of multiple retention/detention facilities, which are smaller and less intrusive on the site, is encouraged to meet the requirements of this Section.
- M. All areas containing lakes, ponds, wetlands and watercourses shall be considered to be reserved for permanent open space. Any alteration, development, filling, piping, or diverting of such water resources shall be in strict compliance with the provision of the Zoning Ordinance, especially those pertaining to the Floodplain Region, and all prevailing rules and regulations of federal and State agencies. The Township recognizes the use of wetlands as potential components of stormwater management facilities and encourages such innovative use if assurances are met that conservation measures are adequate and that all federal and State requirements are satisfied.

- N. The Township may require that a landowner or development provide reasonable corrective measures to alleviate any existing off-site drainage problem which may be affected by the proposed subdivision and/or land development. It shall be the responsibility of the landowner or developer to obtain all drainage easements on, over, or through other properties, and the Township, its agents, workmen, and employees shall be indemnified and held harmless from any liability.
- O. Any water originating from non-natural sources, such as swimming pools, air conditioning units, sump pumps, roof drains, or other similar flow, shall be properly discharged into a recharge facility or natural watercourses on the property or connected to an existing or proposed storm drainage system as approved by the Township. Polluting matter from such sources may not be deposited into natural watercourses or storm drains.
- P. Any water originating from non-natural sources, as referenced above, shall not be discharged onto any street or other public right-of-way used for pedestrian or vehicular access.
- Q. All building foundations, grade slabs, and cellar floors located in soils that have a community development limitation degree of moderate to severe seasonal high water table (as defined in the Schuylkill County Soil Survey) shall be provided with an underdrain system. This system shall provide for drainage of the enclosed volume above the slab, and relief of subsurface water to a depth of not less than eighteen (18) inches below the slab or foundation field of the herringbone or gridiron configuration in course, gravel-filled trenches that are in direct contact with the slab or foundation subbase. The excavation shall provide a minimum of five one-hundredths (0.05) foot/foot slopes to the gravel-filled trenches.
- R. To mitigate the potential polluting of surface and ground waters by pollutants such as salt, petroleum products, and anti-freeze flowing from paved parking lots, pre-treatment of the runoff shall be required. The extent of the treatment shall be set by the Township Engineer and will be determined by such factors as the area of the parking lot and the course of the runoff as it is recharged or flows into natural waterways.

5. General Requirements

- A. A site drainage plan shall be prepared for the proposed subdivision tract which illustrates the following information:
 - (1) The mapping of the watershed area or areas in which the proposed subdivision is located;
 - (2) Calculations of runoff for all points of runoff concentration;
 - (3) The complete drainage system for the subdivision including the identification

of all existing drainage features which will be incorporated into the design. If the subdivision is to be developed in phases, a general drainage plan for the entire subdivision shall be submitted with the first phase and appropriate development phases for the drainage system shall be indicated.

B. The following stormwater management data are required submittals:

- (1) A general description of the project.
- (2) A description of any storm drainage problems within, adjacent to or downstream of the project site.
- (3) A description of the overall stormwater management system.
- (4) All calculations, assumptions, and criteria used in design of stormwater management facilities and in establishment of pre-development and post-development peak discharge.
- (5) All plans and profiles (including cross-country systems) of proposed storm water management facilities (storm sewers, swales, etc.) including horizontal and vertical location, size, and type of material. This information shall provide sufficient information required for the construction of all facilities.
- (6) A map(s) clearly delineating and labeling all drainage areas used in the design of storm water facilities, swales, and retentions/detention basins.
- (7) For all retention/detention basins, a plotting or tabulation of storage volumes with corresponding water surface elevations and outflow rates for those water surfaces.
- (8) For all retention basins which hold two and one-half (2 ½) acre feet or more of water during the twenty five (25) year design storm and have an embankment that is ten (10) feet or more in height, soil structures and characteristics shall be investigated. Plans and data prepared by a registered professional engineer, experienced and educated in soil mechanics, shall be submitted.
- (9) A map(s) clearly delineating any existing wetlands as classified by a qualified environmental scientist experienced in wetland determination. Wetland determination shall be performed in accordance with the "Copy of Engineers Wetlands Delineation Manual," Technical Report Y-87-1 U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss. (Environmental Laboratory, 1987). No construction or development shall be permitted in wetlands without approval from the U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection.

C. The existing points of natural drainage discharge onto adjacent property shall not be altered without the written agreement of the affected landowners.

- D. Stormwater runoff or natural drainage water shall not be diverted so as to overload existing drainage systems, or create flooding or the need for additional drainage structures on other private properties or public lands, without approved provisions being made by the developer for properly handling such conditions.
 - E. Facilities for storm drainage should be designed to handle the anticipated peak discharge from the property being subdivided as well as to handle the anticipated increase in runoff that will occur when all the property at a higher elevation in the same watershed area is fully developed.
 - F. Where a watercourse runs across or through a subdivision, a drainage easement, which conforms with the line of such watercourse, shall be provided at such a width as will be adequate to preserve the unimpeded flow of natural drainage.
 - G. All drainage structures that are located on the rights-of-way of State highways shall be approved by the Pennsylvania Department of Transportation and a letter of approval from that office shall be directed to the Township.
 - H. All streets shall be designed so that surface water is discharged from their rights-of-way. The slope of the crown on proposed streets shall be 2 %.
6. Calculation Methodology
- A. Any stormwater runoff calculations involving drainage areas greater than 20 acres, including on- and off-site areas, shall use any generally accepted calculation technique that is based on the SCS Soil-Cover Complex method.
 - B. The Township Engineer may recommend approval for the use of the Rational Method to estimate peak discharges from drainage areas that contain up to 100 acres for peak rate analysis.
 - C. The design of any stormwater detention facility intended to meet the performance standards of this Ordinance shall be verified by routing the design storm hydrograph through these facilities using the Multi-Stage Routing Method or approved Routing Method. For drainage areas greater than twenty (20) acres in size, the design storm hydrograph shall be computed using a calculation method that produces a full hydrograph. The Township Engineer may recommend approval for the use of any generally accepted full hydrograph approximation technique for drainage areas that contain less than twenty (20) acres. Any full hydrograph approximation technique shall use a total runoff volume that is consistent with the volume from a method that produces a full hydrograph.
 - D. All calculations consistent with this Ordinance using the Soil-Cover Complex method shall use the appropriate design rainfall depths for Precipitation-Frequency Atlas of the United States, Atlas 14, Volume 2, US Department of Commerce, National Oceanic and Atmospheric Administration, National Weather

Service, Hydrometeorological Design Studies Center, Silver Spring, Maryland, 20910. NOAA's Atlas 14 can be accessed at internet address:
<http://hdsc.nws.noaa.gov/hdsc/pfds/>.

- E. All calculations using the Rational Method shall use rainfall intensities consistent with appropriate times of concentration for overland flow and return periods from the latest PENNDOT PDF-IDF design charts for the area (Publication 584 Drainage Manual, Chapter 7, Appendix A). Times of concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of *Urban Hydrology for Small Watersheds*, NRCS, TR-55 (as amended or replaced from time to time by NRCS). Times of concentration for channel and pipe flow shall be computed using Manning's equation.
7. Stormwater Management Performance Standards. Peak post-development stormwater flow rates shall be limited using the most restrictive of the following criteria:

- A. Post-development peak flows shall not exceed pre-development peak flows as follows:

Design Storm Proposed Conditions	To	Design Storm Existing Conditions
10 – Year	Reduce To	2 – Year
25 – Year		25 – Year
50 – Year		50 – Year
100 – Year		100 – Year

- B. Where the Township Engineer has identified downstream flow constrictions, the Township may require post-development flows be reduced to match the capacity of the downstream constrictions.
 - C. Perform general overall site performance analysis for impacts of storms from the 10-year to 100-year return periods. Provide additional provisions where possible to ensure peak rate stormwater control measures will collect and manage the higher return period storms.
8. Design Criteria for Stormwater Management Facilities
- A. Any stormwater management facility required or regulated by this Ordinance shall be designed to meet the performance standards presented in [Section 1123](#) of this Ordinance and the East Brunswick Township Stormwater Management Ordinance, in its latest revision.
 - B. Any stormwater management facility required or regulated by this Ordinance shall be designed to provide a minimum one foot (1.0') of freeboard above the maximum 100-year water surface elevation for post-development conditions. All emergency spillways are to be designated to handle a 100-year storm. Should any

stormwater management facilities qualify as a dam under PADEP Chapter 105, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning dam safety.

9. Hydraulic Capacity. Any hydraulic capacity analysis conducted in accordance with this Ordinance shall use the following criteria to determine if adequate hydraulic capacity exists:
 - A. Open channels must be able to convey post-development runoff from a 10-year design storm within their banks at velocities that would not erode the channel bed or banks. Acceptable velocities shall be based on criteria included in the PADEP *Soil Erosion and Sedimentation Pollution Control Manual* (as amended or replaced from time to time by PADEP).
 - B. Open channels must be able to convey post-development runoff from a 10-year design storm within their banks with a minimum half foot (0.5') freeboard and not create a hazard to any persons or property.
 - C. Roadway crossings, including pipes, bridges, storm sewers, or any other drainage conveyance facility, must be able to convey, without damage to the drainage structure or roadway, runoff from the 25-year design storm with a minimum one foot (1.0') of freeboard measured below the lowest point along the top of the roadway. Roadway crossings located within designated floodplain areas must be able to convey runoff from a 100-year design storm with a minimum one foot (1.0') of freeboard measured below the lowest point along the top of the roadway. Any facilities that constitute stream enclosures, as described in PADEP Chapter 105 regulations (as amended or replaced from time to time by PADEP), shall be designed in accordance with Chapter 105 and will require a permit from PADEP. Any facility located within PENNDOT right-of-way must meet PENNDOT minimum design standards and permit submission requirements.
 - D. Storm sewers must be able to convey post-development runoff from a 25-year design storm without surcharging inlets.
 - E. Storm sewer inlet spacing and road cross-section design must ensure that post-development runoff resulting from a 10-year design storm does not flood more than one half of a driving or parking lane.
10. Runoff Curve Numbers (CN) for both existing and proposed conditions to be used in the soil cover complex method shall be obtained from the *Urban Hydrology for Small Watersheds*, NRCS, TR-55 (as amended or replaced from time to time by NRCS).
11. Runoff coefficients (C) for both existing and proposed conditions for use in the Rational Method shall be obtained from Table I-1 in Appendix I of this Ordinance.
12. Where uniform flow is anticipated, the Manning equation shall be used for hydraulic computations and to determine the capacity of drainage ways, channels, streams,

- swales, pipes, and storm sewers. Where non-uniform flow is anticipated, the hydraulic effects of backwater caused by hydraulic obstructions (e.g. culverts, bridges, dams, reservoirs, etc.) shall be evaluated using the standard step method for determining water surface profiles. Values for Manning's roughness coefficient (n) shall be consistent with Table I-2 in [Appendix I](#) of this Ordinance and PADEP Erosion and Sediment Pollution Control Program Manual. Values other than those provided by this ordinance needs to be approved by the Township Engineer.
13. Outlet structures for stormwater management facilities shall be designed to meet the performance standards of this Ordinance using any generally-accepted hydraulic analysis technique or method.
14. Specific Infiltration System Design Criteria
- A. Infiltration devices shall be selected based on suitability of tested soils and site conditions. Measures may include porous pavement with underground infiltration beds, vegetated infiltration beds, swales and trenches, or other seepage structures as proposed in the Pennsylvania Stormwater Best Management Practices Manual (PA BMP Manual) and related references including, but not limited to, the United States Environmental Protection Agency, USDA Natural Resources Conservation Services, and the PA Department of Environmental Protection (PADEP).
 - B. Soil infiltration tests shall be performed for all proposed infiltration areas; these tests shall include evaluation of selected soil horizons by deep pits and infiltration measurements. Testing shall be performed in Accordance with the PA BMP Manual and reviewed and approved by the Township Engineer. The soil infiltration rate of discharge from the infiltration area being used in the proposed design shall be based on these measurements.
 - C. Computational methods for assessing infiltration losses

Infiltration losses through structural and non-structural infiltration BMP's can be provided for in hydrologic modeling to determine site runoff characteristics for pre- and post-development comparisons. Computational methods for assessing these losses shall be as specified in the PA BMP Manual.
 - D. The lowest elevation of the infiltration area shall be at least two feet (2') above the Seasonal High Water Table (SHWT) and bedrock, except in the case of karst formations, in which case the distance shall be three feet (3').
 - E. All roof drains shall discharge to infiltration systems with appropriate measures such as leaf traps and cleanouts taken to prevent clogging by vegetation.
 - F. All infiltration systems shall have appropriate positive overflow controls to prevent storage within one (1) foot of the finished surface or grade where integrity of adjacent improvements could be compromised.

- G. All infiltration systems shall have a minimum setback of fifteen feet (15') from all residential structures. Care should be taken to prevent any seepage into subgrade structures.
- H. All infiltration systems shall be designed to infiltrate the stored volume within forty-eight (48) hours.
- I. All surface inflows shall be treated to prevent the direct discharge of sediment into the infiltration system; accumulated sediment reduces stormwater storage capacity and ultimately clogs the infiltration mechanism. No sand, cinders or other particulate matter may be applied to a pervious surface for winter ice conditions.
- J. During site construction, all recharge system components shall be protected from compaction due to heavy equipment operation or storage of fill or construction material. Recharge areas shall also be protected from sedimentation. All areas designated for recharge shall not receive runoff until the contributory drainage area has achieved final stabilization.
- K. The following procedures and materials shall be required during the construction of all subsurface facilities.
 - (1) Excavation for the infiltration facility shall be performed with equipment which will not compact the bottom of the seepage bed/trench, or like facility.
 - (2) The bottom of the bed and/or trench shall be scarified prior to the placement of aggregate.
 - (3) Only clean aggregate, free of fines, shall be allowed.
 - (4) The top and sides of all seepage beds, trenches, or like facilities shall be covered with drainage filtration fabric. Fabric shall meet the specifications of PENNDOT Publication 408, Section 735, Construction Class 1.
 - (5) Perforated distribution pipes connected to centralized catch basins and/or manholes with provision for the collection of debris shall be provided in all facilities. The perforated pipes shall distribute stormwater throughout the entire seepage bed/trench, or like facility.
- L. All infiltration facilities which service more than one (1) lot and are considered a common facility shall have an easement provided to the Township for future access if necessary.
- M. Infiltration structures shall not be located on the upstream side of any roadway. In no situation shall they be located within 30 lineal feet of the edge of any roadway, unless a pavement base drain is installed and an adequate discharge location is provided. These measures are to prevent percolation under the roadway

pavement.

- N. In the case of infiltration trenches, a stormwater collection system consisting of pipes and inlets shall be designed to introduce runoff into the infiltration trench. Overflow pipes or direct connections or pathways to detention system or an existing drainage way should also be provided.
- O. All calculations for infiltration structures shall assume 40% voids of the clean aggregate.
- P. It will be the responsibility of the developer to maintain all infiltration structures which control runoff from roadways. The developers are responsible for creating deed restrictions or enter into an agreement which has the township take responsibilities for the improvements. The plan and deed should clearly indicate that the homeowner is responsible for individual on-lot infiltration area installation, maintenance, and repair.

15. Additional Stormwater Detention/Retention Facilities Design Requirements

- A. The following setbacks are required for stormwater management facilities:
 - (1) Stormwater retention or detention basins shall be located at least fifty feet (50') from any structure, whether existing or proposed.
 - (2) Stormwater retention or detention basins shall not be located within the building setback not for purpose of stormwater management.
 - (3) Stormwater retention or detention basins shall be located at least fifty feet (50') from existing wetlands, or the banks of existing streams.
 - (4) Recharge systems shall be located at least ten feet (10') from any basement wall and fifty feet (50') from on-lot absorption area or any wastewater treatment area.
 - (5) Any recharge system designed to handle run-off from any commercial or industrial impervious parking or outside storage area shall be a minimum of fifty feet (50') from any water supply well or any wastewater treatment area and one hundred feet (100') from any public water supply.
- B. Riser. A riser or other acceptable outfall shall be provided at the outlet of all detention basins. The riser shall be constructed of precast or poured in place concrete with controlled orifices. The riser shall extend to an elevation six inches (6") below the invert elevation of the emergency spillway. The riser shall be designed so that the rate of outflow is controlled by the pipe barrel through the basin berm when the depth of water within the basin exceeds the height of the riser. A trash rack or similar appurtenance shall be provided to prevent debris from entering the riser. All risers shall have a concrete base attached with a

watertight connection. The base shall be of sufficient weight to prevent flotation of the riser.

- C. Landscaping. All stormwater control systems, whether existing or proposed, shall be planted to effectively naturalize areas so as to become an integral and harmonious element in the local landscape by utilizing native vegetation from most of the tree, sapling, shrub, herb and wood vine stratum. No trees shall be planted in dam embankments. Should any Stormwater Management Facility require a dam safety permit under a PADEP Chapter 105, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning dam safety which may be required to pass storms larger than a one hundred (100) year event.
- D. Emergency Spillway. Whenever possible, the emergency spillway for detention basins shall be constructed on undisturbed ground. If not constructed on undisturbed ground, a keyed clay core must be provided. Emergency spillways shall be designed according to the Soil Conservation Service Engineering Field Manual. All emergency spillways shall be constructed so that the detention basin berm is protected against erosion. The minimum capacity of all emergency spillways shall be such that the combined capacity of the emergency spillway and the principal pipe barrel equal the peak flow rate from the one hundred (100) year design storm. Emergency spillways shall extend along the upstream and downstream berm embankment slopes. The upstream edge of the emergency spillway shall be a minimum of two feet (2') below the spillway crest elevation. The downstream edge of the spillway shall, at minimum, extend to the toe of the berm embankment. The emergency spillway shall not discharge over earthen fill and/or easily erodible material.
- E. Anti-Seep Collars. Anti-seep collars shall be installed around the principal pipe barrel within the normal saturation zone of the detention basin berms. The anti-seep collars and their connections to the pipe barrel shall be watertight. The anti-seep collars shall extend a minimum of two feet (2') beyond the outside of the principal pipe barrel. The maximum spacing between collars shall be fourteen (14) times the minimum projection of the collar measured perpendicular to the pipe.
- F. Freeboard. Freeboard is the difference between the design flow elevations in the emergency spillway and the top of the settled detention basin embankment. The minimum freeboard shall be two feet (2.0').
- G. Slope of Detention Basin Embankment. The maximum slope of earthen detention basin embankments shall meet the requirements contained in this subsection. Whenever possible, the side slopes and basin shape shall be amenable to the natural topography. Straight side slopes and rectangular basins shall be avoided.
- H. Width of Berm. The minimum top width of detention basin berms shall be five feet (5').

- I. Slope of Basin Bottom. In order to ensure proper drainage of the detention basin, a minimum grade of two (2) percent shall be maintained for all sheet flow. A minimum grade of one (1) percent shall be maintained for all channel flow. Other means to ensure adequate dewatering, shall be approved by the Township Engineer.
- J. Energy Dissipaters. Energy dissipating devices (rip-rap, end sills, etc.) shall be placed at all basin outlets. Any pipe or other component which discharges directly into the basin shall be equipped with energy dissipating devices and shall outlet into the bottom of the basin.
- K. Landscaping and Grading of Detention Basin. All landscaping and grading standards shall be as follows:
 - (1) Cuts. No excavation shall be made with a cut face steeper than three (3) horizontal to one (1) vertical, except under the condition that the material in which the excavation is made is sufficiently stable to sustain a slope of steeper than three (3) horizontal to one (1) vertical. A written statement to that effect is required from an engineer and must be submitted and approved by the Township Engineer. The statement shall affirm that the site has been inspected and that the deviation from the slope should not result in injury to persons or damage to property. Retaining walls shall be required if a stable slope cannot be maintained. Any retaining wall design must be signed and sealed by a PA Professional Engineer and approved by the Township Engineer.
 - (2) Fills. No fills shall be made which creates any exposed surfaces steeper in slope than three (3) horizontal to one (1) vertical, except where the fill is located so that settlement, sliding, or erosion will not result in property damage or be a hazard to adjoining property, streets, or buildings. A written statement is required from an engineer certifying that any proposed deviation from the slope specified above will not endanger any property or result in property damage, and must be submitted to and approved by the Township Engineer.
 - a. The toe of the slope of any fill shall be located twenty-five feet (25') from any property line with the exception of a downstream property line where the toe of the embankment shall be placed a sufficient distance to allow for energy dissipating devices, but in no case less than forty feet (40') unless approved otherwise by the Township.
 - (3) Planting Requirements. All areas proposed for recreational use, whether active or passive, shall be planted to effectively naturalize the areas to become an integral and harmonious element in the natural landscape.
 - (4) Drainage Channels and Retention Areas. All storm drainage channels and

retention areas, whether existing or proposed, shall be graded and planted to effectively naturalize areas so as to become an integral and harmonious part of the landscape by contour and type of plant material employed.

- (5) Fence or Screening. A fence and suitable vegetation screen shall be provided around all detention basins as required by the Township Engineer. All vegetative screening shall be at least six (6) feet in height and shall be approved by the Township. All vegetative screening shall provide a barrier to prevent entrance to the detention basin area. The fencing and vegetative screening requirement shall be waived only upon approval by the Township.

- L. Detention basin low flow channels must be constructed using a permanent liner that will promote vegetative restoration.

- M. Easements for all basins and storm pipes not located with the public street right-of-way shall be provided for Township inspection and access as required.

16. Stormwater Drainage System Design Requirements

- A. Grates. All inlets must be provided with bicycle safe grates to protect the public from any harm.

- B. Existing Storm Sewers. Where existing storm sewers are reasonably accessible and of adequate capacity, subdivisions and land developments may connect to the existing storm sewers if the developer can prove that the existing system can handle the additional flow and that the discharge point will not be changed by this additional flow. The calculations to substantiate the connection must follow the guidelines of this ordinance.

- C. Horizontal Pipe Deflection. Wherever possible, all storm drain pipes shall be designed to follow straight courses. No angular deflections of storm sewer pipe sections in excess of five (5) degrees shall be permitted. No vertical curves shall be permitted in the storm drain pipe system. A manhole or inlet shall be provided at all horizontal deflections in the storm pipe system exceeding five (5) degrees.

- D. Minimum Grade and Size. All storm drain pipes are recommended to maintain a 1% slope however a minimum grade of one-half (1/2) percent can be used. All storm pipes shall have a minimum inside diameter of fifteen (15) inches, except that pipes under a twenty-five (25) foot or greater fill shall not be less than twenty-four (24) inches, or a cross-sectional area of four hundred fifty-three (453) square inches. Equivalent pipe arches may be used in lieu of circular pipes.

- E. Pipe Material and Thickness. All storm sewers shall be Reinforced Concrete Pipe (RCP) or Smooth Lined Polyethylene Corrugated Plastic Pipe (SLCPP).

- F. Pipe Capacity. The capacity of all pipe culverts shall, as a minimum, provide the

required carrying capacity as determined by the following source: Hydraulic Design Series Number 5 – Hydraulic Design of Highway Culverts (FHWA-NH1-01-020).

- G. Allowable Headwater Depth. At all inlets or manholes, the maximum allowable headwater depth shall be one (1) foot below the top of the inlet grate of the manhole cover.
- H. Minimum and Maximum Cover. A minimum of eighteen (18) inches of cover shall be maintained over all storm drain pipes or in accordance with manufacturers' recommendations. The top of storm drain pipes shall be at least one-half (1/2) foot below subgrade elevation.
- I. Diversion or Runoff. All storm drain pipes shall be designed to carry the runoff into a detention basin or similar facility utilized to control the rate of runoff. No discharge at the top or side of basin embankments shall be permitted.
- J. Culverts and Drainage Channels.
 - (1) Erosion Prevention. All drainage channels shall be designed to prevent the erosion of the bed and bank areas. The flow velocity in all vegetated drainage channels shall not exceed three feet (3') per second to prevent erosion unless special provisions are made to protect banks and channel bottoms against erosion. Suitable bank stabilization shall be provided where required to prevent erosion of the drainage channels. Where storm sewers discharge into existing drainage channels at an angle greater than thirty (30) degrees from parallel with the downstream channel flow, the far side bank shall be stabilized by the use of rip-rap or masonry, and/or concrete walls. The stabilization shall be designed to prevent erosion and frost heave under and behind the stabilizing media. For grass swales and roadside gutters two (2) design considerations shall be met:
 - a. Temporary condition
 - b. Permanent condition
- K. All drainage facilities shall be designed to adequately handle surface runoff and carry it to suitable outlets.
 - (1) Drainage structures that are to be located within state highway rights-of-way shall be approved by the Pennsylvania Department of Transportation, and a letter from that Department indicating such approval shall be submitted to the Township.
 - (2) Where applicable, a right-of-way or easement of sufficient width to include a ten-foot (10') access strip in addition to the width of the ditch from bank top shall be created for drainage and maintenance purposes. The supervisors may

require a wider ditch right-of-way or easement where deemed necessary.

- (3) Subsurface drainage systems shall have curb inlets located at curb tangents on the uphill side of street intersections and at other locations as may be required by the Supervisors as necessary to intercept runoff. Design and location of curb inlets shall be in accordance with Pennsylvania Department of Transportation Design Manual Part 2 and be approved by the Supervisors. Inlets shall be designed and located to prevent hazards to vehicles, bicycles and pedestrians.
 - (4) Ductile iron culvert pipe shall be used for all storm sewer lines that pass through any permanent structures such as wall, footings, or buildings.
 - (5) All drainage facilities are to be maintained by the owner to retain their design capacity. A note shall be placed on the plan indicating the maintenance responsibilities.
- L. Curb, gutter, and roadside swale depths shall comply with the following requirements:
- (1) If a proposed lot or development site is to be graded so as to redirect post development flow into a gutter or swale along an existing street where no curbs exist, or when an existing gutter or swale is to be integrated into the proposed storm water conveyance system, the existing roadside gutter or swale shall be upgraded to meet the requirements of this ordinance.
 - (2) All drive intersections shall be designed so that flows do not enter the site from the adjacent street and no additional flows are diverted onto the adjacent street.

§1124. UNDERGROUND UTILITIES AND EASEMENTS

1. In accordance with a Pennsylvania Public Utility Commission order of July 8, 1970, all electric utility distribution lines shall be installed underground in subdivisions or land development of five (5) or more proposed dwelling units. The following design standards shall also be observed.
 - A. Whenever possible, telephone and cable television utilities shall also be installed underground.
 - B. Whenever possible, electric, and communications utilities shall jointly occupy the same trenches in the utility easements.
 - (1) A utility service plan for the proposed subdivision or land development shall be prepared and provided by the developer in cooperation with the appropriate public utility companies and governmental agencies.

- (2) Electric, gas and communications if located in the street right-of-way should be between centerline of the roadway and curb line opposite water service.
 - (3) All utilities shall have minimum separation distances as established in PADEP domestic wastewater facilities manual or the public or private Authority Regulations owning the utility. The more stringent requirements will apply.
 - (4) Gas utilities must be located in a trench separate from all other utilities.
 - C. Whenever gas or petroleum transmission lines are part of the proposed development, there shall be a minimum distance of fifty (50) feet, measured in the shortest distance, between any proposed dwelling unit and any petroleum products or natural gas transmission line which traverses the subdivision or land development.
2. Utility Easements
- A. Utility easements shall be provided for wires, conduits, storm and sanitary sewers, gas and water mains, and/or other utility lines intended to service the abutting lots. Within such easements, no structures shall be permitted to locate. The developer shall consult the local utility company when locating the utility easements.
 - B. The location of utility easements shall be either:
 - (1) Abutting the street right-of-way in which case an easement with a minimum width of ten feet (10') shall be required.
 - (2) Along the rear or side lot lines in which case an easement with a minimum width of twenty feet (20') shall be required—ten feet (10') on each side of the lot line. The Township Supervisors may require an easement with a minimum width of fifteen feet (15') where the lot line coincides with the subdivision property line.
 - C. Where gas or petroleum transmission lines are part of the proposed development, either proposed or requiring relocation, construction shall occur within a right-of-way of fifty (50) feet minimum and shall comply with the applicable requirements of the Pennsylvania Public Utilities Commission.

§1125. EROSION AND SEDIMENT CONTROLS

- 1. General Standards
 - A. A plan for minimizing erosion and sedimentation pollution control within a proposed subdivision or land development tract shall be prepared by the developer and submitted to the Township per the requirements of the SCD.

- B. All plans that are to be developed per the requirements of the SCD but are not required to be submitted the SCD for approval, shall be submitted to the Township as part of the subdivision and/or land development process for Township concurrence.
 - C. All earth disturbance projects with a disturbance greater than 1.0 acre, shall submit a plan to the SCD per their requirements for approval.
 - D. Approval must be provided by the Township Supervisors and/or the SCD prior to any changes being made in the contour of the land and prior to grading, excavating, removal, or destruction of the topsoil, trees or other vegetative cover of the land.
 - E. Measures used to control erosion and reduce sedimentation shall meet the standards and specifications of the SCD as established in the latest PADEP Erosion and Sedimentation Pollution Control Manual (copies are available electronically or hard copy from the SCD). The Township Engineer, or other designated official, and the SCD shall ensure compliance with the appropriate regulatory requirements.
 - F. The Township Supervisors may determine when an Erosion and Sedimentation Pollution Control Plans can be deferred to a later time and that the individual lot owner(s) are responsible for the preparation and implementation of Erosion and Sedimentation Pollution Control Plan/BMP's for their individual lot(s) before any earth moving activity is started.
2. Performance Principles. The measures which follow are effective in minimizing erosion and sedimentation and shall be included, where applicable, in the control plan:
- A. Stripping of vegetation and grading shall be kept to a minimum.
 - B. All development plans shall strive to preserve significant natural features, keep cut and fill operations to a minimum, and ensure conformity with the existing topographic features in order to create the least possible erosion potential and to adequately handle the volume and velocity of surface water runoff.
 - C. Whenever possible, the natural vegetation should be retained, protected and if required, supplemented.
 - D. The area which is disturbed and the duration of such exposure shall be kept to a minimum.
 - E. Permanent vegetation and/or mechanical erosion control and drainage measures shall be used to stabilize disturbed soils. Such measures shall be employed as soon as possible in the development process.

- F. Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
 - G. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Where necessary, the rate of surface water runoff shall be mechanically retarded.
 - H. Until the disturbed area is stabilized, sediment in the runoff water shall be trapped by the use of debris basins, sediment basins, silt traps, or similar measures.
3. Grading for Drainage. In order to preserve more suitable sites for building and other uses, improve surface drainage, and control erosion, the following grading requirements shall be met:
- A. Proper drainage shall be provided away from buildings on all lots, tracts, or parcels within a proposed subdivision or land development. The resulting surface water shall be disposed of without ponding. Natural drainage patterns shall be preserved whenever possible.
 - B. All provisions for drainage shall be designed to adequately handle the surface runoff and carry it to the nearest suitable outlet such as a curbed street, storm drain, or natural watercourse. Drainage swales used to divert surface water away from buildings shall be sodded or planted as required and shall be of such a slope, shape, and size as to be in conformance with the requirements of the Township Supervisors.
 - C. The concentration of surface water runoff shall be permitted only on swales or watercourses.
 - D. A maximum slope of 3:1 shall be maintained on all cut and fill slopes unless they are stabilized by a retaining wall or cribbing or except as approved by the Township Supervisors and handled under special conditions.
 - E. Provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills. Cut and fill slopes shall not endanger adjacent property.
 - F. Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.
 - G. Fill embankments shall not encroach on natural watercourses or constructed channels.
 - H. Fills, when placed adjacent to natural watercourses or constructed channels, shall have suitable protection against erosion during periods of flooding.
 - I. of another landowner unless the expressed written consent of that landowner is secured.

J. During grading operations, necessary measures for dust control will be exercised.

§1126. OPEN SPACE AND RECREATION AREAS

1. Purpose. All residential subdivisions or land development plans shall provide for suitable and adequate open space/recreation areas in order to:
 - A. Ensure adequate recreational areas and facilities to serve residents of the Township.
 - (1) Allow for orderly acquisition and development of additional recreation areas and open spaces.
2. Exemptions. Any residential subdivision or land development plan that contains fewer than four (4) dwelling units is exempt from the open space/recreation requirements of this section. Residential subdivisions or land development plans that are submitted in phases shall meet open space/recreation requirements when the sum of the dwelling units of all phases has four (4) dwelling units. The fee shall be based on the total number of dwelling units for the current phase under land development or subdivision.
3. Amount of Land, Residential Developments. Two thousand (2,000) square feet of open space and recreation area per dwelling unit shall be set aside for open space or recreation. The property shall be of sufficient layout, slope, location, features, and access to be developed as a recreation area per requirements of this section.
4. Amount of Land, Non-residential Developments. The amount of land or cash from non-residential subdivisions and land developments shall be determined by the number of dwelling units that would result if eighty percent (80%) of the tract were occupied by two (2) acre lots for single family dwellings (i.e., 100-acre tract = 40 dwelling units). When the computation of dwelling units results in a fractional number, only the fraction of one-half or more shall be counted as one.
5. Fee in Lieu of Land
 - A. If mutually acceptable to the Township Supervisors and the developer, a fee of \$1000 per dwelling unit can be paid in lieu of dedicating land for open space and recreation as per [Section 1126.3](#) or [Section 1126.4 C or D](#).
 - B. All monies paid to the Township pursuant to this section shall be kept in an interest-bearing capital reserve fund, and all interest earned on such accounts shall become funds of that account. Monies in such fund shall be used only for the acquisition of land or capital improvements for park and recreation purposes.
6. Characteristics of Open Space and Recreation Areas

- A. Seventy-five percent (75%) of the land set aside for open space and recreation areas shall be less than seven percent (7%) slope and be suitable for active recreation uses.
 - B. Land shall be easily and safely accessible from all areas of the development to be served and have suitable ingress and egress from a public roadway for maintenance equipment. However, no public roads shall traverse the site.
 - C. Land shall be contiguous and regular in shape.
 - D. Land shall have suitable topography and soil conditions for use and development as a recreation area.
 - E. A maximum of twenty-five percent (25%) of the reserved area may be within floodplain or wetland areas.
 - F. Land shall be easily accessible to all essential utilities.
 - G. Land shall be suitable for development as a particular type of active recreation facility, as categorized by the National Recreation and Park Association's Park, Recreation, Open Space and Greenway Guideline, 1996, as amended.
 - H. These areas may be dedicated in fee-simple to the Township if dedication is acceptable.
 - I. If these areas are not dedicated to the Township, a legal entity shall be provided to operate and/or maintain the open space and recreation areas. This entity may include but not be limited to a condominium, cooperative, homes' association, trust, or corporation. This area shall be open to the public.
7. Dedication of Land to the Township
- A. The Township Supervisors may accept any portion of the open space/recreation area, provided that no cost is involved and the Township agrees to and has access to maintain such lands.
 - B. Such area dedicated to the Township for public use shall be suitable for recreational purposes by reasons of size, shape, location, topography, and access.

§1127. OFF-STREET PARKING AND LOADING

- 1. Every land development or subdivision shall provide the minimum number of off-street parking and loading spaces required by the Zoning Ordinance.
- 2. Off-street parking or loading spaces may be in an individual garage, carport, or driveway or in a common parking area outside the street right-of-way, convenient to the dwelling units or use to be served, and shall be installed concurrently with the

construction of the dwelling units.

3. General Design Requirements for Off-Street Parking

- A. Every parking facility shall be designed so that its use does not constitute a nuisance, hazard, or unreasonable impediment to traffic.
- B. Every parking area shall be arranged for orderly, safe movement.
- C. No parking area shall be designed to require or encourage parked vehicles to back into a public street in order to leave a parking space, except those of a single family or two family dwelling onto streets other than major or minor arterial streets.
- D. Every parking area shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle, except those of a single family or two-family dwelling.
- E. No parking area shall be located in a required buffer yard.
- F. No parking area shall be located within ten feet (10') of a septic system absorption area.
- G. All commercial/industrial parking areas shall have adequate lighting to provide for safety and comfort of persons using the area.
- H. For Commercial/Industrial parking, paving depths shall at least match local roads paving depths unless heavy truck traffic is anticipated in which extra depth paving will be required.

4. Parking Spaces

- A. Each parking space shall have a stall width of ten feet (10').
- B. Each parking space shall have a stall depth of:
 - (1) at least twenty feet (20') for all angle parking, or
 - (2) at least twenty-two feet (22') for parallel parking.
- C. All spaces shall be marked so as to indicate their location, except those of a single family or two-family dwelling.
- D. Motorcycle Parking spaces shall have a width of five (5) feet and a length of ten (10) feet. The use of and maximum percentage of allowable motorcycle spaces shall be at the discretion of the Township Supervisors based on the proposed use. The Township Supervisors shall allow a maximum of twenty-five (25%) of the

required parking spaces to be motorcycle spaces.

5. Aisles

- A. Each aisle providing access to stalls for one-way traffic only shall be at least the minimum aisle width specified as follows:

Angle of Parking	Minimum Aisle Width	
	One Way	Two Way
Parallel	12 feet	Not permitted
30 degrees	12 feet	Not permitted
45 degrees	15 feet	Not permitted
60 degrees	18 feet	Not permitted
90 degrees	20 feet	24 feet
	Aisle width for one-way traffic	

Table 11-3

- B. No aisle shall exceed two hundred fifty feet (250') in length.

§1128. SIDEWALKS, PATHWAYS, AND DRIVE APRONS

1. Sidewalks or pathways shall be required in all residential developments where density exceeds three (3) dwelling units per acre or when the total number of lots in the development, regardless of phasing, is greater than 30 lots.
2. In other subdivisions or land developments, sidewalks or pathways may also be required by the Township Supervisors.
3. Location
 - A. Sidewalks, where required or provided, shall be located within the street right-of-way and not closer than one foot (1') from the right-of-way line nor closer than three feet (3') from the curb line.
 - B. A grass planting strip shall be planted between the curb and sidewalk.
4. Sidewalks/pathways shall have a minimum width of five feet (5').
5. Required Construction
 - A. Sidewalks and crosswalks shall be constructed of PennDOT Class AAA (4000 psi 28-day compressive strength) cement concrete at least four inches (4") thick underlain by four inches (4") of compacted gravel or crushed stone.
 - B. Sidewalks at driveway crossings and driveway aprons shall be at least six inches (6") thick reinforced and underlain by four inches (4") of compacted gravel or

crushed stone. The reinforcing shall be one (1) layer of six inch (6") by six inch (6") number nine (9) wire.

- C. Pathways shall be Portland cement concrete or bituminous of at least four inches (4") thick underlain by three inches (3") of compacted gravel or crushed stone.
- 6. Handicapped Ramps. In addition to the preceding requirements, all sidewalks shall provide ramps for adequate and reasonable access for the safe and convenient movement of the physically handicapped persons, including those in wheelchairs, across curbs at all pedestrian crosswalks. These facilities shall be constructed in accordance with Chapter 8, "Pedestrian Facilities" of the PENNDOT Design Manual Part 2, PENNDOT Roadway Construction RC-67M in its latest version, PENNDOT Publication 408 in its latest version and The Americans With Disabilities Act (ADA).
- 7. Adequate lighting shall be provided for pathways and sidewalks.

§1129. STREET LIGHTING

- 1. Purpose. This section sets forth criteria for the installation, use and maintenance of exterior lighting, the purposes of which are to:
 - A. Require lighting in outdoor public places for safety and security.
 - B. Protect drivers and pedestrians on nearby travel ways from disabling glare from nonvehicular light sources which impairs safe travel.
 - C. Abate light trespass and nuisance on glare neighboring properties by properly directing choosing or shielding light sources.
 - D. Ensure appropriate height of light standards to preclude or lessen the likelihood of light pollution.
 - E. Promote efficient design and operation with regard to energy conservation.
- 2. In accordance with the conditions to be agreed upon by the subdivider, the Township Supervisors, and the appropriate public utility, street lights are required to be installed in all subdivisions and residential land developments which propose the construction of new roadways or when the Township Supervisors deems them necessary to provide safe traffic circulation.
- 3. Plan submission.
 - A. Lighting plans submitted for review and approval for subdivisions and land developments in connection with any use identified in subsection 4 of this section shall include a schematic layout of all proposed exterior fixture locations, ISO foot-candle data, and a plat demonstrating adequate intensities and uniformities within the limitations established in Subsection 5 of this section, and

manufacturer's description of the equipment (catalog cuts), glare control devices, lamps, mounting heights and means, proposed hours of operation of the lighting, and maintenance schedule. Illumination intensities shall be plotted on a grid with calculation points at ten-foot by ten-foot maximum spacings.

- B. When requested by the Board of Supervisors, the applicant shall submit a visual impact photometric plan that demonstrates both light coverage and light spillage resulting from the proposed lighting plan and the provision for adequate measures to mitigate nuisance from light pollution and glare, both on the development site and on adjacent properties.
- C. The Township shall approve the final location, number, and type of lighting fixtures.
- 4. Lighting for roadway safety shall be required for all street intersections, cul-de-sacs, entryways to commercial and industrial land developments, in parking lots and when the Township Supervisors deems them necessary for safety and security.
- 5. When lighting is required, it shall be provided in accordance with an illumination plan designed in conformance with the standards of the Illuminating Engineering Society of North America (IESNA). Intensities and uniformity ratios shall comply with the latest IESNA Lighting Handbook, RP-8, RP-20 or as follows:

Use/Task	Maintained Avg. Footcandles	Maximum Uniformity Ratio (Max.: Min.)
Parking, multifamily		
Low vehicular/pedestrian activity	0.2 min.	20:1
Medium vehicular/pedestrian activity	0.6 min.	20:1
Parking, industrial/commercial/ institutional, municipal		
High activity, e.g., regional shopping centers, fast-food facilities, major athletic/civic cultural events	0.9 min.	15:1
Medium activity, e.g., community shopping centers, office parks, hospitals, commuter lots, cultural/ civic/recreational events	0.6 min.	15:1
Low activity, e.g., neighborhood shopping, industrial employee parking, schools, church parking	0.2 min.	20:1
Nonresidential walkways and bikeways	0.5 avg.	5:1 (Avg:Min)
Building entrances (other than 1 & 2 family dwellings)	5.0 avg.	--

- A. In the application of the above standards, the following regulations shall apply:
 - (1) Illumination levels shall be defined as maintained horizontal footcandles on the task; for example, the pavement or area surface.
 - (2) Average illumination values shall not exceed minimum values by more than five times the maintained average minimum value. For example, in the case of Parking, commercial, high activity, the average footcandles shall not be in excess of 4.5 (0.9 x 5).
 - (3) In no case shall illumination exceed 0.2 footcandle measured at the property lines; and the amount of illumination projected onto a residential-zoned property from another property shall not exceed 0.1 footcandle at the property line.
 - (4) Lighting standards in parking areas shall be located no more than 100 feet (100') apart.
- B. The maximum height of standards shall not exceed the maximum building height permitted, or forty feet (40'), whichever is less.
- C. The height and shielding of lighting standards shall provide proper lighting without hazard to drivers or nuisance to residents and the design of lighting standards shall be of a type appropriate to the development and the municipality.
- 6. The use of spotlights for other than lighting signs and building facades is discouraged. If used, spotlights shall be placed on standards pointing toward the buildings and positioned so as not to be a nuisance to the residents, rather than on the buildings and directed outward which creates areas of high veiling luminance and dark shadows adjacent to the buildings.
- 7. Glare and light trespass control
 - A. All lighting fixtures shall meet IESNA semi-cutoff or preferably cutoff and full cutoff criteria. No lighting shall be permitted which shines directly into residential units, or results in light above a vertical angle of 110° above nadir, measured at all lateral angles from the light source.
 - B. All lighting shall be effectively shielded and shall be installed and/or aimed so as to protect nearby public or private streets and neighboring properties from glare, veiling luminance, light radiation, or light pollution which may create a safety hazard or a nuisance.
 - C. Illuminated signs shall have an indirect lighting source or shielded source.
 - D. Light trespass shall be mitigated primarily through the proper selection and application of lighting equipment. Only after those means have been exhausted

shall vegetation, fences and similar screening methods be considered acceptable for controlling light trespass.

- E. Fixtures used for architectural lighting, such as facade, feature and landscape lighting, shall be aimed or directed so as to preclude light projection beyond the immediate objects intended to be illuminated.
8. Installation and maintenance
- A. The applicant shall install or cause to be installed all lighting fixtures and facilities at the applicant's expense. The applicant shall be responsible for all costs involved in the maintenance, upkeep and operation of all lighting of parking and loading areas and private developments.
 - B. Lighting fixtures which are located in the public right-of-way shall be offered for dedication to the Township. The lighting fixtures shall be operational once the roadway is open for public use. The developer shall pay for the maintenance, upkeep, and operation of the lighting fixtures until such time that they are accepted by the Board of Supervisors.
 - C. Electrical feeds to lighting standards shall be run underground, not overhead.

§1130. IDENTIFICATION SIGNS

- 1. The developer shall provide the subdivision or land development with adequate street signs at the intersections of all streets and with any other signs required.
- 2. Signs shall be in accordance with Pennsylvania Department of Transportation, Publication 236 M (latest revision).

§1131. REGULATORY SIGNS

- 1. The developer shall be required to provide traffic regulatory signs that shall meet current design standards as established by the Pennsylvania Department of Transportation.

§1132. LANDSCAPING

- 1. The need for landscaping will be determined by the Township Supervisors dependent upon size, location, and specifics of each subdivision. However, landscaping shall be provided, consistent with the standards of this Ordinance, in all subdivisions and land developments, except when the township has adopted more restrictive specifications by separate ordinance.
- 2. Natural Features and Topsoil
 - A. Wherever feasible, subdivisions and land developments shall be designed to

preserve natural features such as trees, watercourses, rock outcroppings, wooded areas, natural watercourses and bodies of water.

- B. Topsoil shall not be removed from the subdivision site nor used as structural fill without the permission of the Supervisors. Topsoil may be removed from areas of earthmoving activity, but shall be stored elsewhere within the subdivision and stabilized to minimize erosion. Upon completion of construction, the topsoil shall be redistributed on the site.
- C. Street and lot designs of tracts shall be such to minimize alterations of the natural landscape.

3. Ground Cover Requirements

- A. Exposed ground surface in all parts of the subdivision shall be paved or covered with stone screenings, or other solid material, or protected with a vegetative growth, consisting of spreading plants including sods and grasses less than eighteen (18) inches in height, that is capable of preventing soil erosion and the emanation of dust during dry weather.
- B. The vegetative cover shall not be poisonous in nature.

4. Buffer Yards. The Township Supervisors may require the provision of a buffer yard meeting the requirements of this Section in order to reduce conflicts between proposed subdivision or land development and other developments or areas.

A. Size, Location

- (1) A twenty foot (20') buffer yard shall be required, unless otherwise indicated in this Ordinance.
- (2) The buffer yard shall be measured from the district boundary line or from the street right-of-way line (where a street serves as the district boundary line). Buffer yards shall not be within an existing or future street right-of-way and shall be in addition to that right-of-way.
- (3) The buffer yard may be coterminous with a required front, side or rear yard, provided the larger yard requirement shall apply in case of conflict.

B. Characteristics

- (1) The buffer yard shall be a landscaped area free of structures, manufacturing or processing activity, materials, or vehicular parking. No driveways or streets shall be permitted in the buffer yards except at points of ingress or egress.
- (2) In all buffer yards, all areas not within the planting screen shall be planted with grass seed, sod, or ground cover and shall be maintained and kept clean

of all debris, rubbish, grass more than twelve inches (12") in height, or weeds.

C. Planting Screen

- (1) Each buffer yard shall include a planting screen of trees, shrubs, and/or other plant materials extending the full length of the lot line to serve as a barrier to visibility, airborne parts, glare, and noise.
 - (2) Each Planting Screen shall be in accordance with the following requirements:
 - a. Plant materials used in the Planting Screen shall be of such species and size as will produce, within two (2) years, a complete year-round visual screen of at least eight feet (8') in height.
 - b. The Planting Screen shall be permanently maintained by the landowner and any plant material which does not live shall be replaced within one (1) year.
 - c. The Planting Screen shall be so placed that at maturity it will be at least three feet (3') from any street or property line.
 - d. The Planting Screen shall be broken only at points of vehicular or pedestrian access and shall comply with [Section 1113](#) and [Section 1117.4](#).
- D. Existing Wooded Areas - Existing wooded areas shall be protected to prevent unnecessary destruction of standing trees. At least twenty-five (25%) percent of the number of trees (minimum trunk caliper of five (5) inches at six (6) inches above ground) that exist at the time of Plan submission shall be maintained or replaced immediately following construction. Replacement trees shall be a minimum trunk caliper of two (2) inches at a height of six (6) inches above finished grade and located within unbuildable sections of the site (i.e., floodplain, steep slope, and setback areas). Plans shall be submitted showing existing trees and proposed construction and which indicate conformance with this Section.
- E. Street Trees - Street trees shall be provided along proposed Township Right-of-ways, private roads access drive or access way. All street trees shall be provided by the applicant in accordance with the following standards:
- (1) The trees shall be nursery grown in a climate similar to that of the locality of the project. Varieties of trees shall be subject to the approval of the township.
 - (2) All trees shall have a normal habit of growth and shall be sound, healthy, and vigorous; they shall be free from disease, insects, insect eggs, and larvae.
 - (3) The trunk diameter, measured at a height of six (6) inches above finish grade, shall be a minimum of two (2) inches.

- (4) Trees shall be planted between the street right-of-way line and the building setback line except where the township have authorized placement of trees within the street right-of-way. The trees' growth shall not interfere with the street cartway, sidewalk, or utility line. Street tree branching shall not interfere with clear sight triangles. Typical branching shall not be within ten (10') feet of ground level after ten (10) years of growth.
- (5) All planting shall be performed in conformance with good nursery and landscape practice and to the standards established by the authority which accepts ownership of the planting.
- (6) Requirements for the measurements, branching, grading, quality, balling, and the burlapping of trees shall follow the code of standards recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock, ANSIZ60, current edition, as amended.
- (7) A minimum of two (2) canopy street trees shall be provided for every one hundred feet (100') of public or private right-of-way. Street trees shall be placed a minimum of forty feet (40') apart along the right-of-way, and shall be located so as to maximize the growth potential of the plant material, minimize the potential for root interference with public infrastructure, and enhance the quality of the development. Recommended street trees shall be one of the following species:

SCIENTIFIC NAME	COMMON NAME
Acer Fremanii	Armstrong Maple
Acer Platianoides	Norway Maple
Acer Rubrum	Bowhall Maple
Acer Rubrum cultivars	Red Maple
Acer Saccharum	Sugar Maple
Pyrus Cal	Cleveland Select Flowering Pear
Pyrus Cal	Redspine Flowering Pear
Pyrus Cera	Krauter V – Flowering Cherry
Prunus Cera	Okame – Flowering Cherry
Quercus Acutissima	Sawtooth Oak
Quercus Palustris	Pin Oak
Quercus Rubra	Red Oak
Ulmus Parvifolia	Lacebark Elm
Zelkova Serrata	Green Vase Zelkova

- (8) Other tree species may be used provided acceptable information is submitted to indicate that the species are hardy street trees. No one species shall comprise more than twenty-five (25%) percent of the entire number of street trees in a particular development. No two adjacent trees shall be the same

species.

- (9) Street trees are to be installed by the lot owner, by deed restriction, or by the developer and maintained and guaranteed for a minimum of two years. Planting of trees shall occur within the standard planting season (March through November). No more than one-third (1/3) of the tree shall be damaged or dead without replacement. Replacement trees shall conform to all requirements of this section and shall be maintained and guaranteed for a minimum of two planting seasons.
- (10) Existing trees on a lot that meet the definition and provisions of a "Street Tree" can be used to meet the requirement "Street Trees shall be provided in all subdivisions" as required by this section. Existing trees to be counted as "Street Trees" shall be called out on the proposed subdivision plan.

§1133. FLOODPLAINS

1. General Standards
 - A. Floodplains shall be shown on all subdivision and land development plans. The floodplain controls established by the Township Floodplain Ordinance and enacted in accordance with the Federal Emergency Management Agency shall be applied to all subdivisions and land developments.
2. No watercourse shall be altered or relocated unless approved by the Township Supervisors and, where applicable, the appropriate state and federal agencies.
3. No watercourses shall be altered or relocated unless the person proposing the alteration or relocation submits calculations assuring that the flood carrying capacity within the altered or relocated portion of the watercourse shall be designed to be not less than the flood-carrying capacity of the watercourse prior to the proposed alteration or relocation.
4. No encroachment shall be made on a floodplain or watercourse which will increase flood levels within the township during the occurrence of the one-hundred-year flood discharge. With any proposal for an encroachment, calculations which will indicate compliance with these requirements shall be submitted to the township. All encroachments are subject to Supervisors approval.
5. Any fill permitted by the Supervisors is subject to the following:
 - A. Fills shall consist of soil or rock materials only. Sanitary landfills shall not be permitted.
 - B. Adequate provisions shall be made to prevent surface water from damaging the sloping surfaces of fills.

- C. Fills shall be placed and mechanically compacted to minimize sliding and erosion of soil.
- D. Fill slopes shall be no steeper than one (1) vertical unit to two (2) horizontal units.
- 6. Any changes in an existing drainage way shall be subject to the approval of the Pennsylvania Water and Power Resources Board, Division of Dams and Encroachments, Department of Environmental Protection or the Army Corps of Engineers when either or both have jurisdiction.

§1134. ALTERNATE DEVELOPMENT STANDARDS

- 1. At the discretion of the developer, the option to utilize a Traditional Neighborhood Development (TND), Planned Residential Developments (PRD) or Growing Greener Development Standards can be discussed with the Township for consideration. The use of an alternate style of development will be at the approval of the Township Supervisors and meeting the requirements of the Township Zoning Ordinance.

§1135. RENEWABLE ENERGY SYSTEM

- 1. The Township encourages the use of renewable energy systems and energy conservation building design. Individual standards are to be reviewed on a case by case basis.

§1136. GUIDE RAIL AND ROADSIDE SAFETY DEVICES

- 1. Guide rail and roadside safety devices shall be designed and installed per PENNDOT Design Manual, Part 2 Highway Design in its latest version.

PART 12 - REQUIRED IMPROVEMENTS

§1201. INTRODUCTION

1. Minimum improvements and construction standards required of all subdivisions shall be as set forth in this section. Where not set forth, they shall be in accordance with the prevailing standards as established by the Township or Commission Engineer. Alternate improvement standards may be permitted if the Township Supervisors or Planning Commission deems them equal or superior in performance characteristics to the specified improvements. Additional or higher type improvements may be required in specific cases where the Township Supervisors or Commission believes it necessary to create conditions essential to the health, safety, morals, and general welfare of the citizens of the Township.

§1202. GENERAL REQUIREMENTS

1. The provision, construction, and installation of all physical improvements in the proposed subdivision tract shall be as noted on the Record Plan and shall also be in accordance with the requirements of the Township Supervisors.

The developer shall arrive at an agreement with the Township as to the installation of all improvements shown on the Plan and as required by this Ordinance. This agreement shall be made prior to review of the Final Plan by the Township Planning Commission and the Township Supervisors. A completed and executed original copy of the Subdivision Improvements Agreement shall be submitted to the Township prior to the Township Planning Commission and Township Supervisors endorsement of the Record Plan.

The developer shall install and construct all improvements in accordance with the design specifications of the Township. If there are no Township specifications furnished, the Township may require the developer to have specifications prepared by a Registered Professional Engineer at the developer's expense.

It shall be the responsibility of the Township or of the appropriate State regulatory agency to supervise the installation of those improvements required by this Ordinance.

§1203. STREETS

1. Required improvements and construction standards shall be in accordance with [Part 11](#) of this Ordinance.
2. Streets shall be graded, surfaced, and improved to the grades and dimensions shown on plans, profiles, specifications, and cross-sections submitted by the subdivider and approved by the Township Supervisors.

3. All paving shall meet the current specifications of the Pennsylvania Department of Transportation as set forth in [Part 11](#) of these Regulations.

§1204. SIDEWALKS

1. Standards for the provision and installation of sidewalks shall be in accordance with [Part 11](#) of these Regulations.
2. However, where abutting residential lots have frontage measured at the building line of greater than one hundred feet (100') and an area of greater than twenty thousand (20,000) square feet, or where the rural character of the proposed subdivision and its surroundings justifies less intensive development, the installation of sidewalks may be waived based on the suggestion of the Township Planning Commission and approval of the Township Supervisors.

§1205. STREET SIGNS

1. The developer shall provide adequate street signs at the intersections of all streets. The type, height, and design shall be approved by the Township Supervisors and shall match township standards.
2. Street Signs shall be made of flat sheet metal, green with white reflective letters mounted on breakaway posts consistent with latest version of PENNDOT standards, and meeting the minimum requirements in the latest version of the Manual on Uniform Traffic Control Devices (MUTCD) standards.

§1206. WATER SUPPLY

1. The installation of all water supply and distribution systems shall be in accordance with the design standards and requirements established in [Section 1119](#) of this Ordinance.
2. The minimum size of the water distribution mains within the subdivision shall be eight inches (8") in diameter or larger if necessary based on water modeling.
3. Fire hydrants shall be provided as an integral part of the water supply system. Fire hydrants shall be installed within six hundred feet (600') of all structures, as measured by way of accessible streets.

§1207. SANITARY SEWER SYSTEM

1. The installation of all sanitary sewers shall be in accordance with the design standards and requirements established in [Section 1122](#) of this Ordinance.
2. The minimum size of the sewer mains within the subdivision shall be eight inches (8") in diameter, or larger based on design calculations.

§1208. STORM DRAINAGE SYSTEMS

1. The installation of all storm drainage systems shall be in accordance with the design standards and requirements established in [Section 1123](#) of this Ordinance.
2. All drainage structures, culverts, boxes, grates, etc., shall conform to the current specifications of the Pennsylvania Department of Transportation as approved by the Township Supervisors upon review and recommendation of the Township Engineer.

§1209. UNDERGROUND UTILITIES AND EASEMENTS

1. The installation of other utilities, including electric, telephone, gas, and cable television, shall be in accordance with the design standards and requirements established in [Section 1124](#) of this Ordinance.
2. Utilities serving the area of the proposed subdivision shall be consulted with respect to location, size, and use of easements for utility purposes.

§1210. EROSION AND SEDIMENTATION PLAN

1. The installation of all erosion and sedimentation plan shall be in accordance with the design standards and requirements established in [Section 1125](#) of this Ordinance.
2. All erosion and sedimentation pollution control structures and other devices shall conform to the requirements of the Department of Environmental Protection *Erosion and Sediment Pollution Control Program Manual* in its latest edition.

§1211. MONUMENTS AND MARKERS

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

	Construction	Minimum Size
Monument*	Concrete or Stone	4" x 4" x 24"
Marker	Iron Pipes or Iron or Steel Bars	36" x 5/8" dia.

* Monuments shall be marked on top with a copper or brass dowel.

Placement, Marking - Monuments and markers must be placed by a registered engineer or 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.

2. Monuments, Location of - Monuments must be set at:
 - A. One corner of a lot comprising a single lot subdivision, or at one predominant intersection of a street and a property line of a lot in a subdivision comprised of not more than five (5) contiguous lots or parcels.

- B. At least three (3) predominant line intersections or line angles in subdivisions of more than five (5) lots or parcels, and in any land development program. When any program of development and/or subdivision encompasses more than twenty (20) acres, the Planning Commission upon recommendation of the Township or Commission Engineer or their own accord may require additional monuments at designated points.
 - C. Such other points as may be required by Township or Commission Engineer and Planning Commission when unusual conditions may create sight problems or cause unusual deviation from normal surveying practice.
3. Markers, Location of - Markers must be set:
- A. At the beginning and ending of curves along street property lines if not monumented.
 - B. At points where lot lines intersect curves either front or rear.
 - C. At angles in property lines of lots.
 - D. At all other lot corners.
4. Township Datum – If at the time of preliminary plan submission, an existing township datum has been established, the developer must tie into the datum. Also, at preliminary and final plan stage the layout plans for the development must be submitted as electronic files

§1212. TRAFFIC IMPACT STUDIES

1. Whenever a proposed project will generate one hundred (100) new vehicle trips in the peak direction (inbound or outbound) during the site peak traffic hour, the applicant shall perform a traffic impact study. Based on this study, certain improvements may be identified to provide safe and efficient access to the development.
2. In addition, a traffic impact study shall be prepared whenever either one of the following conditions exist within the impact study area:
 - A. Current traffic problems exist in the local area, such as a high-accident location, confusing intersection, or a congested intersection which directly affects access to the development.
 - B. The ability of the existing roadway system to handle increased traffic or the feasibility of improving the roadway system to handle increased traffic is limited.
3. Area of Traffic Impact Study -The traffic impact study area shall be based on the characteristics of the surrounding area. The intersections to be included in the study

shall be adjacent to the site or have direct impact upon the access to the site. The intersections shall be mutually agreed upon by the municipalities in which the proposed project is located and the traffic engineer preparing the study. The County Planning Commission shall be called upon to resolve any disputes between the municipality and the traffic engineer.

4. Preparation by Transportation Engineer Required. -Traffic impact studies shall be prepared under the supervision of qualified and experienced professional engineers with specific training in traffic and transportation engineering and at least 5 years of experience related to preparing traffic studies for existing or proposed developments.
5. Time Period - The traffic forecasts shall be prepared for the existing conditions anticipated build year of the development and future year (Ten year projection); assuming full build out and occupancy. This year shall be referred to as the horizon year in the remainder of this ordinance.
6. Non-Site Traffic Estimates - Estimates of non-site traffic shall be made, and will consist of through traffic and traffic generated by all other developments within the study area for which preliminary or final plans have been approved. Non-site traffic may be estimated using any one of the following three methods: "Build-up" technique, area transportation plan data or modeled volumes, and trends or growth rates.
7. Trip Generation Rates Required - The traffic impact study report shall include a table showing the categories and quantities of land uses, with the corresponding trip generation rates or equations (with justification for selection of one or the other), and resulting number of trips. The trip generation rates used must be either from the latest edition of Trip Generation by ITE, or from a local study of corresponding land uses and quantities. All sources must be referenced in the study.
8. Consideration of Pass-By Trips - If pass-by trips or shared-trips are a major consideration for the land use in question, studies and interviews at similar land uses must be conducted or referenced.
9. Rate Sums - Any significant difference between the sums of single-use rates and proposed mixed-use estimates must be justified in the study report.
10. Explanations Required - The reasoning and data used in developing a trip generation rate for special/unusual generators must be justified and explained in the report.
11. Definition of Influence Area - Prior to trip distribution of site-generated trips, an influence area must be defined which contains eighty (80%) percent or more of the trip ends that will be attracted to the development. A market study can be used to establish the limits of an influence area, if available. If no market study is available, an influence area should be estimated based on a reasonable documented estimate. The influence area can also be based on a reasonable maximum convenient travel time to the site, or delineating area boundaries based on locations of competing

developments.

Other methods such as using trip data from an existing development with similar characteristics or using an existing origin-destination survey of trips within the area can be used in place of the influence area to delineate the boundaries of the impact.

12. Estimates of Trip Distribution Required - Trip distribution can be estimated using any one of the following three methods:

- A. Analogy
- B. Trip distribution model
- C. Surrogate data

Whichever method is used, trip distribution must be estimated and analyzed for the horizon year. A multi-use development may require more than one distribution and coinciding assignment for each phase (for example, residential and retail phases on the same site). Consideration must also be given to whether inbound and outbound trips will have similar distributions.

13. Trip Assignments - Assignments must be made considering logical routings, available roadway capacities, left turns at critical intersections, and projected (and perceived) minimum travel times. In addition, multiple paths should often be assigned between origins and destinations to achieve realistic estimates rather than assigning all of the trips to the route with the shortest travel time. The assignments must be carried through the external site access points and in large projects (those producing five hundred (500) or more additional peak direction trips to or from the site during the development's peak hour) through the internal roadways. When the site has more than one access driveway, logical routing and possibly multiple paths should be used to obtain realistic driveway volumes. The assignment should reflect conditions at the time of the analysis. Assignments can be accomplished either manually or with applicable computer models.

If a thorough analysis is required to account for pass-by trips, the following procedure should be used:

- A. Determine the percentage of pass-by trips in the total trips generated.
- B. Estimate a trip distribution for the pass-by trips.
- C. Perform two separate trip assignments, based on the new and pass-by trip distributions.
- D. Combine the pass-by and new trip assignment.

Upon completion of the initial site traffic assignment, the results should be reviewed

to see if the volumes appear logical given characteristics of the road system and trip distribution. Adjustments should be made if the initial results do not appear to be logical or reasonable. These adjustments should be clarified in the study.

14. Total Traffic Impacts - Traffic estimates for any site with current traffic activity must reflect not only new traffic associated with the site's redevelopment, but also the trips subtracted from the traffic stream because of the removal of a land use. The traffic impact report should clearly depict the total traffic estimate and its components.
15. Capacity Analysis - Capacity analysis must be performed at each of the major street and project site access intersection locations (signalized and unsignalized) within the study area. In addition, analyses must be completed for roadway segments, deemed sensitive to site traffic within the study area. These may include such segments as weaving sections, ramps, internal site roadways, parking facility access points, and reservoirs for vehicles queuing off site and on site. Other locations may be deemed appropriate depending on the situation.

The recommended level-of-service analysis procedures detailed in the most recent edition of the Highway Capacity Manual must be followed. The Planning Commission considers the overall level-of-service ratings A, B, C and D to be acceptable for signalized intersections (Levels C or better are considered desirable); level-of-service E or F is considered to be unacceptable. Other Capacity Software Programs will be considered on a case by case basis.

The operational analyses in the Highway Capacity Manual should be used for analyzing existing conditions, traffic impacts, access requirements, or other future conditions for which traffic, geometric, and control parameters can be established. Future condition year will be ten year minimum operation.

16. Required Levels of Service - The recommendations of the traffic impact study shall provide safe and efficient movement of traffic to and from and within and past the proposed development, while minimizing the impact to non-site trips. The current levels of service must be maintained if they are C or D, not allowed to deteriorate to worse than C if they are currently A or B, and improved to D if they are E or F. The overall goal of this section will be to detail necessary improvements to the study area roadway network which will provide for a level of service for the design year(s) with the development which is at least equivalent to the projected level of service for the design year(s) without the proposed development.
17. Documentation Required - A traffic impact study report shall be prepared to document the purpose, procedures, findings, conclusions, and recommendations of the study.

A. The documentation for a traffic impact study shall include, at a minimum:

- (1) Study purpose and objectives.

- (2) Description of the site and study area.
 - (3) Existing conditions in the area of the development.
 - (4) Recorded or approved nearby development.
 - (5) Trip generation, trip distribution, and modal split.
 - (6) Projected future traffic volumes (10 year).
 - (7) An assessment of the change in roadway operating conditions resulting from the development traffic.
 - (8) Recommendations for site access and transportation improvements needed to maintain traffic flow to, from, within, and past the site at an acceptable level of service.
- B. The analysis shall be presented in a straight forward and logical sequence. It shall lead the reader step-by-step through the various stages of the process and resulting conclusions and recommendations.
 - C. Data shall be presented in tables, graphs, maps, and diagrams wherever possible for clarity and ease of review.
 - D. The recommendations shall specify the time period within which the improvements should be made (particularly if the improvements are associated with various phases of the development construction), and any monitoring of operating conditions and improvements that may be required.
 - E. To facilitate examination by the Township Planning Commission, an executive summary of one or two pages shall be provided, concisely summarizing the purpose, conclusions, and recommendations.
 - F. The report documentation outlined above provides a framework for site traffic access/impact study reports. Some studies will be easily documented using this outline. However, the specific issues to be addressed, local study requirements, and the study results may warrant additional sections.
18. At the direction of the Township and Engineer other additional analysis such as Queue Length Analysis and traffic signal warrant analysis from PENNDOT Publication 282, latest addition. May be required to be completed and submitted.

PART 13 - COMMERCIAL OR INDUSTRIAL DEVELOPMENTS

§1301. APPLICATION

1. Proposed subdivisions or developments of land that contain areas reserved for commercial or industrial uses, or that contain lots or parcels fronting on existing or proposed major traffic streets will be subject to individual review and determination in each case. In general, however, the Township Supervisors will apply all of the standards in [Part 11](#) and [Part 12](#) and the following requirements.

§1302. COMMERCIAL AND INDUSTRIAL SUBDIVISIONS

1. Size. Approval of lot or parcel size will be determined by the following factors:
 - A. The total area shall be sufficient to provide adequate space for off-street parking and loading, landscaping and other facilities. In no instance shall there be less than four (4) square feet of off-street parking for each one (1) square foot of building use.
 - B. Whenever possible, commercial parcels should include enough land to provide for a group of commercial establishments, planned, developed, owned and managed as a unit. In no case will narrow, highway ribbon developments be approved.
2. Street System
 - A. Traffic movements in and out of commercial and industrial areas should not interfere with external traffic, nor should it create hazards for adjacent residential areas.
 - B. The design of streets, service drives, and pedestrian ways should provide for safe and hazard free internal circulation.
3. Setback - Building setback lines shall be as specified by the applicable Zoning Ordinance.
4. Utilities
 - A. Where possible, commercial and industrial subdivisions should be located close to public utilities. In all cases, subdivisions should be provided with such utilities as are necessary to maintain adequate health standards and to dispose of commercial and industrial wastes.
5. Location
 - A. In general, commercial and industrial subdivisions should be located adjacent or close to major highways and transportation facilities.

- B. Commercial and industrial subdivisions may not be located in predominately residential areas or areas that are better suited to residential development. A commercial parcel designed as an integral part of a residential subdivision will be permitted; provided that said site shall be in conformance with the applicable Zoning Ordinance.
6. Site Development
- A. Commercial and industrial sites shall be designed so as to provide maximum protection to adjacent residential properties and shall consist of not less than: an eight foot (8') high fence of permanent character, maintained at all times and free from any advertising materials of any type; lighting so as to be readily visible for police protection; and of such character of construction as to prevent any unreasonable decay or deterioration of said structures.

PART 14 - MOBILE HOME PARK

§1401. MOBILE HOME PARKS

1. Application - For the purpose of these regulations, all mobile home parks, as defined in [Part 2](#) hereof, shall be subject to all of the specifications of [Part 11](#) and [Part 12](#) and the following requirements.
2. Spacing of Mobile Home Units - No mobile home shall be located closer than twenty-five feet (25') to any portion of any other mobile home or permanent building in the Mobile Home Park.
3. General Standards and Requirements
 - A. All mobile home parks shall be located on land where the average natural slope of the area of the site intended for development shall not exceed twelve percent (12%).
 - B. All mobile home parks shall have centralized sewer and water.
 - C. All mobile home parks shall have a twenty foot (20') wide planter buffer yard around the perimeter of the site. The buffer yard shall be provided in accordance with [Section 1132.4](#). No home shall be placed within twenty-five feet (25') of a perimeter property line of the tract, or thirty feet (30') from an abutting public street right-of-way.
 - D. No proposed homes within the proposed mobile home park shall be placed in flood prone or flood hazard areas. The proposed mobile home park shall have access to paved public streets or roads.
 - E. All mobile homes shall be constructed in accordance with the Safety and Construction Standards of the US Department of Housing and Urban Development.
 - F. The mobile home park shall be in conformance with all applicable provisions of the applicable Zoning Ordinance, except for those requirements specifically outlined herein.
4. Site Location
 - A. All mobile home parks shall be located on high and well drained lands and shall have not less than a total land area of ten (10) acres and a maximum overall density of no more than five (5) mobile homes per acre.
 - B. All mobile home parks shall have paved access roads to and from any such site and in no instance shall such sites be in conflict with any other Ordinance of the Township.

5. Minimum Site Improvement. Minimum site improvements for all mobile home parks shall include, but shall not be limited to the following:

A. Streets

- (1) All streets within any mobile home park shall not have less than a fifty foot (50') right-of-way with a paved width of not less than thirty-three feet (33') and shall meet minimum paving thickness and other requirements as set out in [Part 11](#) hereof for minor streets. All streets shall be properly drained and shall be kept free of debris or other obstructions to provide clear access for fire, police, or other emergency access.

B. Open Space

- (1) All mobile home parks shall provide not less than twenty-five percent (25%) of the total land area for public open space purposes and such lands shall be improved whereby the same will be accessible to all families within said tract and whereby such open space may be used for recreational purposes.
- (2) At least one-half (1/2) of the required common open space shall consist of areas of adequate size, shape, slope, soil type, and other physical characteristics suitable for outdoor passive and active recreational use or be improved to ensure suitability for such use.
- (3) The area provided for common open space shall be in addition to the required buffer yard around the perimeter of the mobile home park.

C. Parking

- (1) Every mobile home space shall be provided with a minimum of two (2) paved off-street parking spaces, with a minimum width of ten feet (10') and a minimum length of twenty feet (20') per parking space.
- (2) Parking parks may be used to meet the off-street parking requirements. All parking parks shall be located in close proximity to the mobile homes.
- (3) These parking areas shall have the same pavement depths as the streets.

- D. Utility Improvements. All mobile home parks shall provide to each lot line a continuing supply of safe and palatable water as approved by the Pennsylvania Department of Environmental Protection as well as a sanitary sewerage disposal system in accordance with and approved by the Pennsylvania Department of Environmental Protection.

E. Other Site Improvements

- (1) There shall be provided in each mobile home park such other improvements as the Township Supervisors may require whereby such requirements shall at all times be in the best interests of the public's health, safety, and general welfare and may include, but shall not be limited to, garbage and trash collection and disposal facilities and an adequate park lighting system.
- (2) Every mobile home space shall be graded to provide a level, stable, and well-drained stand for the mobile home.
- (3) Each mobile home in the park shall be provided with a permanent concrete foundation and be equipped with utility connections. Any open spaces between the bottom of the mobile home and the mobile home foundation shall be permanently closed using industry-approved skirting material to prevent unauthorized entry and to conceal supports and utility connections. Every mobile home shall be anchored to the foundation. The plan for the mobile home park should be accompanied with specifications for the foundation and anchoring.
- (4) Every mobile home space in the mobile home park shall be provided with connections to an adequate supply of potable water and to a centralized sewage disposal system which conforms to the standards required in [Part 11](#) of this Ordinance.
- (5) Every space shall be provided with underground electric, telephone, and television cable (if available) service.
- (6) All fuel storage (oil, propane, coal, etc.) and supply systems may be underground and shall be constructed and maintained in conformity with the regulations of all authorities having jurisdiction, or if above ground shall adequately be screened with landscaping or a screen wall compatible with the home.

6. Uses Fronting on Major Traffic Streets

A. Service Streets. Where a non-residential subdivision fronts or abuts a major street as defined in [Part 2](#), the Township Supervisors may require a service street approximately parallel to the major street at a distance suitable for the appropriate use of the intervening land.

B. Controlled Access

- (1) Entrances and exits to non-residential subdivisions shall be designed so as not to interfere with through traffic. In general, entrance and exit points shall not be located closer to one another than fifty feet (50'), and when combined, shall be restricted to one combined access point per one hundred feet (100'). Access points shall not exceed twenty-four feet (24') in width at any such point.

- (2) Access to mobile home spaces shall be from interior driveways, access drives, or private streets and shall not be from public streets or roads. Entrance roads shall have a paved cartway width of at least twenty-four feet (24') and access drives shall have a paved cartway width of at least twenty feet (20'). Access drives and driveways shall conform to the requirements of [Section 1117](#).
 - (3) All streets within the mobile home park shall be private and be maintained as part of the mobile home park. All construction shall conform to the requirements for streets contained in [Section 1108](#).
7. Provide copies of all deed restrictions and or maintenance plans for the said park.

APPENDICES

APPENDIX A
RESOLUTION

APPENDIX A

RESOLUTION

A Resolution by the East Brunswick Township Supervisors providing for the control of the subdivision of land within the Township by requiring the submission and approval or review of all plans; establishing a procedure for review and approval; establishing minimum layout and design standards; requiring minimum improvements to be made by the subdivider; establishing a fee for processing plans; requiring filing and recording of all plans with the County Recorder of Deeds; establishing a uniform size and scale for plans to be recorded and establishing the method for recording; defining the dedication and acceptance of streets and roads; requiring a review and report on plans located in East Brunswick Township, Schuylkill County by the East Brunswick Township Planning Commission; and providing for penalties and remedies for violations of the provisions contained herein.

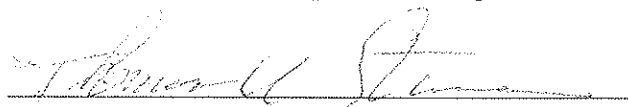
WHEREAS, Part XVI - Section 1671 of the Township Code of the Commonwealth of Pennsylvania as amended that the attached Subdivision and Land Development Ordinance are thereby adopted and the same shall be in effect from and after the date of adoption.


WHEREAS, it is the desire of the East Brunswick Township Supervisors to establish a uniform system of regulations and a procedure of reviewing and approving subdivision plans as part of the Comprehensive Master Plan for East Brunswick Township.

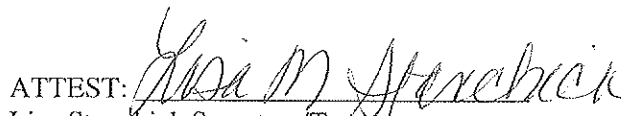
NOW, THEREFORE, BE IT RESOLVED, by the Township Supervisors of East Brunswick Township, Schuylkill County, pursuant to Part 247, the Municipalities Planning Code of the Commonwealth of Pennsylvania, as amended, that the following Subdivision and Land Development Regulations are hereby adopted and shall be in effect from and after the date of adoption.

Passed and adopted this 3rd day of December, 2009.


Jeffrey A. Faust, Chairperson
East Brunswick Township Board of Supervisors


Thomas W. Strause, Vice-Chairperson
East Brunswick Township Board of Supervisors


J. Donald Rubinkam, Supervisor
East Brunswick Township Board of Supervisors

ATTEST: 
Lisa Stanchick Secretary/Treasurer
East Brunswick Township

Affix EBT
Seal Here



APPENDIX B

APPLICATION FOR SUBDIVISION PLAN APPROVAL

APPENDIX B- APPLICATION FOR SUBDIVISION PLAN APPROVAL

SECTION 1. PROJECT NAME & LOCATION			
Project Name			
Street Address (If Any):			
Uniform Parcel Identifier (UPI):		Zoning Classification:	
Deed Book No.		Page No.:	
Total Project Acres:		Total Disturbed Acres:	
Number of Lots: (include residue)		Plan Stage (Sketch, Preliminary, Final):	
SECTION 2. APPLICANT INFORMATION			
Owner's Last Name		First Name	
		Phone FAX	
Mailing Address		City State ZIP + 4	
Developer's Last Name (If Different From Owner)		First Name	
		Phone FAX	
Mailing Address		City State ZIP + 4	
SECTION 3. CONSULTANT FOR THIS PROJECT			
Last Name		First Name MI	
Title		Consulting Firm	
Mailing Address			
City		State ZIP+4	
Email		Phone Ext FAX Cell	

SECTION 4. TYPE OF DEVELOPMENT		
<input type="checkbox"/> Single Family	<input type="checkbox"/> Multi-Family (Townhouse)	<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial	<input type="checkbox"/> Not For Development	<input type="checkbox"/> Annexation
<input type="checkbox"/> Family Subdivision	<input type="checkbox"/> Auction Sale Subdivisions	<input type="checkbox"/> Abbreviated Subdivision
<input type="checkbox"/> Other (Specify)		

SECTION 5. TYPE OF WATER SUPPLY		
Public (Municipal) System	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Semi-Public (Community) System	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Individual On-Site	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed

SECTION 6. TYPE OF SEWER SUPPLY		
Public (Municipal) System	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Semi-Public (Community) System	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Individual On-Site	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed

SECTION 7. PROPOSED IMPROVEMENTS		
<input type="checkbox"/> Streets	<input type="checkbox"/> Stormwater System	<input type="checkbox"/> Other Utilities
<input type="checkbox"/> Water System	<input type="checkbox"/> Sidewalks	<input type="checkbox"/> Not Applicable
<input type="checkbox"/> Sanitary Sewer System	<input type="checkbox"/> Curbs	

SECTION 8. ATTACHMENTS AND ENCLOSURES		
<input type="checkbox"/> Application for Subdivision Plan Approval	<input type="checkbox"/> Minor Subdivision Final Plan Checklist	<input type="checkbox"/> Deed Restrictions (If Any)
<input type="checkbox"/> Subdivision Plan (10 copies)	<input type="checkbox"/> Major Subdivision Preliminary Plan Checklist	<input type="checkbox"/> Improvements Agreement (If Any)
<input type="checkbox"/> Boundary Line Adjustment Checklist	<input type="checkbox"/> Major Subdivision Final Plan Checklist	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Administrative / Escrow Fee Amount :\$ Check #:	<input type="checkbox"/> Sketch Plan of Record	

SECTION 9. CERTIFICATION	
<p>Verify under penalty of law that this application and all related attachments were prepared by me or under my direction or supervision by qualified personnel to properly gather and evaluate the information submitted. Based on my own knowledge and on inquiry of the person or persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete.</p>	
<p>_____</p> <p>Print Name and Title of Applicant</p>	<p>_____</p> <p>Print Name and Title of Co-Applicant</p>
<p>_____</p> <p>Signature of Applicant</p>	<p>_____</p> <p>Signature of Co-Applicant</p>
<p>_____</p> <p>Date Application Signed</p>	

SECTION 10. FOR TOWNSHIP USE ONLY			
RECEIVED BY PLANNING COMMISSION :		Date:_____ (Date to start 90 review period):_____.	
Fee Paid:_____		Secretary Signature _____	
REVIEWED BY PLANNING COMMISSION		Date:_____	
PLANNING COMMISSION ACTION:			
<input type="checkbox"/>	Approved	Date:_____	
<input type="checkbox"/>	PC Provided comments / Developer to revise & resubmit under current submission application.	Date:_____	
<input type="checkbox"/>	PC Provided comments / Developer to revise & resubmit under current submission application.	Date:_____	
<input type="checkbox"/>	PC Provided comments / Developer to revise & resubmit under current submission application.	Date:_____	
<input type="checkbox"/>	PC Provided comments / Developer to revise & resubmit under current submission application.	Date:_____	
<input type="checkbox"/>	PC Provided comments / Developer to revise & resubmit under current submission application.	Date:_____	
<input type="checkbox"/>	Approved Subject with Modifications: <input type="checkbox"/> Preliminary Approval <input type="checkbox"/> Final Approval	Date:_____ Date:_____ Date:_____	List of Modifications: _____ _____ _____ _____ _____
<input type="checkbox"/>	Disapproved for the Following Reasons:	Date:_____	List Reasons for disapproval: _____ _____ _____ _____
ATTEST:			
_____ Secretary Signature Commission		_____ Chairman, Township Planning	
Notes from Planning Commission for Board of Supervisors Review:			

APPENDIX C.1
BOUNDARY LINE ADJUSTMENT CHECKLIST

APPENDIX C.2
MINOR SUBDIVISION FINAL PLAN CHECKLIST

APPENDIX C.3
MAJOR SUBDIVISION OR LAND DEVELOPMENT PRELIMINARY PLAN CHECKLIST

APPENDIX C.4
MAJOR SUBDIVISION OR LAND DEVELOPMENT FINAL PLAN CHECKLIST

APPENDIX C
EAST BRUNSWICK TOWNSHIP SUBDIVISION REGULATIONS
C.1 BOUNDARY LINE ADJUSTMENT CHECKLIST

GENERAL SUBMISSION ITEMS - Does the submission include:						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	1. Two (2) copies of completed Application Form?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		2. Two (2) copies of the Checklist?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		3. Ten (10) copies of Final Plan (prints)?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		4. Four (4) sets of Supportive Documents?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		5. The required fee (in accordance with Township Fee Schedule)?
SPECIFIC PLAN REQUIREMENTS						
Drafting Standards - Does the Plan have:						
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		6. Plan drawings at a size no larger than 24" x 36"?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		7. A scale of 1"=50', 1"=100' or other approved scale?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		8. Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		9. Sheets numbered and show relationship to the total number of sheets?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		10. Revisions noted, if Plan is a revision of previously approved Plan?
General Information - Does the Plan have:						
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		11. Name and location of line adjustment?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		12. Names and addresses of:
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		• landowner?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		• developer?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		• adjoining property owners?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		13. Owners Statement of Intended Use?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		14. Names, addresses, signatures and seals of the licensed engineer and/or surveyor?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		15. Approval/review signature blocks for:
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		• Township Planning Commission?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		• Board of Supervisors?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		• County Planning Commission?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		• Recorder of Deeds?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		16. Location Map at a suitable scale showing the relationship of the site to adjoining properties and streets.
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		17. Graphic and written scale?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		18. North arrow?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		19. Date of plan and all subsequent revision dates?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		20. Boundaries of all adjoining properties with names of landowners, and Deed Book Volume and page numbers?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		21. The Deed Book volume and page number, as entered by the County Recorder, referencing the latest source of title to the land being subdivided?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		22. Tax map sheet, block and lot number for the tract being subdivided?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		23. Signed Owners Affidavit?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		24. Notarized consent for the subdivision executed by the Owner or Equitable Owner?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		26. Well Location?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		27. Sewer (tank & field) Location?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		28. Driveway Location?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		29. Indicate all monuments as set or found?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		30. Rewritten deed(s)?

<u>Zoning Requirements</u> - Does the Plan include the following zoning information:			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	31. Proposed use?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	32. Applicable zoning district?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	33. Lot size (acres) and yard requirements?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	34. Building setback line or building placement?
<u>CERTIFICATION OF ACCURACY</u>			
<p>I, _____, HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON AS WELL AS ALL DRAWINGS BEARING MY SEAL ARE TRUE AND CORRECT AS TO ACCURACY AS REQUIRED BY THE EAST BRUNSWICK TOWNSHIP AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND THAT THE PERIMETER MONUMENTS HAVE BEEN ACCURATELY PLACED AS REQUIRED.</p>			
<p>_____ DATE</p>		<p>_____ SIGNATURE OF THE PROFESSIONAL RESPONSIBLE FOR THE PREPARATION OF THE PLAN</p>	
<p>NOTE: THIS CHECKLIST IS BEING PROVIDED FOR THE CONVENIENCE OF THE APPLICANT. COMPLIANCE WITH THE CHECKLIST ITEMS <u>DOES NOT</u> GUARANTEE SUBDIVISION PLAN APPROVAL. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ASSURE COMPLIANCE WITH ALL APPLICABLE SECTIONS OF THE REGULATIONS.</p>			

APPENDIX C
EAST BRUNSWICK TOWNSHIP SUBDIVISION REGULATIONS
C.2 MINOR SUBDIVISION FINAL PLAN CHECKLIST

GENERAL SUBMISSION ITEMS - Does the submission include:						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	1. Two (2) copies of completed Application Form?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	2. Two (2) copies of Final Plan Checklist?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	3. Ten (10) copies of Final Plan (prints)?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	4. Four (4) sets of Supportive Documents?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	5. Approval letter from PENNDOT and Highway Occupancy Permit and notice on Plan (if applicable)?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	6. Review letter from Soil Conservation District?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	7. The required fee (in accordance with Township Fee Schedule)?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	8. Planning Module(s)
SPECIFIC PLAN REQUIREMENTS						
<u>Drafting Standards</u> - Does the Plan have:						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	8. Plan drawings at a size no larger than 24" x 36"?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	9. A scale of 1"=50', 1"=100' or other approved scale?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	10. Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	11. Sheets numbered and show relationship to the total number of sheets?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	12. Revisions noted, if Plan is a revision of previously approved Plan?
<u>General Information</u> - Does the Plan have:						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	13. Name of Subdivision?
14. Names and addresses of:						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	• landowner?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	• developer?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	• adjoining property owners?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	15. Owners Statement of Intended Use of Subdivided Lot?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	16. Names, addresses, signatures and seals of the licensed engineer and/or surveyor?
17. Approval/review signature blocks for:						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	• County Planning Commission?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	• Township Planning Commission?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	• Board of Supervisors?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	• Record of Deeds?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	18. Location Map at a suitable scale showing the relationship of the site to adjoining properties and streets within one thousand feet (1000'), and all zoning district and municipal boundaries within one thousand feet (1000')?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	19. Graphic and written scale?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	20. North arrow?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	21. Date of plan and all subsequent revision dates?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	22. Boundaries of all adjoining properties with names of landowners, tax numbers, Deed Book Volume and page numbers?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	23. The Deed Book Volume and page number, as entered by the County Recorder, referencing the latest source of title to the land being subdivided?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	24. Tax map sheet, block and lot number for the tract being subdivided?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	25. Participation in Agricultural Preservation and/or Clean and Green?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	26. Participation in land application on subject or neighboring parcel?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	27. Signed Owners Affidavit?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	28. Notarized consent for the subdivision executed by the Owner or Equitable Owner?
<u>Natural Features</u> - Does the Plan have the location of the following natural features on the site and within 100 feet of the site:			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	29. Contour lines as required with elevation datum indicated?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	30. Watercourses, lakes, flood-prone, or flood-plain areas and wetlands with names, if any? Also, drainage easement where applicable.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	31. Rock outcrops, stone fields or other significant topographical features?
<u>Boundary Lines of Tract</u> - Does the Plan show:			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	32. Boundary lines of the area being subdivided with bearings and distances?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	33. Location and type of all existing monuments?
<u>Man-Made Features</u> - Does the Plan include the location of the following man-made features on the site and within 100 feet of the site:			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	34. Sufficient bearings, length of lines, radii, arc lengths, street widths, right-of-way and easement widths of all lots, streets, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	35. Existing lot layout on the site?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	36. Historic sites or structures, including name and description?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	37. Sewer lines, stormwater drains and culverts, including but not limited to water lines and electric lines? Also, the size and invert elevation of all sewers, including location of manholes, inlets and culverts.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	38. Minimum utility easements and restrictive covenants and easements for purposes which might affect development?
<u>Zoning Requirements</u> - Does the Plan include the following zoning information:			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	39. Applicable zoning district?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	40. Lot size and yard requirements?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	41. Building setback line or building placement?
<u>Proposed Layout</u> - Does the Plan include the following items and information regarding the proposed layout:			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	42. Area in acres of parent tract, each subdivided lot and residue?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	43. Proposed lot layout with identification number and total number of lots?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	44. Lot width, depth and area?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	45. Rights-of-way, restrictive covenants and easements for all drainage, utilities and other purposes which might affect development, with designations of areas to be dedicated to the Municipality?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	46. Well location?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	47. Primary leach field?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	48. Soil probe location?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	49. Percolation test location?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	50. Storm drainage facilities or structures?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	51. Private deed restrictions already imposed or to be imposed as a condition to sale?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	52. All lots shall front on a public street?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	54. Lots for annexation or not for further development shall be so noted.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	55. A note identifying by lot number the subdivided lots without adequate street frontage that cannot be further subdivided.

SUPPORTIVE DOCUMENTS AND INFORMATION - Are the following items included in the submission:			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	55. Residual lands sketch?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	56. Current deed of tract being subdivided?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	57. Type of water system proposed with a letter of approval from the governing water authority when public water is proposed?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	58. Type of sanitary sewer system proposed with a letter of approval from the governing sewer authority when public sewage is proposed?
<u>CERTIFICATION OF ACCURACY</u>			
<p>I, _____, HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON AS WELL AS ALL DRAWINGS BEARING MY SEAL ARE TRUE AND CORRECT AS TO ACCURACY AS REQUIRED BY THE EAST BRUNSWICK TOWNSHIP AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND THAT THE PERIMETER MONUMENTS HAVE BEEN ACCURATELY PLACED AS REQUIRED.</p>			
<p>_____ DATE</p>		<p>_____ SIGNATURE OF THE PROFESSIONAL RESPONSIBLE FOR THE PREPARATION OF THE PLAN</p>	
<p><u>NOTE:</u> THIS CHECKLIST IS BEING PROVIDED FOR THE CONVENIENCE OF THE APPLICANT. COMPLIANCE WITH THE CHECKLIST ITEMS <u>DOES NOT</u> GUARANTEE SUBDIVISION PLAN APPROVAL. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ASSURE COMPLIANCE WITH ALL APPLICABLE SECTIONS OF THE REGULATIONS.</p>			

APPENDIX C

EAST BRUNSWICK TOWNSHIP SUBDIVISION REGULATIONS

C.3 MAJOR SUBDIVISION PRELIMINARY PLAN CHECKLIST

GENERAL SUBMISSION ITEMS - Does the submission include:						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	1. Two (2) copies of completed Application Form?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	2. Two (2) copies of Preliminary Plan Checklist?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	3. Ten (10) copies of Preliminary Plan (prints)?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	4. Four (4) sets of Supportive Documents?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	5. Review letter from Soil Conservation District?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	6. Review letter from PENNDOT (if applicable)?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	7. Review letter from appropriate Utility Companies?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	8. The required fee (in accordance with Township Fee Schedule)?
SPECIFIC PLAN REQUIREMENTS						
<u>Drafting Standards for All Plans - Do the Plans have:</u>						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	9. Plan drawings at a size no larger than 24" x 36"?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	10. A scale of 1"=50', 1"=100' or other approved scale?
11. Profiles drawn at a vertical scale of						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	• Five feet (5') per inch or ten feet (10') per inch (for horizontal scale of 1"=50'),
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	• Ten feet (10') per inch (for horizontal scale of 1"=100') or
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	• Other approved scale?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	12. Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	13. Sheets numbered and show relationship to the total number of sheets?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	14. An adequate legend indicating clearly which features are existing and which are proposed?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	15. Revisions noted and dated?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	16. A boundary line shown as a heavy line?
<u>General Information Required on all Plans - Do the Plans have:</u>						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	17. A title "Preliminary Plan"?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	18. Sheet Title (e.g., "Layout Plan")?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	19. Name and location of subdivision or land development?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	20. Graphic and written scales?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	21. Date of Plan and all subsequent revision dates?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	22. Names and addresses, signatures and seals of Engineer's and Surveyor's Statement of the licensed engineer, surveyor, architect or landscape architect responsible for preparation of the Plan?
INFORMATION REQUIRED ON ALL LAYOUT PLANS, GRADING AND STORM DRAINAGE PLANS, UTILITY PLANS AND EROSION AND SEDIMENTATION PLANS						
<u>General Information - Do the Plans have:</u>						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	23. North arrow?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	24. Site boundaries with closure of 1 in 10,000?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	25. Boundaries of all adjoining properties with names of landowners and tax numbers?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	26. Location and type of existing monuments?

<u>Natural Features - Do the Plans show:</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	29. Contour lines with elevation datum indicated?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	30. Generalized slope areas (15%-25%, over 25%)?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	31. Location and extent of various soil types with S.C.S. classification and DEP definitions for each?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	32. Forested areas?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	33. Watercourses, lakes, flood-prone or flood-plain areas and wetlands (with names, if any)?
<u>Man-Made Features - Do the Plans include the location of the following man-made features on the site being subdivided or developed:</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	34. Streets and rights-of-way (including name and right-of-way widths) on the site and on immediately adjacent tracts?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	35. Existing lot layout on the site and on immediately adjacent tracts?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	36. Historic sites or structures, including name and description?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	37. Sewer lines, storm drains and culverts, including but not limited to water lines and electric lines?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	38. Bridges?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	39. Utility easements, restrictive covenants and easements for purposes which might affect development?
<u>Proposed Features - Do the Plans show?</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	40. Layout of streets with centerlines, cartways and right-of-ways, and proposed names?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	41. Layout of lots with identification number?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	42. Building setback lines from all lot lines?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	43. The arrangement and use of buildings and parking areas in nonresidential developments and planned residential developments, with all necessary dimensions and number of parking spaces (elevations and perspective sketches of proposed buildings are encouraged)?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	44. Rights-of-way, restrictive covenants, and easements for all drainage, utilities or other purposes which might affect development?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	45. Sidewalks and pedestrian paths?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	46. Open space areas?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	47. Recreation facilities?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	48. Lot size and yard requirements?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	49. Applicable zoning district?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	50. All lots shall front on a public street.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	51. Proposed monuments with reference to proposed improvements?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	52. Well location?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	53. Primary leach field?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	54. Soil probe location?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	55. Percolation test location?
<u>Layout Plan - Does the layout plan have:</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	56. Names and addresses of landowner?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	57. Names and addresses of developer?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	58. Names and addresses of adjoining property owners?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	59. Owners Statement of Acknowledgement?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	60. Approval/review signature blocks?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	61. Location map at a scale of 1"=2000' or larger showing the relation of the site to adjoining properties, streets, zoning district boundaries, and municipal

boundaries within one thousand feet (1000')?			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	62. Project Summary List?
Proposed Features - Does the Layout Plan show:			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	63. Approximate dimensions, and areas of lots expressed in both square feet and acres?
<u>Streets</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	64. Cartway and right-of-way width?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	65. Centerline with bearings, distances, horizontal curve data and stations corresponding to the profile?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	66. Right-of-way and curb lines with horizontal curve radii at intersections?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	67. Beginning and end of proposed construction?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	68. Tie-ins by courses and distances to intersection of all public roads, with their names and widths of cartway and right-of-way?
<u>Grading and Storm Drainage Plan - Does the Plan indicate:</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	69. Existing and proposed contour lines at intervals of five feet (5') (if slope is between 0% and 15%) and ten feet (10') (if slope is over 15%)?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	70. Street centerline data and stations corresponding to the profile?
<u>Storm Drainage</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	71. Location and size of facilities with stations corresponding to the profile?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	72. Location of inlets with invert elevation of flow line and grade at the top of each inlet?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	73. Watershed drainage areas for each drainage structure or swale?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	74. Property lines and ownership, with details of easements where required?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	75. Beginning and end of proposed construction?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	76. Location of all other drainage facilities and public utilities in the vicinity of storm drain lines?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	77. Hydraulic design standards for culverts, bridge structures and/or other storm facilities?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	78. Location and size of proposed drainage swales?
<u>Utility Plan - Does the Utility Plan show:</u>			
(If on-lot sanitary sewage disposal systems are proposed?)			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	79. Existing and proposed contour lines at intervals of two feet (2') (if slope is between 0% and 15%) or five feet (5') (if slope is over 15%)?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	80. Proposed location of wells?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	81. Proposed or typical location of dwelling?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	82. Proposed location of subsurface disposal field?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	83. Location of percolation test holes and soil probe pit?
(If centralized sanitary sewers are proposed?)			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	84. Location and size of line with stations corresponding to the profile?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	85. Location of manholes with invert elevation of flow line and grade at the top of each manhole?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	86. Property lines and ownership, with details of easements where required?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	87. Beginning and end of proposed construction?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	88. Location of laterals?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	89. Location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines?
(If centralized water system is being proposed?)			
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	90. Location and size of waterline?

<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	91.Plans pertaining to water source?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	92.Fire hydrants?
(If on-lot water system is being proposed?)						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	93.Location of all wells (existing and proposed)?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	94.Street lighting?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	95. Water modeling Output?
<u>Erosion and Sedimentation Plan (If required) - Does the Plan:</u>						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	96.Comply with DEP Soil Erosion and Sedimentation Pollution Control Manual and regulations of the Schuylkill Conservation District?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	97.Stormwater runoff calculations
<u>Road Profiles - Do the road profiles include:</u>						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	98.Profile of existing ground surface along centerline of street?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	99.Proposed centerline grade with percent on tangents and elevations at fifty (50') foot intervals?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	100.All vertical curve data including length, elevations, and minimum sight distance?
<u>Sanitary Sewer and Storm Drain Profiles - Do the profiles include:</u>						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	101. Profile of existing ground surface with elevations at top of manholes or inlets?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	102. Profile of storm drain or sewer showing type and size of pipe, grade, cradle, manhole and inlet locations, and invert elevations along flow line?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	103. All line crossings of other utilities?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	104. Invert elevations along flow line at manholes, inlets, and at line crossing of other utilities:
<u>Construction Details - Are the following construction details included:</u>						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	105. Typical cross-section and specifications for street construction?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	106. Drainage swale cross section and construction materials?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	107. Pipe bedding details?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	108. Storm drainage structures?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	109. Sanitary sewer structures?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	110. Curb and sidewalk details?
<u>SUPPORTIVE DOCUMENTS AND INFORMATION</u>						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	111. Private deed restrictions or covenants already imposed or to be imposed as a condition of sale?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	112. Map of all property holdings of the owner within one thousand feet (1,000') of the proposed subdivision, indicating the site of proposed subdivision?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	113. A sketch plan of a proposed road system with any property holdings contiguous to the proposed subdivision?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	114. Certification of Public Water Supply System?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	115. Certification of a Centralized Sewage Disposal System?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	116. Certification of On-Lot Sewage System?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	117. Storm Drainage Calculations?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	118. Development Statement and Schedule?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	119. Statement of Compliance with Floodplain Regulations?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	120. Current deed of Property being Subdivided?
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	121. Lots for annexation or not for further development shall be so noted.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	122. Participation in Ag Preservation and/or Clean and Green noted on plan.
<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	123. PADEP information if the subject or neighboring parcel received the land application of Biosolids.

CERTIFICATION OF ACCURACY

I, _____, HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON AS WELL AS ALL DRAWINGS BEARING MY SEAL ARE TRUE AND CORRECT AS TO ACCURACY AS REQUIRED BY EAST BRUNSWICK TOWNSHIP AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND THAT THE PERIMETER MONUMENTS HAVE BEEN ACCURATELY PLACED AS REQUIRED.

_____ DATE	_____ SIGNATURE OF THE PROFESSIONAL RESPONSIBLE FOR THE PREPARATION OF THE PLAN
---------------	---

NOTE: THIS CHECKLIST IS BEING PROVIDED FOR THE CONVENIENCE OF THE APPLICANT. COMPLIANCE WITH THE CHECKLIST ITEMS DOES NOT GUARANTEE SUBDIVISION PLAN APPROVAL. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ASSURE COMPLIANCE WITH ALL APPLICABLE SECTIONS OF THE REGULATIONS.

APPENDIX C

EAST BRUNSWICK TOWNSHIP SUBDIVISION REGULATIONS

C.4 MAJOR SUBDIVISION FINAL PLAN CHECKLIST

GENERAL SUBMISSION ITEMS - Does the submission include:						
<input type="checkbox"/>	Yes	<input type="checkbox"/>	NO	<input type="checkbox"/>	N/A	1. Two (2) copies of completed Application Form?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		2. Two (2) copies of Final Plan Checklist?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		3. Ten (10) copies of Final Plan (prints)?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		4. Four (4) sets of Supportive Documents?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		5. Review letter from Soil Conservation District?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		6. Review letter from PENNDOT (if applicable)?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		7. Review letter from appropriate Utility Companies?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		8. The required fee (in accordance with Township Fee Schedule)?
SPECIFIC PLAN REQUIREMENTS						
<u>Drafting Standards for All Plans - Do the Plans have:</u>						
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		9. Plan drawings at a size no larger than 24" x 36"?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		10. A scale of 1"=50', 1"=100' or other approved scale?
11. Profiles drawn at a vertical scale of						
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		• Five feet (5') per inch or ten feet (10') per inch (for horizontal scale of 1"=50'),
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		• Ten feet (10') per inch (for horizontal scale of 1"=100') or
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		• Other approved scale?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		12. Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		13. Sheets numbered and show relationship to the total number of sheets?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		14. An adequate legend indicating clearly which features are existing and which are proposed?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		15. Revisions noted and dated?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		16. A boundary line shown as a solid heavy line?
<u>General Information Required on all Plans - Do the Plans have:</u>						
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		17. A title "Final Plan"?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		18. Sheet Title (e.g., "Layout Plan")?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		19. Name and location of subdivision or land development?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		20. Graphic and written scales?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		21. Date of Plan and all subsequent revision dates?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		22. Names and addresses, signatures and seals of the licensed Engineer, surveyor, architect or landscape architect responsible for preparation of the Plan?
INFORMATION REQUIRED ON ALL LAYOUT PLANS, GRADING AND STORM DRAINAGE PLANS, UTILITY PLANS AND EROSION AND SEDIMENTATION PLANS						
<u>General Information - Do the Plans have:</u>						
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		23. North arrow?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		24. Site boundaries with closure of 1 in 10,000?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		25. Boundaries of all adjoining properties with names of landowners?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		26. Location and type of existing monuments?
<u>Natural Features - Do the Plans show:</u>						
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		29. Contour lines with elevation datum indicated?
<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		30. Generalized slope areas (15%-25%, over 25%)?

<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	31. Location and extent of various soil types with S.C.S. classification and DEP definitions for each?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	32. Forested areas?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	33. Watercourses, lakes, flood-prone or flood-plain areas and wetlands (with names, if any)?
<u>Man-Made Features</u> - Do the Plans include the location of the following man-made features on the site being subdivided or developed:			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	34. Streets and rights-of-way (including name and right-of-way widths) on the site and on immediately adjacent tracts?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	35. Existing lot layout on the site and on immediately adjacent tracts?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	36. Historic sites or structures, including name and description?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	37. Sewer lines, storm drains and culverts, including but not limited to water lines and electric lines?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	38. Bridges?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	39. Utility easements, restrictive covenants and easements for purposes which might affect development?
<u>Proposed Features</u> - Do the Plans show?			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	40. Layout of streets with centerlines, cartways and right-of-ways, and proposed names?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	41. Layout of lots with identification number?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	42. Building setback lines from all lot lines?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	43. The arrangement and use of buildings and parking areas in nonresidential developments and planned residential developments, with all necessary dimensions and number of parking spaces (elevations and perspective sketches of proposed buildings are encouraged)?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	44. Rights-of-way, restrictive covenants, and easements for all drainage, utilities or other purposes which might affect development?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	45. Sidewalks and pedestrian paths?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	46. Open space areas?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	47. Recreation facilities?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	48. Proposed monuments with reference to proposed improvements?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	49. Lot size and yard requirements?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	50. Applicable zoning district?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	51. All lots shall front on a public street?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	52. Well location?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	53. Primary leach field?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	54. Soil probe location?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	55. Percolation test location?
<u>Protective Covenants</u> - Do the Plans have protective covenants providing for:			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	56. Building setbacks?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	57. Clear sight triangle easements?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	58. Utility, drainage, and slope easements?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	59. "Well and sewage disposal systems shall be constructed in accordance with recommended standards of the Pennsylvania Department of Environmental Resources" (if appropriate)?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	60. "Individual owners of lots must apply to the Township for a sewage permit prior to undertaking the construction of an on-lot sewage disposal system" (if appropriate)?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	61. "The Planning Commission has not passed upon the feasibility of any individual

lot or location within a lot being able to sustain any type of well or sewage disposal system" (if appropriate)?			
<u>Plot Plan and Layout Plan Additional Information - Does the Plot Plan and Layout Plan have:</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	62.Names and addresses of landowner?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	63.Names and addresses of developer?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	64.Names and addresses of adjoining property owners?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	65.Owners Statement of Acknowledgement?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	66.Approval/review signature blocks?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	67.Location map at a suitable scale showing the relation of the site to adjoining properties, streets, zoning district boundaries, and municipal boundaries within one thousand (1000') feet?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	68.Project Summary List?
<u>Proposed Features - Does the Plot Plan and Layout Plan show the following additional information:</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	69.Layout of lots, with identification number?
<u>Streets</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	70.Proposed names?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	71.Cartway and right-of-way width?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	72.Centerline with bearings, distances, curve data?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	73.Right-of-way and curb lines with radii at intersections?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	74.Beginning and end of proposed construction?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	75.Tie-ins by courses and distances to intersection of all public roads, with their names and widths of cartway and right-of-way?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	76.Building setback lines?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	77.Rights-of-way, restrictive covenants, and easements for all drainage, utilities, or other purposes which might affect development?
<u>Plot Plan Additional Information - Does the Plot Plan include the following additional information?</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	78.Site boundaries with closure of 1 in 10,000?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	79.Boundaries of all adjoining properties with names of landowners?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	80.Location and type of existing monuments?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	81.North arrow?
<u>Location of Existing Man-Made Features within 100 feet from the Tract Being Subdivided</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	82.Streets and rights-of-way, including name and right-of-way widths, on the site and on immediately adjacent tracts?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	83.Existing lot layout on the site and on immediately adjacent tracts?
84.Utility easements, restrictive covenants and easements for purposes which might affect development?			
<u>Grading and Storm Drainage Plan - Does the Plan indicate:</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	85.Existing and proposed contour lines at intervals of two feet (2') (if slope is between 0% and 15%) and five feet (5') (if slope is over 15%)?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	86.Street centerline data and stations corresponding to the profile?
<u>Storm Drainage</u>			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	87.Location and size of facilities with stations corresponding to the profile?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	88.Location of inlets with invert elevation of flow line and grade at the top of each inlet?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	89.Watershed areas for each drainage structure or swale?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	90.Property lines and ownership, with details of easements where required?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	91.Beginning and end of proposed construction?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	92.Location of all other drainage facilities and public utilities in the vicinity of

storm drain lines?			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	93. Hydraulic design standards for culverts, bridge structures and/or other storm facilities?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	94. Location and size of proposed drainage swales?
Utility Plan - Does the Utility Plan show: (If on-lot sanitary sewage disposal systems are proposed?)			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	95. Existing and proposed contour lines at intervals of five feet (5') (if slope is between 0% and 15%) or ten feet (10') (if slope is over 15%)?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	96. Proposed location of wells?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	97. Proposed or typical location of dwelling?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	98. Proposed location of subsurface disposal field?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	99. Location of percolation test holes and soil probe pit?
(If centralized sanitary sewers are proposed?)			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	100. Location and size of line with stations corresponding to the profile?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	101. Location of manholes with invert elevation of flow line and grade at the top of each manhole?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	102. Property lines and ownership, with details of easements where required?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	103. Beginning and end of proposed construction?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	104. Location of laterals?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	105. Location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines?
(If centralized water system is being proposed?)			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	106. Location and size of waterline?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	107. Plans pertaining to water source?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	108. Fire hydrants?
(If on-lot water system is being proposed?)			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	109. Location of all wells (existing and proposed)?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	110. Street lighting?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	111. Water modeling Output?
Erosion and Sedimentation Plan (If required) - Does the Plan:			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	112. Comply with DEP Soil Erosion and Sedimentation Pollution Control Manual and regulations of the Schuylkill Conservation District?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	113. Stormwater runoff calculations
Road Profiles - Do the road profiles include:			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	114. Profile of existing ground surface along centerline of street?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	115. Proposed centerline grade with percent on tangents and elevations at fifty (50') foot intervals?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	116. All vertical curve data including length, elevations, and minimum sight distance?
Sanitary Sewer and Storm Drain Profiles - Do the profiles include:			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	117. Profile of existing ground surface with elevations at top of manholes or inlets?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	118. Profile of storm drain or sewer showing type and size of pipe, grade, cradle, manhole and inlet locations, and invert elevations along flow line?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	119. All line crossings of other utilities?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	120. Invert elevations along flow line at manholes, inlets, and at line crossing of other utilities?
Construction Details - Are the following construction details included:			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	121. Typical cross-section and specifications for street construction?

<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	122. Drainage swale cross section and construction materials?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	123. Pipe bedding details?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	124. Storm drainage structures?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	125. Sanitary sewer structures?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	126. Curb and sidewalk details?
SUPPORTIVE DOCUMENTS AND INFORMATION			
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	127. Private deed restrictions or covenants already imposed or to be imposed as a condition of sale?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	128. Deed of dedication together with an 8 1/2" plan of each such improvement?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	129. Nondedicated Streets Agreement?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	130. Open Space Agreement?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	131. Utilities Agreements and Permits?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	132. Storm Drainage Calculations?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	133. Development Statement and Schedule?
<input type="checkbox"/> Yes	<input type="checkbox"/> NO	<input type="checkbox"/> N/A	134. Current deed of Tract being Subdivided?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	135. Participation in Ag Preservation and/or Clean and Green noted on plan.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	136. PADEP information if the subject or neighboring parcel received the land application of Biosolids.
<u>CERTIFICATION OF ACCURACY</u>			
<p>I, _____, HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON AS WELL AS ALL DRAWINGS BEARING MY SEAL ARE TRUE AND CORRECT AS TO ACCURACY AS REQUIRED BY EAST BRUNSWICK TOWNSHIP AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND THAT THE PERIMETER MONUMENTS HAVE BEEN ACCURATELY PLACED AS REQUIRED.</p>			
<p>_____ DATE</p>		<p>_____ SIGNATURE OF THE PROFESSIONAL RESPONSIBLE FOR THE PREPARATION OF THE PLAN</p>	
<p>NOTE: THIS CHECKLIST IS BEING PROVIDED FOR THE CONVENIENCE OF THE APPLICANT. COMPLIANCE WITH THE CHECKLIST ITEMS <u>DOES NOT</u> GUARANTEE SUBDIVISION PLAN APPROVAL. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ASSURE COMPLIANCE WITH ALL APPLICABLE SECTIONS OF THE REGULATIONS.</p>			

APPENDIX D
CERTIFICATE OF ACCURACY

APPENDIX D

EAST BRUNSWICK TOWNSHIP

CERTIFICATE OF ACCURACY

I, hereby certify that the plat shown and described hereon as well as all drawings bearing my seal are true and correct as to accuracy as required by the East Brunswick Township Subdivision and Land Development Ordinance and were prepared by me or under my direction and for which I accept full responsibility, and that the perimeter monuments have been accurately placed as required

(seal)

Signed this _____ day of _____, 20____

Registered Design Professional

My Pennsylvania registration license number is _____.

APPENDIX E

RECOMMENDED OFFER OF DEDICATION FORM

APPENDIX E

EAST BRUNSWICK TOWNSHIP

RECOMMENDED OFFER OF DEDICATION FORM
(to appear on the final plan)

I (we), the undersigned, owner(s) of the real estate shown and described herein, do hereby certify that I (we), have laid out, planned and subdivided the within plan, that the subdivisions shall be known and designated as _____ (Name of Subdivisions) and that all streets right of ways, or easements shown hereon are hereby dedicated to the public use forever.

Signature of Owner(s)

APPENDIX F
CERTIFICATION OF OWNERSHIP (INDIVIDUALS)

APPENDIX F

EAST BRUNSWICK TOWNSHIP

CERTIFICATE OF OWNERSHIP - INDIVIDUALS

(For Use by an Individual)

Commonwealth of Pennsylvania
County of Schuylkill
East Brunswick Township

On this, the _____ day of _____, 20__, before me, the undersigned officer, personally appeared _____, who being duly sworn according to law, deposes and confirms that said _____ is the owner (or equitable owner) of the property shown on this plan.

Witness my hand and seal the day and date above written.

(Signature of Individual)

(Seal)

My Commission Expires (date)

(Notary Public or Other Officer)

APPENDIX G

CERTIFICATION OF OWNERSHIP (CORPORATION)

APPENDIX G

EAST BRUNSWICK TOWNSHIP

CERTIFICATE OF OWNERSHIP - CORPORATION

(For Use by a Corporation)

This plan is hereby executed and delivered by _____ (name of corporation) which is the owner (or equitable owner) of the property shown on this plan, and the said plan was made by the authority of the corporation.

In witness whereof _____ (named corporation) has duly caused this to be executed by its President, _____, and by its Secretary, _____, and its corporate seal to be affixed thereto this _____ day of _____, 20__.

Corporation

BY:

President

(Corporate Seal)

ATTEST: _____

Secretary

APPENDIX G

EAST BRUNSWICK TOWNSHIP

Commonwealth of Pennsylvania
County of Schuylkill
East Brunswick Township

On the _____ day of _____ 20__, before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Schuylkill, personally appeared .

Secretary of _____ who being duly sworn according to law, affirms that said person was personally present at the execution of the within plan and saw the common or corporate seal of the said corporation duly affixed thereto, that the seal so affixed is the common or corporate seal of the said Corporation; that the said plan was duly sealed and delivered by , President of the said corporation as and for the act of deed of said Corporation for the uses and purposes therein mentioned, that the Corporation is the owner (or equitable owner) of the property shown on this plan, and that the names of this deponent as Secretary and of _____ as President of the said Corporation, subscribed to the within plan in attestation of its due execution and delivery, are in their and each of their respective handwritings.

Sworn and subscribed before me, the day and year aforesaid.

Witness my hand and seal.

Notary Public

Secretary

My Commission Expires
(Date).

APPENDIX H

CERTIFICATION OF MUNICIPAL APPROVAL

APPENDIX H

EAST BRUNSWICK TOWNSHIP

CERTIFICATE OF MUNICIPAL APPROVAL

The approval of the _____ by the Planning Commission and the Board of Supervisors must be indicated on the Record plan in substantially the following form:

At a meeting held on _____ (1) _____, 20 __, the
_____ (2) _____ by _____ (3) _____ duly enacted, approved the subdivision plan of the
property of _____ (4) _____, as shown hereon.

_____ (5) _____

_____ (6)

- (1) Date
- (2) East Brunswick Township Planning Commission or East Brunswick Township Supervisors
- (3) Insert either a Resolution, Ordinance # or Motion
- (4) Insert name of property owner
- (5) Signatures of the East Brunswick Township Planning Commission or East Brunswick Township Supervisors
- (6) Municipal Seal

APPENDIX I

GENERAL HYDROLOGIC AND HYDRAULIC DATA

APPENDIX I

STORMWATER DRAINAGE RUNOFF CALCULATION

TABLE I-1

RUNOFF COEFFICIENTS FOR THE RATIONAL FORMULA												
LAND USE	A			B			C			D		
	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
CULTIVATED LAND	0.08a	0.13	0.16	0.11	0.15	0.21	0.14	0.19	0.26	0.18	0.23	0.31
	0.14b	0.18	0.22	0.16	0.21	0.28	0.20	0.25	0.34	0.24	0.29	0.41
PASTURE	0.12	0.20	0.30	0.18	0.28	0.37	0.24	0.34	0.44	0.30	0.40	0.50
	0.15	0.25	0.37	0.23	0.34	0.45	0.30	0.42	0.52	0.37	0.50	0.62
MEADOW	0.10	0.16	0.25	0.14	0.22	0.30	0.20	0.28	0.36	0.24	0.30	0.40
	0.14	0.22	0.30	0.20	0.28	0.37	0.26	0.35	0.44	0.30	0.40	0.50
FOREST	0.05	0.08	0.11	0.08	0.11	0.14	0.10	0.13	0.16	0.12	0.16	0.20
	0.08	0.11	0.14	0.10	0.14	0.18	0.12	0.16	0.20	0.15	0.20	0.25
RESIDENTIAL LOT SIZE 1/8 ACRE	0.25	0.28	0.31	0.27	0.30	0.35	0.30	0.33	0.38	0.33	0.36	0.42
	0.33	0.37	0.40	0.35	0.39	0.44	0.38	0.42	0.49	0.41	0.45	0.54
LOT SIZE ¼ ACRE	0.22	0.26	0.29	0.24	0.29	0.33	0.27	0.31	0.36	0.30	0.34	0.40
	0.30	0.34	0.37	0.33	0.37	0.42	0.36	0.40	0.47	0.38	0.42	0.52
LOT SIZE 1/3 ACRE	0.19	0.23	0.26	0.22	0.26	0.30	0.25	0.29	0.34	0.28	0.32	0.39
	0.28	0.32	0.35	0.30	0.35	0.39	0.33	0.38	0.45	0.36	0.40	0.50
LOT SIZE ½ ACRE	0.16	0.20	0.24	0.19	0.23	0.28	0.22	0.27	0.32	0.26	0.30	0.37
	0.25	0.29	0.32	0.28	0.32	0.36	0.31	0.35	0.42	0.34	0.38	0.48
LOT SIZE 1 ACRE	0.14	0.19	0.22	0.17	0.21	0.26	0.20	0.25	0.31	0.24	0.29	0.35
	0.22	0.26	0.29	0.24	0.28	0.34	0.28	0.32	0.40	0.31	0.35	0.46
INDUSTRIAL	0.67	0.68	0.68	0.68	0.68	0.69	0.68	0.69	0.69	0.69	0.69	0.70
	0.85	0.85	0.86	0.85	0.86	0.86	0.86	0.86	0.87	0.86	0.86	0.88
COMMERCIAL	0.71	0.71	0.72	0.71	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72
	0.88	0.88	0.89	0.89	0.89	0.89	0.89	0.89	0.90	0.89	0.89	0.90
STREETS	0.70	0.71	0.72	0.71	0.72	0.74	0.72	0.73	0.76	0.73	0.75	0.78
	0.76	0.77	0.79	0.80	0.82	0.84	0.84	0.85	0.89	0.89	0.91	0.95
OPEN SPACE	0.05	0.10	0.14	0.08	0.13	0.19	0.12	0.17	0.24	0.16	0.21	0.28
	0.11	0.16	0.20	0.14	0.19	0.26	0.18	0.23	0.32	0.22	0.27	0.39
PARKING	0.85	0.86	0.87	0.85	0.86	0.87	0.85	0.86	0.87	0.85	0.86	0.87
	0.95	0.96	0.97	0.95	0.96	0.97	0.95	0.96	0.97	0.95	0.96	0.97

- a. Runoff coefficients for storm recurrence intervals less than 25 years.
b. Runoff coefficients for storm recurrence intervals of 25 years or more.

**ROUGHNESS COEFFICIENT "n"
FOR MANNING'S EQUATION**

TABLE I-2

DESCRIPTION	"n"
Smooth-wall Plastic Pipe	0.011
Concrete Pipe	0.012
Smooth-lined Corrugated Metal Pipe	0.012
Corrugated Plastic Pipe	0.024
Annular Corrugated Steel and Aluminum Alloy Pipe (Plain or Polymer Coated) 2 2/3" x 1/2" Corrugations	0.024
3" x 1" Corrugations	0.027
5" x 1" Corrugations	0.025
6" x 2" Corrugations	0.033
Helically Corrugated Steel and Aluminum Alloy Pipe (Plain or Polymer Coated) 3" x 1", 5" x 1" Or 6"x 2" Corrugations	0.024
Helically Corrugated Steel and Aluminum Alloy Pipe (Plain or Polymer Coated) 2 2/3" x 1/2" Corrugations a. Lower Coefficients* 18" Diameter 24" Diameter 36" Diameter 48" Diameter 60" Diameter or Larger b. Higher Coefficients**	0.014 0.016 0.019 0.020 0.021 0.024
Annular or Helically Corrugated Steel or Aluminum Alloy Pipe Arches or Other Non-Circular Metal Conduit (Plain or Polymer Coated)	0.024
Vitrified Clay Pipe	0.012
Ductile Iron Pipe	0.013
Asphalt Pavement	0.015
Concrete Pavement	0.014
Grass Medians	0.050
Earth	0.020
Gravel	0.030
Rock	0.035
Cultivated Areas	0.030-0.050
Dense Brush	0.070-0.140
Heavy Timber (Little Undergrowth)	0.100-0.150
Streams: a. Some Grass and Weeds (Little or No Brush) b. Dense Growth of Weeds c. Some Weeds (Heavy Brush on Banks)	0.030-0.035 0.035-0.050 0.050-0.070

* Use the lower coefficient if any one of the following conditions apply:

- a. A storm pipe longer than 20 diameters, which directly or indirectly connects to an inlet or manhole, located in swales adjacent to shoulders in cut areas, shoulders in cut areas or depressed medians.
- b. A storm pipe which is specially designed to perform under pressure.

** Use the higher coefficient if any one of the following conditions apply:

- a. A storm pipe which directly or indirectly connects to an inlet or manhole located in highway pavement sections or adjacent to curb or concrete median barrier.
- b. A storm pipe which is shorter than 20 diameters long.
- c. A storm pipe which is partly lined helically corrugated metal pipe.

In considering each factor more critical, judgement is necessary if it is kept in mind that any condition that causes turbulence and retards flow results in greater value of "n".

Outlet velocity for bituminous paved invert shall be determined based on a 25% reduction in Manning's roughness coefficient "n".

APPENDIX J

**RECOMMENDED SUBDIVISION
AND LAND DEVELOPMENT AGREEMENT**

APPENDIX J

EAST BRUNSWICK TOWNSHIP, SCHUYLKILL COUNTY RECOMMENDED SUBDIVISION AND LAND DEVELOPMENT AGREEMENT

In consideration of the mutual covenants contained herein, it is hereby agreed between the East Brunswick Township, and _____, the subdivider of the property and shown on the plan of _____, dated _____, 20__, that in accordance with municipal requirements and specifications, the responsibility for the provision of the improvements shown on the plan will be as follows:

QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL
	LS	Mobilization		
	AC	Clearing and Grubbing		
	CY	Street/Right-of-Way grading		
	SY	Street base		
	SY	Street paving		
	LF	Curbs		
	LF	Sidewalks		
	EA	Street monuments		
	EA	Street Signs		
	EA	Street lights		
	LS	Landscaping/Trees		
	LS	Recreational facilities		
	LS	Parking lots or other facilities		
	LF	Underground electric service		
	EA	Township Inspections		
Storm Sewer Facilities				
	CY	Detention Pond Grading		
	EA	Outlet Structure		
	EA	Inlet		
	EA	Manhole		
	LF	15" Pipe		
	LF	18" Pipe		
	LF	24" Pipe		
	LF	36" Pipe		
	LF	42" Pipe		
	LF	48" Pipe		
	EA	Endwalls		
		? Area		

SUBDIVISION AND LAND DEVELOPMENT AGREEMENT (Cont'd)

Erosion and Sedimentation Pollution Control Facilities				
	LF	Silt Fencing		
	EA	Rock Filters		
	EA	Sediment Basin		
	EA	Sediment Trap		
	SY	Matting		
	SY	Rip Rap		
	EA	Inlet Protection		
Sanitary Sewers				
	EA	Manholes		
	LF	Gravity Mains		
	LF	Force Mains		
	EA	Pump Stations		
	EA	House Connections		
	EA	Grinder Pumps		
	EA	On-site sewage facilities		
Water Distribution				
	LF	Mains		
	EA	Meters		
	EA	Service Connections		
	EA	Fire hydrants		
	EA	Bends		
	EA	Tees		
	EA	Gate Valves		
	EA	Blow-offs		
	EA	On-site water supply (wells)		
TOTAL				
FINANCIAL SECURITY (110% OF TOTAL)				

I, hereby certify that the estimate shown and described hereon is true and correct as to accuracy and was prepared by me or under my direction and for which I accept full responsibility

(seal) Signed this _____ day of _____, 20 _____

Registered Design Professional Pennsylvania registration license number

SUBDIVISION AND LAND DEVELOPMENT AGREEMENT (Cont'd)

Both the Developer and the Township shall be bound by the provisions of all applicable local and State ordinances and regulations, the provisions of which are incorporated herein by reference thereto and made a part hereof.

The "Final Plan", as approved by the Township, is identified as follows: Wherever the words "Final Plan" appear hereafter in this Agreement, those words shall mean only those Plans as finally approved by the Board of Supervisors of the Township which form the basis for the issuance of building and other necessary permits, and shall be limited to the portion of the Final Plan relating to East Brunswick Township.

The foregoing approved Plan, together with all conditions attached thereto and appearing thereon or annexed thereto, as well as all application forms and modules, shall comprise the "Final Plan" as approved.

The Developer agrees that all work in construction of the development and installation of all required improvements pursuant to the "Final Plan" approved and on file with the Township, as well as all permits issued by the Township or other regulatory authority pursuant thereto or in furtherance thereof, shall be in strict compliance with the various requirements of the Township, whether by ordinance, rule, or regulation heretofore adopted or promulgated, as well as in accordance with good and accepted engineering and construction practices. Any change or amendment to the "Final Plan", or any permit or other document issued in furtherance thereof, shall not be valid until the Township's approval thereof is endorsed in writing thereon, together with the date of such endorsement.

Developer agrees and hereby specifically represents that the completion of all construction and all improvements shall be performed in accordance with the "Final Plan" approval, subject to all conditions thereof, and the terms and conditions of this Agreement, and shall be in compliance with all pertinent statutes of the Commonwealth of Pennsylvania, all pertinent ordinances of the Township, including without limitation, soil sedimentation erosion control ordinances, as well as the Township Subdivision and Land Development Ordinance and the applicable Zoning Ordinance. Upon the requisite "Final Plan" approval, the execution of this Agreement and the deposit approved by the Township of the required financial security, but not before, Developer shall be entitled to apply for the issuance of building, grading, or other permits relating to the erection or placement of improvements, including buildings, upon the lots or land as depicted upon the "Final Plan". Construction and installation of all improvements shall be subject to inspection and approval by the Township Engineer.

In the event of the Developer's failure to timely construct the required improvements in a good and workmanlike manner consistent with accepted construction and engineering practices and in accordance with the "Final Plan" and the terms and conditions of this Agreement, the Township shall give written notice thereof to the Developer specifically describing those conditions or improvements which are not in compliance therewith, and shall provide the Developer a period of thirty (30) days to complete such

improvements, except in case of emergency, in which event Developer shall correct such conditions immediately, but in no event later than forty-eight (48) hours after notice, either oral or written, or such further time as shall be agreed upon in writing by the Developer and the Township. Provided, failure of the Developer to cure at least fifteen (15) days prior to the lapse of the financial security shall be a default entitling township to draw down said financial security without the necessity of prior thirty (30) days written notice to the Developer. Where the Developer has made written request to the Township to inspect improvements or stages of improvements which the Developer deems complete, the Township shall complete their inspections within the timeframes which municipalities are required to act pursuant to 53 Pa. C.S. 10510.

Developer agrees to notify the Township Engineer forty-eight (48) hours in advance of the commencement of any construction on the making of any improvements required by "Final Plan" approval and the terms of this Agreement in order to assure that adequate provision be made for appropriate by the Township, its agents, servants and employees.

Cost estimates may be reviewed on an annual basis on the anniversary date of this agreement at the written request of the developer to reduce the amount of financial security for those improvements installed and approved by the Township engineer. In addition, the Developer may request, in writing, that the Township release or authorize release, from time to time, such portions of the financial security necessary for the payment of the contractor or contractors performing the work or completing the installation and construction of the improvements.

For purposes of this Agreement, the total amount of financial security required by the Township to secure completion of the improvements required by the "Final Plan" is determined and established to be the sum of 110% of the cost estimates. No change or alteration in the amount hereof shall be authorized or valid unless and until approved by the Township in writing.

The Developer may select the form of financial security to be approved by the Township. In the event the Developer elects to establish financial security in the form of a cash escrow or restrictive account or Letter of Credit, the Developer and the selected Escrow Agent or Issuer, which must be a Federal or Commonwealth chartered lending institution authorized to conduct business within the Commonwealth of Pennsylvania, shall execute a Township approved Escrow Agreement.

If the improvements or any of them are not timely completed within any period required by this Agreement or the Final Plan approval or such other extension period as the Township may approve, the Developer shall be deemed in default of this Agreement, and the Township is authorized to cure the Developer's defective performance or non-performance and charge all construction and other costs thereof, including, but not limited to, labor and materials, directly to the Developer, payment for which shall be made by the Township's expending or drawing against the financial security, either before or after such cure posted by the Developer. By execution of this Agreement, the Developer authorizes, without limitation, any escrow agent, lending institution or bonding company holding or issuing the requisite financial security guaranteeing completion of improvements, as hereinabove described, to pay to the Township, without further order or approval of the Developer, any sum or sums demanded by the Township to cure Developer's defective performance or non-performance. Further, the Developer hereby remises, releases, and forever discharges the escrow agent, lending institution or bonding company from any and all liability with respect to any sum or sums so paid or released, and directs that the same shall be paid or released, at the Township's sole discretion and direction without further inquiry being made, and without any approval whatever by the Developer.

In the event of a default by the Developer, the Township may, in its discretion, but shall not be required to, exercise any one or more of the following additional remedies, which remedies shall be deemed cumulative and not exclusive:

- (1) Cause the removal of any contractor or subcontractor, material man or other person from the job and cause the work to be performed or materials furnished by other reputable persons or firms (without the necessity of submitting to public bid) paying the cost thereof to the extent same is available from the financial security.
- (2) Cause the removal of any contractor, material man, laborer or other person and enter into a contract or contracts for a substitution thereof in the name of and upon the sole credit of the Developer, without the necessity of submitting the same to public bid.
- (3) Any other remedy available at law or in equity.
 - a. In the event of the exercise of any of the foregoing remedies there shall be included within the amount due for cure of the default a reasonable attorney's fee, together with interest at the rate of two percent (2%) above the then current prima rate, plus costs.

Upon completion of all required improvements, and when the same shall have been approved by the Township Engineer, the Developer agrees to maintain the structural integrity of the improvements, as well as the functioning of said improvements, in accordance with their design and specifications.

Developer agrees that it will be responsible for the discarding of waste materials, including all construction waste materials and any other materials related to construction and development and agrees to prevent same from being deposited, and then either blown upon land adjacent to or in the vicinity of the development; and, further, that such responsibility shall extend to the acts of the Developer, its subcontractors and material suppliers. In the event the provisions of this paragraph are violated, the Township shall give written notice to correct such violation within five (5) business days of the date of such notice, and if the violation is not corrected within that time, Developer agrees that the Township shall cause the violation to be corrected or cured at the Developer's cost. Developer agrees to pay all costs incurred to remedy and cure such violation within thirty (30) days of Developer's receipt of billing therefore.

It is understood and agreed that the Township has reviewed the Final Plans and specifications for the purpose solely of protecting the interests of the Township and has not thereby expressly or impliedly warranted the technical suitability of the improvements, and Developer warrants that all Plans, designs, installations, and specifications are in accordance with sound engineering practices and will be installed in good and workmanlike manner and in accordance with the Plans and specifications and sound construction practices; and does further warrant that the improvements installed, and each of every part thereof, are fit for all purposes for which they are intended. The Township disclaims all liability for design, construction, installation, or operational defects, and Developer agrees to exonerate, indemnify, and hold the Township, and its Engineer, Municipal Authority Engineer and all Township employees and staff, harmless of and from any and all claims and demands with respect to this Agreement and the performance of any and every part hereof.

Prior to the Planning Commission and Governing Body's endorsement of the Record Plan of this aforementioned subdivision, an original copy of this agreement shall be filed with the Municipality, notwithstanding other completion guarantees (in the form of a bond or the deposit of funds or securities in escrow) as may be required.

This agreement shall be subject to such modifications as may be mutually agreed upon by the subdivider and the Governing Body.

(witness)

(signature of subdivider)

(witness)

approved by resolution of the East Brunswick Township Supervisors at the meeting of _____
_____, 20__.

(seal)

Chairperson of Supervisor, East Brunswick Township

Attest: Secretary, East Brunswick Township
Brunswick Township

Chairperson of Planning Commission, East

APPENDIX K

**FEE SCHEDULE FOR SUBDIVISION AND
LAND DEVELOPMENT REVIEWS
(TO BE ADOPTED UNDER SEPARATE RESOLUTION)**

EAST BRUNSWICK TOWNSHIP

FEE SCHEDULE FOR SUBDIVISION AND LAND DEVELOPMENT REVIEWS

RESOLUTION 2009 - 7

The following fees are established by resolution and will be charged by East Brunswick Township Supervisors for subdivision and land development reviews as authorized by the Pennsylvania Municipalities Planning Code, Act 247, as amended. These fees are effective Friday, January 1, 2010. Plans will not be accepted for review by the Township without the appropriate fee and the required number of plans.

Schedule I Subdivision – All Land Uses
*** Land Development – Residential**

Number of Lots / Units	Administrative Fees		Escrow
	Sketch	Preliminary or Final	For Review & Inspection
1 – 2	\$100	\$200	\$800
3 – 4	\$150	\$300	\$1,500
5 – 25	\$250	\$500	\$2,000
26 – 49	\$350	\$700	\$2,500
50 – 99	\$450	\$900	\$3,000
100 – 199	\$550	\$1,100	\$3,500
200+	\$700	\$1,400	\$4,000

Schedule II Land Development – All Others

Development Acreage	Administrative Fees		Escrow
	Sketch	Preliminary or Final	For Review & Inspection
0 - 2	\$200	\$400	\$1,250
>2 - 7	\$300	\$600	\$2,000
>7 - 15	\$500	\$1,000	\$3,000
>15 - 30	\$700	\$1,400	\$4,500
>30 - 50	\$800	\$1,600	\$5,000
>50 - 100	\$1,000	\$2,000	\$6,000
>100	\$1,300	\$2,600	\$8,000

The term "lots" includes conveyances, tracts, or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership, or building or development, as well as residue parcels, annexations, or correction of lot lines.

For subdivisions that transcend the boundary limits of the Township, only those lots which are located entirely or partially within the limits of the East Brunswick Township shall be considered when determining appropriate review fees. The entire development area within a lot shall be considered when determining appropriate Schedule II Review Fees whether or not the development area lies entirely within Township limits.

All required County Plan Review Fees shall be paid at the time of plan submission to the Township. The administrative fees shall be submitted with any initial sketch, preliminary or final submission. Subsequent revised submissions made during the current review period will not be subjected to an administrative fee unless the previous plan was officially denied / rejected.

All Plan Review's and Improvement Inspections requested by the Township will be conducted on an hourly rate basis in accordance with the current established retainer rate schedule. Reimbursement for such inspections will be drawn down from that portion of the escrow account.

East Brunswick Township
Subdivision and Land Development Review Fee Schedule
Page 2 of 2

Money in escrow is for reimbursement at the East Brunswick Township's discretion for any and all engineering or legal or other expenses incurred by the Township, exclusive of work performed by full-time Township staff members, in processing the Sketch, Preliminary, and Final Plans and for performing inspections during construction. As soon as the escrow account decreases by fifty percent (50%) whether during the review or construction phases, the Applicant shall make payment in an amount necessary to fully fund the account. Upon the recording of the Subdivision or Land Development Plan, as applicable, with the Recorder of Deeds and the payment of all Township engineering, legal, and other expenses incurred by the Township, exclusive of work performed by full-time Township staff members, the Applicant may submit a written request to the Township Treasurer for a refund of the unused portion of the escrow account related to reviews. For land developments, upon the issuance of an Occupancy Permit by the Township and the payment of all Township engineering, legal, and other expenses incurred by the Township, exclusive of work performed by full-time Township staff members, related to inspections, the Applicant may submit a written request to the Township Treasurer for a refund of the unused portion of the escrow account. Any monies held in escrow will not be returned until all invoices from the Township Engineer and Solicitor have been received by the Township and paid by the Applicant. The Solicitor's and Engineer's invoices are submitted to the Township every thirty (30) days.

If the Applicant requests a special meeting in order to expedite the review process and the Township agrees to such a request, the Applicant shall pay for all advertising and administrative costs for requested meeting.

SCHEDULE I FEES are based on the number of lots or units. All land uses are included: residential, commercial, industrial, public, quasi-public, and other. Therefore, an industrial park subdivision prior to development of individual lots is subject to Schedule I. The same would be true of a commercial lot subdivision or selling of land for a church or school. Schedule I fees also cover residential land development such as an apartment complex, condominiums, rental townhouses, and mobile home parks. Where there is a mix of lots and rental units the totals are added together to determine the fee.

SCHEDULE II FEES are based on the amount of land to be disturbed for development including buildings, access drives, streets, stormwater management, grading, public sewer and water service, erosion and sediment control, landscaping, and any other activity that disturbs the ground on the site. The total disturbed area of a project is most accurately calculated by CAD software or planimeter following all outlines of disturbed areas and is subject to review by the Engineer.

Where combinations of subdivision and non-residential land development are proposed on a plan, the fees must be determined separately and added together.

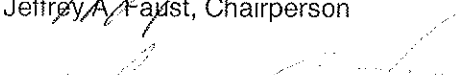
All fees shall be paid in the form of a check or money order made payable to: **East Brunswick Township**. Cash will NOT be accepted.

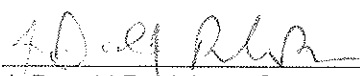
This Resolution enacted the 3rd day of December, 2009.

EAST BRUNSWICK TOWNSHIP
BOARD OF SUPERVISORS

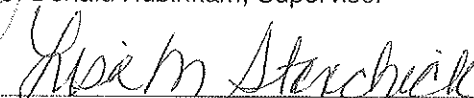
By:


Jeffrey A. Faust, Chairperson


Thomas W. Strause, Vice-Chairperson


J. Donald Rubinkam, Supervisor

Attest:


Lisa Stanchick, Secretary/Treasurer

