

TOWNSHIP OF ANTIS

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

CHAPTER 110 OF THE CODE OF ORDINANCES

ORDINANCE NO. 1-94

AS AMENDED BY ORDINANCE NO.

2-2005

AS AMENDED BY ORDINANCE NO. 4-2006

AS AMENDED BY ORDINANCE NO. 2-2011

ANTIS TOWNSHIP, BLAIR COUNTY, PA





Section 110-66. Recording of final plan.....	77
Section 110-67. Performance guaranties .....	77
Section 110-68. Plan requirements .....	77
Section 110-69. Design standards .....	77
Section 110-70. Improvements .....	80
Section 110-71. Minimum facilities .....	80

**ARTICLE X                    FEES**

Section 110-72. Payment; establishment.....	81
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**ARTICLE XI                    RELIEF FROM REQUIREMENTS**

Section 110-73. Modification may be granted.....	82
Section 110-74. Modification to be minimum required.....	82
Section 110-75. Request for modification .....	82

**ARTICLE XII                    ADMINISTRATION, AMENDMENT AND ENFORCEMENT**

Section 110-76. Revision and amendment .....	83
Section 110-77. Modification of requirements.....	83
Section 110-78. Reconsideration and appeal.....	83
Section 110-79. Keeping of records.....	84
Section 110-80. Violations and penalties .....	84
Section 110-81. Effective Date .....	85

**EXHIBIT A                    NATIVE SPECIES LIST FOR TREES AND SHRUBS**

[HISTORY: Adopted by the Board of Supervisors of the Township of Antis 4-21-1994 as Ord. No. 1-94.<sup>1</sup> Amendments noted where applicable.]

***GENERAL REFERENCES***

- Planning Commission - See Ch. 24.
- Flood damage prevention - See Ch. 66.
- Acceptance of roads - See Ch. 98.

<sup>1</sup> Editor's Note: This ordinance also superseded former Ch. 110, Subdivision of Land, adopted 12-18-1979 as Ord. No. 3-79, as amended.

**ARTICLE I**

**TITLE; PURPOSE; AUTHORITY; JURISDICTION,**

SECTION 110-1.     TITLE.

This chapter shall be known and may be cited as the "Subdivision and Land Development Ordinance of the Township of Antis."

SECTION 110-2.     PURPOSE.

A.     The purpose of this chapter is to provide for the orderly, logical and harmonious development of the Township and to protect, promote and create conditions favorable to the health, safety, morals and general welfare of the Township's citizenry by:

(1)     Ensuring that all future development is consistent with the Comprehensive Plan for Blair County, the Antis Township Comprehensive Development Plan and other plans developed through local level planning programs.

(2)     Providing for the orderly development of open lands and acreage in concert with environmental and natural capacities and limitations.

(3)     Assuring uniform and equitable processing of all subdivision plans by providing uniform standards and procedures.

(4)     Establishing requirements, standards and specifications to aid in guiding elected public officials, planners, planning commissions, subdividers, developers, land surveyors, landscape architects, architects, engineers and others in the design and development of subdivisions and land developments throughout the Township.

(5)     Assuring a coordination of proposed streets, parks and other features in and bordering a proposed subdivision or land development, as to such widths and grades and in such locations as deemed necessary to accommodate prospective traffic, with the existing street and highway system of the Township thereby facilitating the rational movement of traffic.

(6)     Providing for adequate oversight of subdivision and land development to assure that public concerns with accessibility, stormwater management, on-lot sewage disposal, water supply and other factors are taken into account.

(7)     Providing for adequate open spaces for traffic, recreation, light and air and for proper distribution of the population.

(8)     Encouraging and providing for innovations in new residential developments, such as planned mixed use development, cluster development and other evolving methods which provide for:

- (a) A greater variety in type, design and layout of dwellings.
  - (b) The conservation and more efficient use of usable space in relation to new dwellings.
  - (c) Savings on energy, water use, infrastructure and paving.
  - (d) Integration of slope and other undevelopable areas into the total development plan for use as open space.
- (9) Protecting the character and the social and economic stability of Antis Township, by promoting a harmony between existing development, future development and the natural environment.
- (10) Protecting and conserving the value of land throughout Antis Township, and the value of buildings and improvements upon the land, and minimizing the conflicts among the uses of land and buildings.
- (11) Guiding public and private policy and action in order to provide adequate and efficient transportation, water supply, sewerage, stormwater management, schools, parks, playgrounds, recreation and other public requirements and facilities.
- (12) Ensuring that public facilities are available and will have a sufficient capacity to serve the proposed subdivision.
- (13) Preventing the pollution of air, streams and ponds to assure the adequacy of drainage of facilities; to safeguard the groundwater resources; and to encourage the wise use and management of the natural resources in order to preserve the community and value of the land.
- (14) Preserving the natural beauty and topography of Antis Township and ensuring appropriate development with regard to these natural features.
- (15) Providing the most beneficial relationship between the uses of land and buildings and the circulation of traffic within Antis Township, having particular regard for the avoidance of congestion in the streets and highways and the pedestrian traffic movements appropriate to the various uses of land and building lines.
- (16) Providing for the logical and orderly addition and extension of the community facilities and public utilities systems to developing areas.
- (17) Upgrading the quality of land records through creation and filing of accurate and legible subdivision plans with the County Recorder

of Deeds for future information and use by municipal officials and the general public.

(18) Ensuring, generally, that the future orderly growth and development of Antis Township is accompanied by adequate public facilities, without negatively affecting the environment, and making Antis Township a better place in which to live and work.

(19) Ensuring that minimum setback lines and minimum lot sizes are applied throughout Antis Township based on the availability of water and sewage.

(20) Permitting Antis Township to minimize developmental and related problems as may exist or which may be foreseen, by encouraging development on land exhibiting the appropriate soils, slope and other physiographic and environmental characteristics.

B. When development throughout the Township is guided by the foregoing and incorporated into the general context of area-wide comprehensive planning, a mutual benefit will be derived by the developer, the buyer, the local municipalities, the Township, the county and the general public.

SECTION 110-3. JURISDICTION AND AUTHORITY; COMPLIANCE REQUIRED; ENFORCEMENT.

A. Subdivision control. The Antis Township Board of Supervisors has the jurisdiction, powers and authorities as particularly and specifically set forth in the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, and specifically said Antis Township Board of Supervisors shall have the jurisdiction and control of all subdivision of land located within the limits of Antis Township. All plans shall be submitted to the Antis Township Board of Supervisors for review and approval. This includes all plans, plots or re-plots of land. No subdivision or land development of any lot, tract or parcel of land within Antis Township shall be made and no street, sanitary sewer, storm sewer, water main or other improvements in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon except in accordance with the provisions of this chapter. No plat shall be accepted for recording by the Blair County Recorder of Deeds unless such plat officially notes the approval of the Antis Township Board of Supervisors.

B. Land development control. Land development must comply with the regulations contained in this chapter. Such compliance shall include, but not be limited to, the filing of preliminary and final plans, the dedication and improvement of rights-of-way, streets and roads and the payment of fees and charges as established by the Board of Supervisors. Land development plans shall indicate the location of each structure and clearly define each unit and shall

indicate public easements, common areas and improvements, all easements appurtenant to each unit and improvements to public rights-of-way.

C. Enforcement.

(1) For any person or persons violating this chapter, the following enforcement actions should be applied:

(a) A letter sent to the violator stating the violation to the chapter and that a reply is required within twenty (20) days of the mailing date.

(b) If within the twenty-day reply period no reply is given, then a letter written by the Township Solicitor will be sent to the violator and a new twenty-day reply period will be given.

(c) If a reply is not received within the reply period, a final letter stating that legal action may be enforced shall be sent to said violator and given a final twenty-day time period to reply before legal action may be enforced.

(2) Penalties may be enforced under Article XII, Section 110-80 of this chapter or similar-type action may be enforced.



**ARTICLE II**  
**DEFINITIONS**

**SECTION 110-4. WORD USAGE.**

For the purpose of this chapter, words in the singular include the plural and those in the plural include the singular. Words in the present tense include the future tense. Words in the masculine gender include the feminine and neuter. The words "person," "subdivider" and "owner" include a corporation, unincorporated association and a partnership or other legal entity, as well as an individual. The word "street" includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. The word "building" includes structures and shall be construed as if followed by the phrase "or part thereof." The word "watercourse" includes channel, creek, ditch, drain, dry run, spring and stream. The words "should" and "may" are permissive; the words "shall" and "will" are mandatory.

**SECTION 110-5. TERMS DEFINED.**

For the purpose of this chapter, the terms or words used herein, unless otherwise expressly stated, shall have the following meanings:

**ADMINISTRATOR** - The officer as appointed by the Antis Township Board of Supervisors to administer these regulations and to assist administratively the other Boards and officers of the Township.

**ALLEY OR SERVICE DRIVE** - A minor right-of-way, privately or publicly owned, primarily for service access to the back or sides of properties.

**APPEAL** - A means for obtaining review of a decision, determination, order or failure to act pursuant to the terms of this chapter as authorized by the provisions of Article XII.

**APPLICANT** - A landowner or developer, as hereinafter defined, who has filed an application for subdivision and/or 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 the 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.

**APPOINTING AUTHORITY** - The Antis Township Board of Supervisors.

**AUTHORITY** - A body politic and corporate created pursuant to the act of May 2, 1945 (P.L. 382, No. 164), known as the "Municipality Authorities Act of 1945."<sup>3</sup>

**BLOCK** - A tract of land, a lot or a group of lots bounded by streets, public parks, railroad rights-of-way, watercourses and boundary lines of the Township, non-subdivided land, other definite barriers or by a combination of the above.

**BMPs** - Best management practices - Activities, facilities, measures, or procedures used to minimize accelerated erosion and sedimentation to protect, maintain, reclaim and restore the quality of waters and the existing and designated uses of waters within the Commonwealth.

**BOARD** - Any body granted jurisdiction under a land use ordinance or under this chapter to render final adjudications.

**BOARD OF SUPERVISORS** - The Board of Supervisors of Antis Township, Blair County, Pennsylvania.

**BUILDING** - A combination of materials to form a permanent structure having walls and a roof, including but not limited to all mobile homes.

**BUILDING SETBACK LINE** - The line within a property parallel to and defining the required minimum distance between the foremost part of any building and the adjacent right-of-way or property boundary line.

**CAMPGROUND** - Any portion of land used for the purpose of providing a space or spaces for trailers or tents for camping purposes, regardless of whether a fee has been charged for the leasing, renting or occupancy of such space.

**CAMPSITE** - Any site intended to be used for temporary and/or seasonal use for camping, inclusive of the area required to sustain a tent, camper, motor home or other temporary camping facility.

**CARTWAY (ROADWAY)** - The portion of a street right-of-way, paved or unpaved, intended for vehicular traffic.

**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.

**COMMERCE PARK** - A tract of land that has been planned, developed and operated as an integrated facility intended for a number of non-retail professional, business, personal and other service uses, with special measures for traffic circulation, parking, utilities and compatibility.

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

**COMPREHENSIVE PLAN** - The complete plan plus any amendments or any of its component parts for the development of Blair County and Antis Township providing for the continuing orderly development of the municipality and being recognized by the

governing bodies of the county as the official plan, including such elements as community development objectives, plans and policies for use of the land for housing, for community facilities, for transportation and for plan implementation.

CONDOMINIUM - Ownership in common with others of a parcel of land and certain parts of a building thereon which would normally be used by all the occupants, together with individual ownership in fee of a particular unit or apartment in such building or on such parcel of land, and may include dwellings, offices and other types of space in commercial and industrial buildings or on real property.

CONSTRUCTION PLAN - The maps or drawings accompanying a subdivision or development plan and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the Board of Supervisors as a condition of the approval of the plan.

COUNTY - Blair County, Pennsylvania.

COUNTY PLANNING COMMISSION - The Blair County Planning Commission.

CROSSWALK - A right-of-way, municipally or privately owned, intended to provide access for pedestrians.

CUL-DE-SAC - A short street having one (1) end open to traffic and being permanently terminated by a vehicular turnaround.

CULVERT - A pipe, conduit or similar enclosed structure, including appurtenant works, which carries surface water.

CUT - An excavation; the difference between a point on the original ground and designated point of lower elevation on the final grade; also, the material removed in excavation.

DECISION - Final adjudication of any board or other body granted jurisdiction under any land use ordinance or this chapter to do so, either by reason of the grant of exclusive jurisdiction or by reason of appeals from determinations. All decisions shall be appealable to the Court of Common Pleas of Blair County.

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

DENSITY:

HIGH-DENSITY - Those residential subdivisions and land developments in which the density is equal to or greater than four (4) dwelling units per acre.

LOW-DENSITY - Those residential districts in which the density is between one (1) and three (3) dwelling units per acre.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) - The Pennsylvania Department of Environmental Protection, its bureaus, departments or divisions.

**DESIGN STORM** - The magnitude of precipitation from a storm event measured in probability of occurrence (e.g., fifty-year storm) and duration (e.g., twenty-four hour) and used in computing stormwater management control systems.

**DETENTION BASIN** - A basin designed to retard stormwater runoff by temporarily storing the runoff and releasing it at a predetermined rate. A "detention basin" can be designed to drain completely after a storm event or it can be designed to contain a permanent pool of water.

**DETERMINATION** - Final action by an officer, body or agency charged with the administration of any land use ordinance or applications thereunder, except the governing body and the Local Planning Commission, only to the extent the planning agency is charged with final decision on preliminary or final plans under the Subdivision and Land Development Ordinance or planned residential development provisions. "Determination" shall be applicable only to the boards designated as having jurisdiction for such appeal.

**DEVELOPER** - A person, firm, partnership, corporation, trust or authorized agent thereof proposing to divide land so as to constitute a subdivision or engage in land development. (See also "subdivider.")

**DEVELOPMENT** - Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures; the placement of mobile homes; the construction, extension and/or installation of streets and other paving, utilities, mining, dredging, filling, grading, excavation or drilling operations; and the subdivision of land.

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

**DRAINAGE** - The removal of surface water or groundwater from land by drains, grading or other means, and includes control of runoff to minimize erosion and sedimentation during and after construction or development.

**DRAINAGE FACILITY**- Any ditch, gutter, culvert, storm sewer or other structure designed, intended or constructed for the purpose of carrying, diverting or controlling surface water or groundwater.

**DRAINAGE RIGHT-OF-WAY** - The lands required for the installation of stormwater sewers or drainage ditches or required along a natural stream or watercourse for preserving the channel and providing for the flow of water therein to safeguard the public against flood damage.

DRIVEWAY - A private vehicular passageway providing access between a street and a private parking area or private garage.

DWELLING - Any building which is designed for human living quarters.

DWELLING OR DWELLING UNIT - Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.

a. Detached House - A dwelling unit occupying the whole of a freestanding residential structure.

b. Twin Or Semidetached House - A residential structure occupied by two (2) dwelling units with a common wall.

c. Duplex - A residential structure divided horizontally into two (2) dwelling units.

d. Row House Or Townhouse - A structure with two (2) or more party walls of three (3) or more units not having any horizontal division between units.

e. Apartment - A dwelling unit separated horizontally and/or vertically from one (1) or more other units in a structure.

(1) Apartment House Or Multiple Dwelling Unit - A residential structure containing three (3) or more apartments.

(2) Garden Apartment - An apartment house not exceeding three (3) stories in height.

(3) High-rise Apartment - An apartment house exceeding three (3) stories in height.

EARTH DISTURBANCE ACTIVITY - A construction or other human activity which disturbs the surface of the land, including, but not limited to, clearing and grubbing, grading, excavations, embankments, land development, mineral extraction, and the moving, depositing, stockpiling, or storing of soil, rock or earth materials.

EASEMENT - A right-of-way granted, but not dedicated, for specific use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structure, but shall have the right to make any other use of the land which is not inconsistent with the rights of the grantee.

ENGINEER - A person licensed to practice in the Commonwealth of Pennsylvania as a registered professional engineer.

ENGINEERING SPECIFICATIONS - The engineering criteria of Antis Township regulating the installation of any improvement or facility.

EROSION - The removal of surface materials by the action of natural elements.

**EROSION, ACCELERATED** - Erosion of the soil or rock over and above normal erosion brought about by changes in the natural cover or ground conditions, including changes caused by human activity.

**EROSION AND SEDIMENT CONTROL PLAN** - A site-specific plan identifying BMPs to minimize accelerated erosion and sedimentation.

**EXCAVATION** - Any act by which earth, sand, gravel, rock or any other material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed. It shall include the conditions resulting therefrom.

**FILL** - Sand, gravel, earth or other material placed or deposited so as to form an embankment or raise the elevation of the land surface. The term includes material used to replace an area with aquatic life with dry land or to change the bottom elevation of a surface water area.

**FINANCIAL SECURITY** - Any form of security, including a cash deposit, surety bond, collateral, property or instrument of credit and restrictive of escrow accounts from federal or commonwealth chartered lending institutions in an amount and form satisfactory to the Board of Supervisors and to be used wherever required by these regulations. (See Article III.)

**FLOODPLAIN** - The lands adjoining a river or stream that have been or may be expected to be inundated by floodgates in a one-hundred-year-frequency flood.

**GOVERNING BODY** - The Council in cities, boroughs and incorporated towns; the Board of Commissioners in Townships of the first class; the Board of Supervisors in Townships of the second class; the Board of Commissioners in counties of the second class through eighth classes; or as may be designated in the law providing for the form of government.

**GRADE** - The slope of a road, street or other public way specified in percentage terms.

**HEARING** - An administrative proceeding conducted by a board pursuant to Section 909.1 of Act 170 of 1988 of the Pennsylvania Municipalities Planning Code.<sup>5</sup>

**INDUSTRIAL** - Those fields of economic activity, including construction contractors, mining, manufacturing, transportation, communication, electric, gas, sanitary services and wholesale trade.

**INDUSTRIAL PARK**- A tract of land that has been planned, developed and operated as an integrated facility intended for a number of individual industrial uses, with special measures for traffic circulation, parking, utilities and compatibility.

**INFILTRATION STRUCTURES** - A structure designed to direct runoff into the ground, e.g., French drains, seepage pits, dry wells and seepage trenches.

**LAND DEVELOPMENT:**

A. Any of the following activities which involves the improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:

1. A group of two (2) or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots, regardless of the number of occupants or tenure; or

2. The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

B. A subdivision of land.

C. For the purposes of this chapter, "land development" specifically excludes the addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building if the cumulative area of the accessory building(s) is less than 5,000 square feet. A building shall be considered to be of an accessory nature if its use relates to a primary building and is either on the same parcel as the primary building or is on a separate parcel but within fifty feet (50') of the boundary of the parcel on which the primary building sits. Tilling activities related to farming or gardening is also specifically excluded from the definition of "land development."

D. A valuable addition made to a property or an amelioration in its condition, amounting to more than repairs or replacement of waste, intending to enhance the value, beauty or utility of the property or adapting it for a newer or further purpose.

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

LAND USE ORDINANCE - Any ordinance or map adopted pursuant to the authority granted in Articles IV, V, VI and VII of the Pennsylvania Municipalities Planning Code, Act 247 as amended.

LOT - A tract or parcel of land, regardless of size, intended for transfer of ownership, use, lease, improvements or development, regardless of how it is conveyed. "Lot" shall mean parcel, plot, site or any similar term which shall not be further subdivided.

LOT AREA - The horizontal area contained within the property lines of a parcel of land as shown on a subdivision plan, excluding space within any street, but including the area of any easement.

LOT, CORNER - A lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding one hundred thirty-five degrees (135°).

LOT, FLAG - A lot which fronts a minimum of fifteen (15) feet upon a street and extending back therefrom at a minimum width of fifteen (15) feet, so as to provide each such lot with access, which is used solely and exclusively for ingress, egress, and regress from such lot to such street.

LOT, FRONTAGE - That side of a lot abutting on a street or way, and ordinarily regarded as the front of the lot, but it shall not be considered as the ordinary side of a corner lot.

LOT, INTERIOR - A lot having side lot lines which do not abut on a street.

LOT OF RECORD - Any lot which, individually or as part of a subdivision, has been recorded in the office of the Blair County Recorder of Deeds.

LOT, REVERSE FRONTAGE - A lot extending between and having frontage on an arterial and a minor street with vehicular access solely from the latter.

LOT, THROUGH OR DOUBLE FRONTAGE - A lot with both front and rear street frontage.

MAINTENANCE GUARANTY - Any security, other than cash, which may be accepted by Antis Township for the maintenance of any improvements required by this chapter.

MARGINAL ACCESS STREETS - Minor collector streets parallel and adjacent to arterial streets providing access to abutting properties and control of intersections with an arterial street.

MARKER - A wood or metal stake placed to designate the boundary and corners of lots in the subdivision of land for the purpose of reference in land and property survey and to facilitate the sale of lots.

MEDIATION - A voluntary negotiating process in which parties in a dispute mutually select a neutral mediator to assist them in jointly exploring and settling their differences, culminating in a written agreement which the parties themselves create and consider acceptable.

MOBILE HOME - A transportable, single-family dwelling intended for permanent occupancy, contained in one (1) unit or in two (2) or more units designed to be joined into one (1) integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it shall be used without a permanent foundation.

MOBILE HOME LOT - A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

MOBILE HOME PARK - A parcel or contiguous parcels of land which have been so designated and improved that they contain two (2) or more mobile home lots for the placement thereon of mobile homes.



MODIFICATIONS - Waivers of the requirements of one (1) or more provisions of this chapter, as the literal enforcement will exact undo hardship because of particular conditions pertaining to the land in question.

MONUMENT - Stone or concrete monument of known coordinates, established by professional land surveyors and utilized to locate property lines.

MUNICIPAL AUTHORITY - A body politic and corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 164), known as the Municipality Authorities Act of 1945.<sup>1</sup>

MUNICIPAL ENGINEER - A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a municipality, planning agency or joint planning commission.

MUNICIPALITY - The Township of Antis.

NONRESIDENTIAL SUBDIVISION - A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of these regulations.

OFFICIAL MAP - The Municipal Map adopted by ordinance showing the exact location of the lines of existing and proposed public streets, watercourses and public grounds, including widening, narrowing, extensions, diminutions, openings or closing of the same, for the entire municipality or part thereof.

ORGANIZED CAMP - A combination of program and facilities established for the primary purpose of providing an outdoor group living experience for children, youth and adults, with social, recreational and educational objectives and operated and used for five (5) or more consecutive days during one (1) or more seasons of the year.

PEAK DISCHARGE - The maximum rate of flow of water at a given point and time resulting from a storm event.

PLANNING COMMISSION, LOCAL - The Antis Township Planning Commission as established and appointed by the Board of Supervisors.

PLAN, FINAL - A complete and exact subdivision plan prepared for official recording as required by statute; a final plat.

PLAN, PRELIMINARY - A subdivision plan or land development plan in lesser detail than the final plan.

PLAN, SKETCH - An informal optional submission preparatory to the preliminary plan showing the general intent of the subdivider.

PLAT - The map or plan of a subdivision or land development whether preliminary or final indicating the location and boundaries of individual properties.

PROFESSIONAL CONSULTANTS - Persons who provide expert or professional advice, including but not limited to, architects, attorneys, certified public accountants, engineers, geologists, land surveyors, landscape architects or planners.

PUBLIC GROUNDS:

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

PUBLIC HEARING - Conducted to obtain, add and provide information, stenographic records of which are retained as transcripts for future use in an appeal or related matter.

PUBLIC MEETING - A forum held pursuant to notice under the act of July 3, 1986 (P.L. 388, No. 84), known as the "Sunshine Act."<sup>8</sup>

PUBLIC NOTICE - Notice published once each week for two (2) successive weeks in a newspaper of general circulation in the municipality. 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 from the date of the hearing.

RECREATIONAL AND SEASONAL LAND DEVELOPMENT - The improvement and development of land for camping and/or related activities via the provision of campsites and any supportive facilities on a rental basis.

RECREATIONAL VEHICLE - A vehicular-type unit primarily designed as temporary living quarters for recreational, camping or travel use, which has its own motive power or is mounted on or drawn by another vehicle. The basic entities are travel trailer, camping trailer, truck camper and motor home.

RECREATIONAL VEHICLE PARK - A lot of land upon which two (2) or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for vacation or recreation purposes.

RECREATIONAL VEHICLE SITE - A plot of ground within a recreation vehicle park intended for the accommodation of either a recreation vehicle or other similar individual camping unit on a temporary basis.

REGULATORY FLOOD ELEVATION - The elevation which includes the one-hundred-year floodplain plus a freeboard safety factor of one and one-half (1<sup>1</sup>/<sub>2</sub>) feet.

REPORT - Any letter, review, memorandum, compilation or similar writing made by any body, board, officer or consultant other than a solicitor to any other body, board,

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

**RESERVE STRIP** - A parcel of ground separating a street from other adjacent properties or from another street, which shall prevent a street from being connected or extended across property lines.

**RE-SUBDIVISION** - Any re-platting or re-subdivision of land involving changes of street layout or any land reserved for public use or any lot line on an approved or recorded plan. Any other more major changes shall be considered as constituting a new subdivision of land. (See also "subdivision.")

**RIGHT-OF-WAY**- A public thoroughfare for vehicular or pedestrian traffic, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, lane or alley, and including both cartway and shoulders.

**RUNOFF** - The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.

**SANITARY SEWAGE DISPOSAL, COMMUNITY**- A sanitary sewage collection system, either publicly or privately owned, in which sewage is carried from individual lots by a system of pipes to a temporary central treatment and disposal plant, generally serving a neighborhood area.

**SANITARY SEWAGE DISPOSAL, ON-LOT** - Any structure designed to biochemically treat sanitary sewage within the boundaries of an individual lot.

**SANITARY SEWAGE DISPOSAL, PUBLIC** - A sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant.

**SEDIMENTATION** - The process by which mineral or organic matter is accumulated or deposited by moving, wind, water or gravity. Once this matter is deposited (or remains suspended in water) it is usually referred to as "sediment."

**SEPTIC TANK** - A watertight receptacle which receives sewage or industrial wastes and is designed and constructed to provide for sludge storage, sludge decomposition and separation of solids from liquids through a period of detention before allowing the liquid to be discharged.

**SERVICE STREET** - A minor public right-of-way providing secondary vehicular access to the side or rear of two (2) or more properties.

**SETBACK LINE** - The line within a property defining the required minimum distance between any building to be erected and the adjacent property line. The front yard

setback shall be measured at right angles from the front street right-of-way line which abuts the property on which said building is located and shall be parallel to said right-of-way line.

SEWAGE DISPOSAL SYSTEM, ON-LOT - A system of piping tanks or other facilities serving a lot and collecting and disposing of sewage in whole or in part into the soil.

SEWAGE DISPOSAL SYSTEM, PUBLIC - A sanitary sewage collection method in which sewage is carried from the site by a system of pipes to a central treatment and disposal plant.

SHADE TREE - A tree in a public place, street, special easement or right-of-way adjoining a street as provided in these regulations.

SHOPPING CENTER - A group of retail establishments planned, constructed and managed as a total entity with customer and employee parking provided onsite, provision of goods delivery separated from customer access and protection from the elements via a canopy or other enclosure.

SIGHT DISTANCE - The required length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic. Sight distance measurements shall be made from a point ten (10) feet from the edge of the cartway.

SLOPE - The rise or fall of the land usually measured in percent slope. The percent slope is equal to the rise or fall in feet for a horizontal distance of one hundred (100) feet.

SOIL PERCOLATION TEST - A field test conducted to determine the suitability of the soil for on-site sanitary sewage disposal facilities by measuring the absorptive capacity of the soil at a given location and depth.

SOLICITOR - The licensed attorney designated by the Antis Township Board of Supervisors to furnish legal assistance for the administration of this chapter.

STABILIZATION - Natural or mechanical treatment of a mass of soil or ground area to increase or maintain its stability and ensure its resistance to erosion, sliding or other movement.

STORMWATER MANAGEMENT PLAN - The plan for managing stormwater runoff as required by the Township Engineer and/or a plan for managing stormwater as required by any Township stormwater management ordinance.

STREET LINE - The limit of a right-of-way.

STREET, PRIVATE - Those streets not officially dedicated and/or accepted by the municipality.

STREETS - A strip of land, including the entire right-of-way, intended for use as a means of vehicular and pedestrian circulation, and further defined by the following functional classification in accordance with the Rural Area System characteristics in the

Design Manual Part 2 Highway Design, Publication 13, PennDOT Bureau of Design, January 1990.

1. EXPRESSWAYS, INTERSTATES AND LIMITED ACCESS FREEWAYS - Those roadways providing limited access facilities.
2. ARTERIAL STREETS, PRINCIPAL - Those streets serving statewide or interstate travel, serving all urbanized areas and/or providing integrated movements without stub connections.
3. ARTERIAL STREETS, MINOR - Those streets linking cities, larger towns and other traffic generators; providing integrated interstate and inter-county service; spaced at proper intervals consistent with population density; and/or those corridor movements with greater trip lengths and travel densities than those served by rural collector or local systems.
4. COLLECTOR STREETS, MAJOR - Those streets which provide service to county seats, larger towns and other traffic generators; connect routes of higher functional classification; and/or serve inter-county travel corridors.
5. COLLECTOR STREETS, MINOR - Those streets which are spaced at intervals to collect traffic from local roads, provide service to remaining smaller communities and/or link local traffic generators with rural hinterland.
6. LOCAL STREETS - Those streets which provide access to land adjacent to the collector network, serve travel over relatively short distances and/or constitute all rural mileage not classified in one (1) of the higher systems.

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

SUBDIVIDER - Same as "developer."

SUBDIVISION - The division or re-division of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other division of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

SUBDIVISION, MAJOR - All subdivisions not classified as minor subdivisions, including but not limited to subdivisions of six (6) or more lots or any size subdivision requiring any new street or extension of Township facilities or the creation of any public improvements. The number of lots shall be counted as of the effective date of the Subdivision and Land Development Ordinance, Ordinance Number 1-94 (April 26, 1994).

SUBDIVISION, MINOR - Any subdivision containing not more than five (5) lots fronting on an existing street, not involving any new street or road, or the extension of municipal facilities, or the creation of any public improvements, and not adversely affecting the

remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Comprehensive Plan, Official Map or these regulations. The number of lots shall be counted as of the effective date of the Subdivision and Land Development Ordinance, Ordinance Number 1-94 (April 26, 1994).

**SUBSTANTIALLY COMPLETED** - Where, in the judgment of the Township Engineer, at least ninety percent (90%), based on the cost of the required improvements for which financial security was posted pursuant to Article III, of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use.

**SURFACE DRAINAGE PLAN** - A plan showing all present and proposed grades and facilities for stormwater drainage.

**SURVEYOR** - A licensed land surveyor registered by the Commonwealth of Pennsylvania.

**SWALE** - A low-lying stretch of land which gathers or carries surface water runoff.

**TEMPORARY OCCUPANCY** - Occupancy of a campground or organized camp for no more than six (6) months in any consecutive twelve-month period.

**TENT** - A portable lodging unit usually made of skins, canvas, plastic or strong cloth stretched and usually sustained by poles and dependent upon separate toilet and lavatory facilities.

**TOPOGRAPHIC MAP** - A map showing the elevations of the ground by contours or elevations, including all existing topographic features such as streams, roads, streets, existing facilities and improvements, as specified herein.

**TOPSOIL** - Surface soil and subsurface soil which presumably is fertile soil and ordinarily rich in organic matter or humus debris.

**TOWNSHIP** - The Township of Antis, Blair County, Pennsylvania.

**TRAILER**- A vehicular portable structure built on or designed to be mounted on a chassis or wheels or constructed as an integral part of a self-propelled vehicle for use as a temporary dwelling for travel, recreation and vacation and commonly known as "travel trailers," "pick-up coaches," "motor homes" or "camping trailers."

**WAIVER** - When the subdivider can show that a provision of this chapter would cause unnecessary hardship if strictly adhered to because of conditions peculiar to the site, and where, in the opinion of the Township, a departure from this chapter may be made without destroying the intent of such provisions, the Township may authorize a waiver; a modification to the minimum standards of this chapter. (Refer to "modifications.")

**WATERCOURSE** - A permanent or intermittent stream, river, brook, creek, channel or ditch for collection and conveyance of water, whether natural or man-made.

**WATER SUPPLY AND DISTRIBUTION SYSTEM, COMMUNITY** - A system for supplying and distributing water from a common source to two (2) or more dwellings and other

buildings within a subdivision, neighborhood or whole community, the total system being publicly or privately owned.

WATER SUPPLY AND DISTRIBUTION SYSTEM, ONLOT - A system for supplying and distributing water to a single dwelling or other building from a source located on the same lot.

WATER SURVEY - An inventory of the source, quantity, yield and use of groundwater and of surface water resources within a municipality.

SECTION 110-6      TERMS NOT DEFINED

Where terms or words are not defined in the foregoing definitions, they shall have their ordinarily accepted meanings or such as the context may imply; provided, however, that as to those terms which are not defined herein, but are defined in Section 107 of the Act of July 31, 1968 P.L. 247 (53 P.S. Section 10107), as amended, the Pennsylvania Municipalities Planning Code, said words shall have the meanings as set forth in said section.

## ARTICLE III

### SUBMISSION AND REVIEW PROCEDURES

#### SECTION 110-7. APPLICABILITY.

The procedures established in this Article shall apply to all subdivisions and land developments that require review and approval by Antis Township. It shall be the subdivider's responsibility to observe and follow the procedures established in this Article and to submit all plans and documents as may be required herein.

#### SECTION 110-8. APPROVAL REQUIRED.

Whenever any subdivision of land or land development is proposed, before any contract is made for the sale of any part thereof and before any permit for the erection of a structure in such proposed subdivision or land development shall be granted, the owner or his agent shall apply for and secure approval of such proposed subdivision or land development in accordance with the following procedures for subdivision and land development, which includes a maximum of two (2) steps for a minor subdivision and three (3) steps for a major subdivision as follows:

1. Minor subdivision:
  - a. Sketch plan (optional).
  - b. Final plan.
2. Major subdivision:
  - a. Sketch plan (optional).
  - b. Preliminary plan.
  - c. Final plan.

#### SECTION 110-9 PRE-APPLICATION CONSULTATION

Prior to filing an application for approval of a subdivision or land development within the Township, the owner or his authorized agent may meet with the Township for an official classification of his proposed subdivision or land development. The Township shall determine whether the proposal shall be classified as a minor subdivision, a major subdivision or a land development. At this time, the Township may advise the owner or his authorized agent as to which of the procedures contained herein must be followed.

#### SECTION 110-10. OFFICIAL FILING DATE



For the purpose of these regulations, the official filing date for required plans shall be the date of the regular meeting of the Antis Township Board of Supervisors next following the date the application and plans are received at the Township building. Provided that said regular meeting shall occur more than thirty (30) days following the submission of the application, the official filing date shall be the 30th day following the day the application has been submitted. On receipt of an application for subdivision or land development approval the Antis Township Board of Supervisors shall affix to the application both the date of submittal and the official filing date.

SECTION 110-11. REVIEW BY COUNTY PLANNING COMMISSION.

Final Plans shall be submitted to and reviewed by the Blair County Planning Commission in accordance with its then existing rules and regulations. Additionally, in situations where the Blair County Planning Commission already has reviewed final plans, and there is a subsequent proposal to modify said final plans by a change in location of the proposed development change in the size of the proposed development, change in type (use) of the proposed development and/or change in the frame of development (years) determined by the Pennsylvania Department of Environmental Protection, all such final plans for which subsequent modifications have been proposed shall be submitted to and reviewed by the Blair County Planning Commission in accordance with its then prevailing rules and regulations, unless the Blair County Planning Commission specifically instructs the Township not to submit such plans. The Township shall not grant final approval on an application until the Blair County Planning Commission report is received or until the expiration of 30 days from the date the application was forwarded to the Blair County Planning Commission.

SECTION 110-12. REVIEW BY TOWNSHIP PLANNING COMMISSION.

All plans shall be submitted to and reviewed by the Antis Township Planning Commission for advisory comments at its regular monthly meeting. The Local Planning Commission may review the plans with engineering, planning and/or other technical consultants to assist in the preparation of an advisory report for the Board of Supervisors. The Township shall forward to the applicant a copy of any report of the Local Planning Commission. The Township shall not take action on an application until the Local Planning Commission report is received or until the expiration of thirty (30) days from the date the application was forwarded to the Local Planning Commission.

SECTION 110-13. SKETCH PLAN.

- A. Submission. It is encouraged that prior to the preparation of a preliminary plan that the applicant confer with the Antis Township Planning Commission for the purpose of an informal discussion concerning the proposed subdivision or land development. The subdividers may submit a sketch plan following the guidelines set forth in Article IV, Section 110-25, of this chapter. The submission of a sketch plan is optional. When this option is chosen by the applicant, the sketch plan shall be submitted for review not less than ten (10) days prior to the date of the regular meeting of the Antis Township Planning Commission at which it is to be considered.

B. Sketch plan review. The Antis Township Planning Commission will review the sketch plan with the applicant as it relates to:

- (1) The Comprehensive Plan for Blair County.
- (2) The Antis Township Comprehensive Development Plan or any other local level comprehensive plan which may exist.
- (3) Other relevant ordinances which may exist.
- (4) The general suitability of the site for proposed development.
- (5) The availability of necessary services and facilities.
- (6) The improvements and design required by these regulations.
- (7) Any known proposals of either local, state or federal governments for such improvements as highways, dams, recreation areas, historic sites, plus any other facility that may have an impact on the proposed subdivision.

SECTION 110-14. MINOR SUBDIVISION PROCEDURE

- A. Minor subdivision plans shall be initiated and submitted for review in the form of a final plan as specified in Section 110-27 and shall be otherwise reviewed in accordance with the procedures and standards of Sections 110-16 through 110-20.
- B. Notwithstanding any other provision of the ordinance to the contrary, any additional subdivision shall be considered to be a major subdivision if such additional subdivision would result in six (6) or more lots being or having been created from what was a single lot on or after April 26, 1994, the effective date of Ordinance No. 1-94, providing for the regulation of subdivision of land.

SECTION 110-15. PRELIMINARY PLAN.

A. Submission. Upon reaching conclusions in the informal discussion(s) as a result of reviewing the optional sketch plan, and after reviewing the plan requirements of this chapter, the applicant is then in a position to proceed with the preparation and official submission of the preliminary plan. The preliminary plan shall conform with the requirements set forth in Article IV, Section 110-26, of this chapter. When filing applications for review and approval of subdivision and land development plans, the applicant shall submit to the Antis Township Board of Supervisors plans and data at two (2) stages of preparation which shall be designated as "preliminary plan" and "final plan." Application forms for the submission of both preliminary and final plans are available in the Antis Township Office.

- (1) Application fee. The fees for the submission and review of subdivisions and land developments within Antis Township shall be established by resolution by the Board of Supervisors.
  - (2) Number of copies. When submitting an application for review and approval of a preliminary plan, the applicant shall submit five (5) copies of prints of the proposed subdivision or development plan and supporting information along with three (3) copies of any proposed covenants to the Antis Township Board of Supervisors, which will then forward copies of the preliminary plan to the Antis Township Planning Commission, the Blair County Planning Commission, affected water and sewer agencies and the Township Engineer. Copies of the letter of transmittal from the applicant will be sent to other relevant agencies and companies such as other affected utility companies, post offices, the Bellwood-Antis School District, Assessors and Fire Departments, along with a notation that the plans are available for review in the Township Office. In addition to filing with Antis Township, preliminary plans shall be concurrently submitted to appropriate officials of the Township for action or information of such officials as appropriate.
    - (3) Sewage facilities planning module/exemption. When applicable, the application form shall be accompanied by four (4) copies of a completed Sewage Facilities Planning Module, completed Sewage Facilities Planning Exemption Request, or a completed Request for Planning Waiver and Non-Building Declaration as required by and to be submitted to the Pennsylvania Department of Environmental Protection (DEP).
- B. Review of the preliminary plan. On receipt of the recommendations from the prints and information distributed to the Local Planning Commission, the County Planning Commission and the Township Engineer, if the same have been received within a period of thirty (30) days of such transmittal, and on receipt of the recommendations of the other agencies noted in Subsection A(2), if the same have been received within a period of ten (10) days of such transmittal or such reasonable further time as may be requested by these agencies, the Antis Township Board of Supervisors shall review the application. Based on a thorough review of the comments of the abovementioned agencies and of the details of the preliminary plan in light of this chapter, the Township Board of Supervisors shall approve, approve with modification or disapprove the preliminary plan. The Antis Township Board of Supervisors shall render its decision and communicate its decision to the applicant not later than ninety (90) days following the date of the regular meeting of the governing body next following the date the application is filed, provided that should said next regular meeting occur more than thirty (30) days following the filing of the application, said ninety-day period shall be measured from the 30th day following the day the application has been filed.
- (1) Changes and modifications. The Antis Township Board of Supervisors may require or recommend changes or modifications of the preliminary plan as a prerequisite for approval of the final plan.

(2) Approval. Approval or approval with conditions, revisions or modifications as stipulated or suggested by the Township Board of Supervisors of the preliminary plan shall constitute approval of the subdivision or land development as to the character and intensity of development, the arrangement and approximate dimensions of streets, lots and other planned features. However, approval of the preliminary plan shall not constitute acceptance of approval for final approval and recording on fulfillment of all requirements of these regulations. The action of the Antis Township Board of Supervisors shall be communicated to the applicant in writing no later than fifteen (15) days following the decision.

(3) When the application is not approved in terms as filed, the written decision shall specify the defects found in the application, describe the requirements which have not been met, shall cite the provisions of the statute or ordinance relied upon and shall be communicated or mailed to the applicant not later than fifteen (15) days following the date of the decision.

SECTION 110-16. SUBMISSION REQUIREMENTS FOR FINAL PLAN.

1. After the applicant has received official notification that his preliminary plan has been approved and recommended changes, if any, have been made, he has five (5) years in which to submit a final plan. If the applicant does not do so within a five-year period, his preliminary plan shall be nullified unless a written time extension is approved by the Antis Township Board of Supervisors. The final plan must conform to the general scheme of the preliminary plan as approved and must contain the information specified in Article IV, Section 110-27.
2. The final plan may be a portion of the entire subdivision shown on the preliminary plan.
3. Provisions for final plan approval.
  - a. Before requesting final plan approval, the applicant must submit to the Antis Township Board of Supervisors either a certification by a licensed engineer that all improvements and installations to the subdivision required by this chapter have been made as required by this chapter and have been made in accordance with the specifications and approved plans or a bond which shall deposit with the municipality of financial security in an amount sufficient to cover the costs of such improvements or common amenities, including but not limited to roads, stormwater detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements or buffer or screen plantings which may be required.
  - b. No plat shall be finally approved unless the streets shown on such plat have been improved to a mud free or otherwise permanently

passable condition, or improved as may be required by this chapter, and any walkways, curbs, gutters, streetlights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers and other improvements as may be required have been installed in accordance with this chapter. In lieu of the completion of any improvements required as a condition for the final approval of a plat, this chapter provides for the deposit with the municipality of financial security in an amount sufficient to cover the costs of such improvements or common amenities, including but not limited to roads, stormwater detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements or buffer or screen plantings which may be required.

SECTION 110-17. FINANCIAL SECURITY.

A. General provisions.

- (1) When requested by the developer, in order to facilitate financing, the governing body or the planning agency, if designated, shall furnish the developer with a signed copy of a resolution indicating approval of the final plat contingent upon the developer obtaining a satisfactory financial security. The final plat or record plan shall not be signed nor recorded until the financial improvements agreement is executed. The resolution or letter 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 governing body; such extension shall not be unreasonably withheld and shall be placed in writing at the request of the developer.
- (2) Without limitation as to other types of financial security which the municipality may approve, which approval shall not be unreasonably withheld, federal or commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security for the purposes of this section.
  - (3) Such financial security shall be posted with a bonding company or federal or commonwealth chartered lending institution chosen by the part posting the financial security, provided that said bonding company or lending institution is authorized to conduct such business within the commonwealth.
  - (4) 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 or approval or accompanying agreement for completion of the improvements.
- (5) The amount of financial security to be posted for the completion of the required improvements shall be equal to one hundred ten percent (110%)

of the cost of completion estimated as of ninety (90) days following the date scheduled for completion by the developer. Annually, the municipality may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the municipality may require the developer to post additional security in order to assure that the financial security equals said one hundred ten percent (110%). Any additional security shall be posted by the developer in accordance with this subsection.

(6) The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements, in accordance with applicable Prevailing Wage Rates for Pennsylvania, submitted by an applicant or developer and prepared by a professional engineer licensed as such in this commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The cost estimate shall separate the costs of all improvements to be dedicated to the Township (for GASB 34 compliance) from those improvements not to be dedicated. The municipality, upon the recommendation of the Municipal Engineer, may refuse to accept such estimate for good cause shown. If the applicant or developer and the municipality are unable to agree upon an estimate, then the estimate shall be recalculated and re-certified by another professional engineer licensed as such in this commonwealth and chosen mutually by the municipality and the applicant or developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the municipality and the applicant or developer.

(7) 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 may 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 reestablished on or about the expiration of the preceding one-year period by using the above bidding procedure.

(8) In the case where development is projected over a period of years, the governing body or the planning agency may authorize submission of final plats by section or stages of development subject to such requirements or guaranties 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.

(9) As the work of installing the required improvements proceeds, the party posting the financial security may request the governing body to release, or authorize the release of, from time to time, such portions of the financial security necessary for payment to the contractor or contractors performing the work. Any such requests shall be in writing addressed to the governing body, and the governing body shall have forty-five (45) days from receipt of such request within which to allow the Municipal Engineer to certify, in writing, to the governing body that such portion of the work upon the improvements has been completed in accordance \_ with the approved plat. Upon such certification, the governing body shall authorize release by the bonding company or lending institution of an amount as estimated by the Municipal Engineer fairly representing the value of the improvements completed or, if the governing body fails to act within said forty-five-day period, the governing body shall be deemed to have approved the release of funds as requested. The governing body may, prior to final release at the time of completion and certification by its Engineer, require retention of ten percent (10%) of the estimated cost of the aforesaid improvements.

(10) Where the governing body accepts dedication of all or some of the required improvements following completion, the governing body may 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 not to exceed eighteen (18) months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in this section with regard to installation of such improvements, and the amount of the financial security shall not exceed fifteen percent (15%) of the actual cost of installation of said improvements.

(11) 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 municipality, 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.

(12) If financial security has been provided in lieu of the completion of improvements required as a condition for the final approval of a plat as set forth in this chapter, the municipality shall not condition 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 plat upon actual completion of the improvements depicted upon the approved final plat. Moreover, if said financial security has been provided, occupancy permits for any building or buildings to be erected shall not be withheld following the improvement of the streets providing access to and from existing public

roads to such building or buildings to a mud-free or otherwise permanently passable condition, as well as the completion of all other improvements as depicted upon the approved plat, either upon the lot or lots or beyond the lot or lots in question if such improvements are necessary for the reasonable use of or occupancy of the building or buildings. Any ordinance or statute inconsistent herewith is hereby expressly repealed.

B. Release from improvement bond.

(1) When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the municipal governing body, in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Municipal Engineer. The applicant's engineer shall certify that all completed work complies with the approved plans. The municipal governing body shall, within ten (10) days after receipt of such notice, direct and authorize the Municipal Engineer to inspect all of the aforesaid improvements. The Municipal Engineer shall, thereupon, file a report, in writing, with the municipal governing body and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Municipal Engineer of the aforesaid authorization from the governing body; said report shall be detailed and shall indicate acceptance or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be accepted or shall be rejected by the Municipal Engineer, said report shall contain a statement of reasons for such non-approval or rejection.

(2) The municipal governing body shall notify the developer within fifteen (15) days of receipt of the Engineer's report, in writing, by certified or registered mail, of the action of said municipal governing body with relation thereto.

(3) If the municipal governing body or the Municipal Engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been accepted and the developer shall be released from all liability except that required under Subsection A(10), pursuant to its performance guaranty bond or other security agreement.

(4) If any portion of said improvements shall not be accepted or shall be rejected by the municipal governing body, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.



(5) 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 municipal governing body or the Municipal Engineer.

(6) Where herein reference is made to the Municipal Engineer, he shall be a duly registered professional engineer employed by the municipality or engaged as a consultant thereto.

(7) The applicant shall reimburse the municipality for the reasonable and necessary expense incurred for the inspection of improvements, including resident inspection for those improvements as determined by the Township. Such reimbursement shall be based upon a schedule established by ordinance or resolution. Such expense shall be reasonable and in accordance with the ordinary and customary fees charged by the Municipal Engineer or consultant for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the Engineer or consultant to the municipalities when fees are not reimbursed or otherwise imposed on applications.

(a) In the event that the applicant disputes the amount of any such expense in connection with the inspection of improvements, the applicant shall, within thirty (30) working days of the date of billing, give written notice to the municipality that such expenses are disputed as unreasonable or unnecessary and shall explain the basis of their objection to the fees charged, in which case the municipality shall not delay or disapprove a subdivision or land development application or any approval or permit related to development due to the applicant's request over disputed Engineer expense. Failure of the applicant to dispute a bill in writing within 30 days shall be a waiver of the applicant's right to arbitration of that bill under this section.

(b) If, within twenty (20) days from the date of billing, the municipality and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then the applicant and municipality shall jointly, by mutual agreement, appoint another professional engineer licensed as such in the Commonwealth of Pennsylvania to review said expenses and make a determination as to the amount thereof which is reasonable and necessary.

(c) The professional engineer so appointed shall hear such evidence and review such

documentation as the professional engineer in his or her sole opinion deems necessary and render a decision within fifty (50) days of the billing date. The applicant shall be required to pay the entire amount determined in the decision immediately.

(d) In the event that the municipality and applicant cannot agree upon the professional engineer to be appointed within twenty (20) days of the billing date, then, upon application of either party, the President Judge of the Court of Common Pleas of the judicial district in which the municipality is located (or if at the time there is no President Judge, then the senior active Judge then sitting) shall appoint such engineer, who, in that case, shall be neither the Municipal Engineer nor any professional engineer who has been retained by, or performed services for, the municipality or the applicant within the preceding five (5) years.

(e) The fee of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the applicant if the amount of payment required in the decision is equal to or greater than the original bill. If the amount of payment required in the decision is less than the original bill by one thousand dollars (\$1,000.) or more, the municipality shall pay the fee of the professional engineer, but otherwise the municipality and the applicant shall each pay one-half (½) of the fee of the appointed professional engineer.

C. Remedies to effect completion improvements. In the event that any improvements which may be required have not been installed as provided in this chapter or in accord with the approved final plat, the governing body of the municipality is hereby granted the power to enforce any corporate bond or other security by appropriate legal and equitable remedies. If proceeds of such bond or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the governing body of the municipality 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 moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security and not for any other municipal purpose.

SECTION 110-18. REVIEW AND APPROVAL OF FINAL PLAN.

A. Within ninety (90) days from the submission of the final plan, the Antis Township Board of Supervisors shall review and act on the plan and notify the applicant in writing of its action. On finding the final plan application to be in accordance with the requirements of this chapter and for compliance with the approved preliminary plan, the Antis Township Board of Supervisors shall affix its seal on the plan together with the certifying signature of the Chairman. Where modifications of the final plan are requested or the plan is disapproved, the grounds for these actions must be stated in the notification and noted in the Antis Township Board of Supervisors' records.

B. Approval of the final plan. Based on a thorough review of the details of the final plan, the Township shall approve; approve with conditions, revisions or modifications; or disapprove the application; render its decision; and communicate its decision to the applicant within ninety (90) days after the date the final plan application was filed. The Antis Township Board of Supervisors shall notify the applicant in writing of its decision no later than fifteen (15) days following the decision. The approval of the final plan by the Antis Township Board of Supervisors shall not be deemed an acceptance of the proposed dedication and shall not impose any duty on any of the municipalities of Blair County concerning the maintenance or improvements of any such street, highway, alley or other portions of the same, until the municipality in which the subdivision is located shall have accepted or made actual appropriation of the same by entry, use or improvement. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the statute or ordinance relied upon.

SECTION 110-19. GENERAL PROVISIONS REGARDING APPROVAL OF PLATS.

All applications for approval of a plat, whether preliminary or final, shall be acted upon by the governing body within such time limits as may be fixed in this chapter, but the governing body shall render its decision and communicate it to the applicant not later than ninety (90) days following the date of the regular meeting of the governing body next following the date the application is filed, provided that should said next regular meeting occur more than thirty (30) days following the filing of the application, said ninety-day period shall be measured from the 30th day following the day the application has been filed.

A. The decision of the governing body or the planning agency shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.

B. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the statute or ordinance relied upon.

C. Failure of the governing body to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

D. Changes in the chapter shall affect plats as follows:

(1) From the time an application for approval of a plat, whether preliminary or final, is duly filed as provided in this chapter, and while such application is pending approval or disapproval, no change or amendment of the zoning, subdivision or other governing ordinance or plan shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provision of the governing ordinances or plans as they stood at the time the application was duly filed. In addition, when a preliminary application has been duly approved, the applicant shall be entitled to final approval in accordance with the terms of the approved preliminary application as hereinafter provided. However, if an application is properly and finally denied, any subsequent application shall be subject to the intervening change in governing regulations.

(2) When an application for approval of a plat, whether preliminary or final, has been approved without conditions or approved by the applicant's acceptance of conditions, no subsequent change or amendment in the zoning, subdivision or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from such approval.

(3) Where final approval is preceded by preliminary approval, the aforesaid five-year period shall be counted from the date of the preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.

(4) Where the landowner has substantially completed the required improvements as depicted upon the final plat within the aforesaid five-year limit, or any extension thereof as may be granted by the governing body, no change of municipal ordinance or plan enacted subsequent to the date of filing of the preliminary plat shall modify or revoke any aspect of the approved final plat pertaining to zoning classification or density, lot, building, street or utility location.

(5) In the case of a preliminary plat calling for the installation of improvements beyond the five-year period, a schedule shall be filed by

the landowner with the preliminary plat delineating all proposed sections as well as deadlines within which applications for final plat approval of each section are intended to be filed. Such a schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plat approval, until final plat approval of the final section has been granted, and any modification in the aforesaid schedule shall be subject to approval of the governing body in its discretion.

(6) Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of twenty-five percent (25%) of the total number of dwelling units as depicted on the preliminary plan, unless a lesser percentage is approved by the governing body in its discretion. Provided that the landowner has not defaulted with regard to or violated any of the conditions of the preliminary plat approval, including compliance with landowner's aforesaid schedule of submission of final plats for the various sections, the aforesaid protections afforded by substantially completing the improvements depicted upon the final plat within five (5) years shall apply and for any section or sections, beyond the initial section, in which the required improvements have not been substantially completed within said five-year period, the aforesaid protections shall apply for an additional term or terms of three (3) years from the date of final plat approval for each section.

(7) Failure of the landowner to adhere to the aforesaid schedule of final plats for the various sections shall subject any such section to any and all changes in the zoning, subdivision and other governing ordinance enacted by the municipality subsequent to the date of the initial preliminary plan submission.

E. Before action on any subdivision plat by the Board of Supervisors, the applicant shall state that all rights-of-way, streets, sewer and water facilities and other public improvements shall be certified by a licensed engineer to have been completed in accordance with the approved plans.

F. Before acting on any subdivision plat, the governing body or the planning agency, as the case may be, may hold a public hearing thereon after public notice.

#### SECTION 110-20. RECORDING OF FINAL PLAN.

Upon the approval of a final plat, the subdivider/developer shall within 90 days of such final approval or 90 days after the date of delivery of an approved plat signed by the governing body, following completion of conditions imposed for such approval, whichever is later, record such plat in the office of the Blair County Recorder of Deeds and file with the Township a Recorder's Certificate that the approved plan has been recorded with the instrument number indicated. If the applicant fails to have the plan recorded, the decision of the Antis Township Board of Supervisors is voided unless the applicant has obtained a written extension of time approved in writing by the

Township. The applicant shall proceed with the sale of lots and structures only after the final plan has been recorded with the County Recorder of Deeds. Recording the final plan shall be an irrevocable offer to dedicate all streets and other public ways to public use and to dedicate or reserve all park, open space and other public areas to public use unless reserved by the applicant. The approval of the final plan shall not impose any duty on the Board of Supervisors or the Township concerning maintenance or improvements by ordinance or resolution.

## ARTICLE IV

### PLAN REQUIREMENTS

#### 110-21. APPROVAL REQUIRED

After the effective date of this chapter, no person, firm or corporation proposing to make or having made a subdivision or land development, within the area of jurisdiction of this chapter, shall proceed with any development, such as grading of roads or alleys or any other action, before obtaining approval of the proposed subdivision or land development by the Antis Township Board of Supervisors. The provisions and requirements of this chapter shall apply to and control all land subdivision and development which has not been recorded in the office of the Recorder of Deeds in and for Blair County, Commonwealth of Pennsylvania, prior to the effective date of this chapter.

#### 110-22. DISCUSSION OF REQUIREMENTS.

Before preparing a sketch plan or preliminary plan for a subdivision or land development, the applicant should discuss with the Township the procedure for adoption of a subdivision or land development plan and the requirements as to the general layout of streets and for the reservation of land, street improvements, drainage, sewerage, fire protection and similar matters, as well as the availability of existing services. The Township shall also advise the applicant, where appropriate, to discuss the proposed subdivision or land development with those officials (such as the Soil Conservationist, Township Engineer and Sewage Enforcement Officer) who must eventually approve these aspects of the subdivision or land development plan coming within their jurisdiction.

#### 110-23. CONFORMITY WITH MASTER PLAN.

The layout of the proposed subdivision or land development shall be in conformity with the Comprehensive Plan for Blair County, the Antis Township Comprehensive Development Plan as periodically updated and any local level plan which may exist within the area of the proposed subdivision.

#### 110-24. SITE CONSIDERATIONS.

No land shall be subdivided or developed:

- A. Unless access to the land over adequate streets or roads exists or will be provided by the applicant; or
- B. If such land is considered by Antis Township as unsuitable for residential use by reason of floodplain and floodway location or improper drainage, unacceptable underlying geologic structure, insufficient depth of the seasonal water table, unsuitable soil conditions, wetlands, unfavorable topographic

features or the presence of any other features harmful to the health and safety of possible residents and the community as a whole.

110-25.      SKETCH PLAN.

A.      Prior to the official submission of the preliminary plan, a subdivision or land development sketch plan may be submitted by the applicant or property owner to facilitate an informal discussion with the Township officials concerning the proposed subdivision or land development. This informal discussion may be extremely valuable in guiding the applicant on the proper course in the development of a subdivision or land development thereby reducing the possibility for any costly mistakes. Submission of the sketch plan will not constitute formal filing of the plan with the Township. The sketch plan need not be drawn to scale or contain precise dimensions.

B.      The following items are suggested for inclusion in the sketch plan presentation:

- (1)      The name of the owner.
- (2)      The general location within the Township.
- (3)      The proposed name of subdivision or land development.
- (4)      Tract boundary, including all land which the applicant intends to subdivide.
- (5)      General topographical and physical features along with watercourses, streams, ponds, floodplains and wetlands.
- (6)      The names of surrounding property owners.
- (7)      The North point; approximate scale and date of original drawing.
- (8)      Streets on and adjacent to the tract.
- (9)      The proposed general street layout.
- (10)    The proposed general lot layout or development. (12) The proposed use of the lots or development.
- (11)    Any other information which would be helpful in the preliminary discussion of what the applicant intends to do.
- (12)    A statement of general availability of utilities of water and sewer, etc.

110-26.      PRELIMINARY PLAN.



A. The preliminary plan shall be accurately drawn to a scale of one (1) inch equals sixty (60) feet or larger [i.e. one (1) inch equals twenty (20) feet, fifty (50) feet, etc.] unless otherwise approved by the Township Engineer. The preliminary plan shall be submitted on the following sheet sizes: eighteen by twenty-four (18 x 24) inches; twenty-four by thirty-six (24 x 36) inches; or thirty-six by forty-two (36 x 42) inches. The sheets comprising a submission shall be on one (1) common size and shall contain the information noted in Subsection B. Reduced size (8 ½" X 14" or 11" x 17") plans shall also be submitted.

B. Required information. The preliminary plan shall contain the following information:

(1) Notes and data:

(a) The name of the proposed subdivision or land development with identification as a preliminary plan and the name of the municipality in which it is located.

(b) The date of application for subdivision or land development approval.

(c) The name and address of record owner of the tract along with deed book and page (instrument) number of the deeds conveying the property to the owner.

(d) The name(s) and address of developer, applicant or authorized agent if different from owner.

(e) The name, address and seal of registered professional engineer, architect, surveyor or landscape architect responsible for the plan.

(f) The tax parcel number(s) of subject tracts.

(g) The type of sewage disposal and water supply to be utilized. If on-lot groundwater is proposed to be used, a hydrogeological analysis must be submitted for all major subdivisions and for other subdivisions and land developments at the discretion of the Township. The hydrogeologic report shall include the following:

[1] Recharge rates for the area of development that are based on published or open files information (*available from the Pennsylvania Bureau of Topographic and Geologic Survey or the U.S. Geological Survey*) or provided by a developer's consulting engineer or geologist;

[2] Proposed withdrawal rates as contained in the development plan;

[3] Information about local and regional geology that will help local officials determine whether conditions exist that would affect groundwater recharge;

[4] Information about existing groundwater use in the vicinity to determine potential impacts on existing wells or on the proposed development;

[5] Potential impacts to surface waters;

[6] Determination of a housing density consistent with recharge capacity; and

[7] Well construction specifications that will provide for adequate and safe water storage.

- (h) The total acreage of the subject tracts, and total number of proposed lots or units (if applicable) and total gross square footage of proposed buildings (if applicable).
- (i) The North point, graphic scale, date of original plan along with date and description of revisions to the plan.
- (j) The base of benchmark for elevations on the plan.
- (k) The proposed use of property.
- (l) The number of required parking spaces (if applicable).
- (m) A list of utility companies in accordance with Act 172, if project involves excavation.
- (n) A legend describing symbols used on plan.
- (o) A location map showing the proposed subdivision or land development in relation to municipal boundaries, public roads, streams and adjoining areas.
- (p) A signed, notarized statement by the owner certifying ownership of the property, acknowledging their intention to develop the property as depicted on the plans and authorizing recording of said plan.
- (q) A signed statement by the owner listing land or facilities to be offered for dedication to the municipality and acknowledging that the owner will be responsible for maintenance of lands or facilities until they are completed and accepted by the municipality.

(r) A place for the signatures of the Chairman and Secretary of the Township Board of Supervisors and space to fill in date of approval.

(s) This following checklist box for Blair County 9-1-1 approval:

<p><b>911-E CENTER</b></p> <p>ADDRESSING APPROVED BY BLAIR COUNTY 911-E CENTER ON THE _____ DAY OF _____, _____.</p> <p>BY 911-E DIRECTOR</p>
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(t) A Sewage Facility Planning Module, Sewage Facilities Planning Exemption Request, or Request for Planning Waiver and Non-Building Declaration, as applicable.

(u) A project narrative shall be submitted. The narrative shall include at least the following:

[1] Statement of the ownership of all the land included within the development

[2] Explanation of the purpose/use of the subdivision or land development

[3] Describe sewer and water methods to be used

[4] Description of covenants, grants of easements or other restrictions to be placed on the use of the land

[5] Waivers to be requested and proposed alternatives

[6] Statement describing stormwater management methods

[7] Statement describing any facilities to be dedicated to or maintained by the Township

(2) Topographic mapping of the subject tract showing the following information:

- (a) The exterior boundary line of tract.
- (b) Ground elevations indicated by contours at intervals of two (2) feet for land with an average natural slope of eight percent (8%) or less and at five-foot intervals for land with an average natural slope greater than eight percent (8%) and the location of benchmark and datum used.
- (c) The name and deed references of all owners of immediately adjacent land.
- (d) Existing streets on and adjacent to the tract; name; location of right-of-way; right-of-way widths; cartway widths; type of surfacing; elevation of surfacing; driveway cuts; and approximate grades.
- (e) Existing easements, including location, width and purpose.
- (f) Existing utilities on and adjacent to the tract, including location, type, size and invert elevation of sanitary and storm sewers, location and size of water mains and valves, fire hydrants, streetlights, gas lines, oil and similar transmission lines and power lines with utility poles, transformers and related appurtenances. If any of the foregoing are not available at the site, indicate the distance to the nearest available utility and furnish a statement of availability.
- (g) Watercourses, floodplains, wetlands, geologic features, tree masses and other significant natural features
- (h) Existing man-made features, including structures, railroads, bridges and driveways.
- (i) Buffer areas required by this chapter or other relevant ordinance.

(3) If the preliminary plan is proposed to proceed to a final plan with the posting of financial security, the following shall be shown on plans:

- (a) A statement that approval of the preliminary plans does not authorize construction of facilities or the sales of lots depicted on plans.
- (b) The location of proposed streets, including rights-of-way, right-of-way widths, cartway widths, approximate grades and the type and elevation of surfaces, sidewalks, gutters, etc.
- (c) A schematic design of proposed sanitary sewage system (if applicable), showing approximate location of manholes, pump

stations, treatment facilities, force mains and sizes of mains. If the subdivision or land development is to be served by a sewer authority or agency, verification of the capacity to serve the proposed subdivision or land development must accompany the submission.

- (d) If on-site sewage disposal is to be utilized, the soil types, location of soil probes and percolation test sites and a listing of the test areas, with a summary of the general suitability of each test area.
- (e) A schematic design of proposed water distribution system (if applicable) showing approximate location of fire hydrants, pumping facilities, treatment facilities, storage tanks and sizes of mains. If the subdivision or land development is to be served by a water authority or agency, verification of the capacity to serve the proposed subdivision or land development must accompany the submission. In cases when an on-lot water supply is to be utilized, the location of areas for proposed well sites shall be identified.
- (f) A schematic design of proposed stormwater management system, including inlets, culverts, swales, channels and detention/retention facilities.
- (g) Proposed lot lines, lot numbers, approximate area of each lot and proposed minimum front, side and rear building setback lines.
  - (h) Areas to be reserved for parks, playgrounds or other public uses with a statement of who will eventually assume ownership of such areas.
- (i) Proposed buildings with ground floor area, gross square footage and height of each building, vehicular and pedestrian circulation systems and outdoor storage facilities, including bulk trash containers and material storage.
- (j) Proposed parking areas with handicap stalls, loading areas, driveways and driveway location at the street line accessing a proposed street for each lot, buffer and other landscape areas and fire lanes.
- (k) Phasing of project and tentative timetable with proposed sequence of the project (if applicable).
- (l) Proposed easements, including location, width, purpose and information related to maintenance arrangements.
- (m) If a preliminary plan is proposed to proceed to construction, with a final plan submitted for approval after completion of required improvements, the following shall be shown on plans:

[1] A statement that approval of the preliminary plan authorizes construction of facilities depicted on plans, but does not authorize sales of lots or use of facilities.

[2] That information required by Section 110-27B(7) and C of this chapter.

(o) Additional information when required by the Township in the case of special conditions may include the following:

[1] Profiles showing existing ground surface and proposed street grades and typical cross sections of the roadways and sidewalks.

[2] Areas to be reserved for schools, shopping, churches, industries, multifamily dwellings or any other known public use exclusive of single-family dwellings.

[3] A draft of protective covenants in cases where the applicant wishes to regulate land use within the subdivision or land development and otherwise regulate and protect the proposed development.

[4] A water and sewerage feasibility report prepared by a registered professional engineer.

110-27. FINAL PLAN.

A. The final plan shall be accurately drawn to a scale of one (1) inch equals sixty (60) feet or larger [i.e. one (1) inch equals twenty (20) feet, fifty (50) feet, etc.] unless otherwise approved by the Township Engineer. The final plan shall be submitted on the following sheet sizes: eighteen by twenty-four (18 x 24) inches; twenty-four by thirty-six (24 x 36) inches; or thirty-six by forty-two (36 x 42) inches. The sheets comprising a submission shall be on one (1) common size and shall contain the information noted in Subsection B. Reduced size (8½" x 14" or 11" x 17") plans shall also be submitted.

Subsequent to final plan approval after the plans have been signed, Subdivision and Land Development plans shall also be submitted in digital format, utilizing the Adobe Acrobat PDF file system. Digital files will be accepted in Single Page or Multi-page format. All documents submitted in digital format will be accepted on CD-ROM using the following file-naming format. Single Page files shall contain the plan order number followed by a description of the plan type. Example: 01-Cover.pdf, 02-Site Plan.pdf and so forth. Multipage files are to be created in the order of the plan set. Each page within the Multipage file shall contain a bookmark that describes the plan type. Example: Cover Sheet, Site Plan and so forth. Financial security shall be posted for the submission of the signed digital plans.

B. Required information. The final plan shall contain the following information:

- (1) That information required by Section 110-26B(1), except that plan shall be identified as a final plan, and Section 110-26B(2) of this chapter.
- (2) Boundary lines of each lot or area to be dedicated or reserved for public or community use completely dimensioned in feet and hundredth of feet and bearing with degrees, minutes and seconds, with an error of closure of not more than one (1) foot in two thousand (2,000). All curves shall show radii, lengths of arcs, tangents and chord bearings with distances.
- (3) The location and material of all permanent monuments and lot markers.
- (4) Lot numbers, area and setback lines on each lot.
- (5) All proposed easements with dimensional information and purpose.
- (6) Space on lower edge of final plan for acknowledgment of receipt and recording of plan by the Blair County Recorder of Deeds Office.
- (7) The following information regarding proposed improvements:
  - (a) Design of proposed streets, including a plan showing geometry and proposed contours, typical cross section and profiles; details of curbing, inlets or other facilities involved in street construction.
  - (b) Design of stormwater management controls in accordance with the approval of the Township Engineer and the Antis Township Stormwater Management Ordinance.
  - (c) Design of sewage collection and treatment facilities (if applicable), including plan showing location of facilities, profiles and details and other information required by the municipal authority or utility company that will assume responsibility for the system upon completion.
  - (d) If on-lot sewage is to be utilized, show soil types, location of soil probes and percolation tests, suitable primary and replacement absorption bed areas on each lot with provisions for their protection and reservation and a summary of the general suitability of each test area. The following statement shall be placed on plan: "This is not a guaranty that a sewage permit will or will not be issued for any lot or parcel. The Municipal Sewage Enforcement Officer (SEO) must be contacted to conduct any further tests, as necessary, to determine permit issuance."

- (e) Design of water supply facilities (if applicable), including plans and details showing location sizing and installation of mains, valves, fittings, fire hydrants and other appurtenances.
- (f) Proposed buildings with finished ground floor elevations, ground floor area, gross floor area and height listed.
- (g) Proposed pedestrian circulation systems, including details of construction.
- (h) Outdoor storage facilities, including bulk trash containers and material storage.
- (i) Proposed parking areas showing parking stalls, handicap stalls, signage, loading areas, fire lanes and driveways, with dimensional information and details of pavement construction.
- (j) Outdoor lighting showing type of fixtures and mountings
  - (k) Landscaping plan when required by Article VIII, Section 110-59, or when buffer plantings are required.
- (l) Grading plans with proposed contours and spot elevations to depict accurately all changes to the topography within the site.
- (m) Location and details of soil erosion and sedimentation controls.
  - (n) Profile and detail of typical driveway showing materials, cross pipes, profile, elevation and connection with public street. Driveway crosspipe sizes must be provided for each lot.

C. Supporting documentation. If relevant to the proposed subdivision or land development, the following documentation shall be required and submitted prior to final plan approval.

- (1) A soil erosion and sedimentation control plan as required by Chapter 102 of the rules and regulations of the Department of Environmental Protection along with a letter from the Blair County Conservation District approving said plan, or the appropriate NPDES Permit for Stormwater Discharges from Construction Activities for sites involving more than one (1) acre.
- (2) Applicable permits issued by the Department of Environmental Protection for waterway obstructions, stream or wetland encroachments and community water systems.
- (3) A Sewage Planning Module or Request for Planning Exemption and a letter of approval for such from the Department of Environmental Protection.



- (4) A water quality management permit, National Pollutant Discharge Elimination System (NPDES) permit or other permits that may be required for sewage systems.
- (5) Documents pertaining to homeowner associations, condominium declarations and/or restrictive covenants.
- (6) Approval by the United States Postal Service and Blair County 9-1-1 Center of street names.

(7) A Highway Occupancy Permit issued by the Pennsylvania Department of Transportation, if the subdivision or land development proposes access to a State Road, construction activities in a State Road right-of-way, increased traffic to a State Road right-of-way, or changes drainage to a State Road right-of-way. If a permit is determined to not be necessary, then the Developer's consultant shall submit a written statement that they have contacted PennDOT and no permit is necessary.

(8) At the discretion of the Township, a Developer's Agreement outlining the terms and conditions of the Township plan approval and defining delayed construction performance and maintenance bonding requirements. Preparation of this agreement shall be in a form acceptable to the Township Solicitor.

D. Minor subdivision exclusions. The following may be omitted from plans for subdivisions meeting the definition as minor subdivisions:

- (1) Ground elevation information as otherwise required in Section 110-26B(2)(b). Topographic mapping on a base using USGS 7.5 minute mapping or better, may be substituted.
- (2) Information on proposed streets as delineated in Subsection B(7)(a).
- (3) Information on proposed sewage collection and treatment facilities, other than on-lot, as delineated in Subsection B(7)(c), except when located within the future service area of a sanitary sewer system as per an approved Act 537 plan.

E. Non-Building Subdivisions: In subdivisions where no new construction is proposed, the plan requirements specified in the following Sections may be waived: 110-26.B.1.g., 110-26.B.1.j., 110-26.B.1.l., 110-26.B.1.m., 110-26.B.1.q., 110-26.B.1.s., 110-26.B.2.b., 110-26.B.2.f., 110-26.B.2.g., 110-26.B.2.i., 110-26.3., 110-27.B.5., and 110-27.B.7. A Request for Planning Waiver and Non-Building Declaration (to sewage planning requirements) must be completed and approved by the Township prior to subdivision approval.

F. Side Lot Additions: In subdivisions where side lot additions are proposed, this acreage shall be merged into the tract to which it is being added. In these cases, the plan requirements specified to be waived in Section 110-27.E may be waived

here as well. Also, the submission of a Request for Planning Waiver and Non-Building Declaration is not necessary.

ARTICLE V  
DESIGN STANDARDS

SECTION 110-28. MOST STRINGENT REQUIREMENTS TO APPLY.

In all land developments and subdivisions developed after the effective date of this chapter, certain improvements shall be installed in accordance with design specifications set forth herein. Whenever the Township standards, in applicable zoning ordinances, building codes, road ordinances or other ordinances, resolutions or regulations require standards that exceed these minimum standards, those Township standards shall apply. Whenever the standards of this chapter exceed those of the other municipal ordinances, the standards of this chapter shall apply.

SECTION 110-29 GENERAL STANDARDS.

The following general standards shall apply to all types of development. The Township will study the following factors affecting the suitability of a proposed subdivision or land development:

- A. Land subject to flooding and land deemed by the Township to be uninhabitable for other reasons shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, life, property, groundwater or aggravate the flood hazard; but such land within a plan shall be set aside for such uses as will not be endangered by periodic or occasional inundation or as will not endanger life, property or further aggravate or increase the existing menace. Any development within a floodway shall be in accordance with the applicable DEP permit.
- B. Areas characterized by steep slopes [slopes greater than fifteen percent (15%)], geologic formations, sink holes, wetlands or other such features which restrict the usability of the land shall not be subdivided or developed.
- C. In determining the suitability of land for subdivision, the Township shall refer to applicable studies by the County Planning Commission, state and federal agencies, including the soil survey prepared by the United States Department of Agriculture, Natural Resources Conservation Service.
- D. The layout or arrangement of the subdivision or land development shall conform to the Blair County Comprehensive Plan, the Antis Township Comprehensive Development Plan and to any regulations or maps adopted in furtherance thereof; in addition, the layout or arrangement of the subdivision or land development shall conform to any local level Comprehensive Plan or other applicable ordinances which may exist.
- E. Where evidence indicates that the minimum lot size requirements specified in other sections of this chapter or in any applicable zoning ordinance are not adequate to permit the installation of individual on-lot water and/or sewage

disposal facilities, along with an area to be set aside for a replacement sewage absorption bed, the Township shall require that the Township Sewage Enforcement Officer (SEO) or the State Department of Environmental Protection (DEP) make such tests as are necessary to determine the adequacy of the proposed facilities in relation to the provisions of the Pennsylvania Sewage Facilities Act 537,<sup>11</sup> as amended, plus other applicable state or local regulations. The Township shall review and shall make a final determination on the adequacy of the proposed facility.

- F. No subdivision showing reserve strips controlling the access to public ways will be approved, except where the control and disposal of the land comprising such strips are definitely placed within the jurisdiction of the Township under agreement meeting the approval of the Township.
- G. Lot lines shall, where possible, follow municipal and county boundary lines rather than cross them.
- H. All subdivision and land developments shall be designed and constructed in accordance with recommendations received from the Township Engineer.

SECTION 110-30. STREETS

A. The following general standards shall apply to all streets within a subdivision:

- (1) The location and width of all streets shall conform to the county and local level Comprehensive Plans or to such parts thereof as may have been adopted by the county or Township.
- (2) The proposed street system shall extend existing or recorded streets with the same width or larger but in no case less than the required minimum width.
- (3) Where, in the opinion of the Township Supervisors and/or Planning Commission, it is desirable to provide for street access to adjoining property, street stubs shall be extended by dedication to the boundary of such property. In addition, at the discretion of the Board of Supervisors, at least two points of ingress and egress must be provided to the subdivision or land development. Typically, a second ingress/egress point will be required for all subdivisions of 20 lots or more.
- (4) New minor streets shall be so designed as to discourage through traffic, but the subdividers shall give adequate consideration to provision for the extension and continuation of major arterial and collector streets into and from adjoining properties.
- (5) Where a subdivision abuts (or contains) an existing street of improper width or alignment, the Township may require the dedication of land sufficient to widen the street or correct the alignment.

(6) Private streets (streets not to be offered for dedication) are discouraged. Private streets will be approved only if they meet the design standards of this chapter except pervious pavement is allowable for private streets. Private streets are prohibited in major subdivisions.

(7) Street pavement design shall conform with the following:

(a) The road construction standards contained herein are minimum standards. These standards are adequate to provide safe, durable roads for all streets within the Township. In no case should a proposed design provide for less than these standards require. Designs in excess of these standards may be required when conditions warrant. Design criteria to be used shall be Pennsylvania Department of Transportation Design Manual, Part 2, Highway Design. Material and construction methods shall comply with the latest edition of PennDOT Specification, Publication 408, and Standards for Roadway Construction, PennDOT Publication 72.

(b) The Township reserves the right to approve alternate designs for material type, depth and width when sound engineering analysis proves the acceptability of the alternate. In no instance shall a proposed alternate design be less than the minimum requirement contained herein.

(c) Roads on the state or federal system must be designed to the specifications required by the above-mentioned agencies, these standards notwithstanding.

(d) All pavements shall be designed for a twenty-year service life.

(e) Where it is proposed to use a road prior to the placement of the wearing course, the base course of the road must be structurally designed to support all anticipated loads.

(f) Parking lanes shall be provided where required by the Township. Thickness requirements for parking lanes shall be the same as the thickness requirements for the cartway.

(g) Temporary turnarounds meeting the dimensional requirements contained herein for a cul-de-sac shall be installed when streets are designed for future extension to adjoining properties or future extension to subsequent phases of a development. Temporary turnarounds shall be provided with easement meeting the right-of-way requirements herein for cul-de-sacs. Temporary turnarounds shall be constructed of a minimum of six (6) inches of well compacted gravel.

(h) All construction materials, equipment, procedures and methods shall conform to the requirements of the Pennsylvania Department of Transportation Specifications, Publication 408, most recent edition, unless specifically stated otherwise in this chapter.

(l) Subgrade: in accordance with the latest edition of PennDOT Publication 408, Section 210. The subgrade shall be approved by the Township prior to placing of subbase.

(j) Subbase: in accordance with the latest edition of PennDOT Publication 408, Section 350. The subbase shall be approved by the Township prior to placement of base material.

(k) Bituminous concrete base course: in accordance with the latest edition of PennDOT Publication 408, Section 305. The bituminous concrete base course shall be approved by the Township prior to the placing of the wearing course.

(l) ID-2 bituminous wearing course: in accordance with the latest edition of PennDOT Publication 408, Section 420. Material shall conform to the latest edition of PennDOT Publication 408, Section 420.2 a, b and c. Skid resistance level shall be as required by the latest edition of PennDOT Publication 242. A tack coat shall be applied to the surface of any pavement that has been in place for more than seven (7) days prior to placement of subsequent course.

(m) Plain cement concrete curb (where required): in accordance with the latest edition of PennDOT Publication 408, Section 630. Curbing shall be plain cement concrete curb as shown in PennDOT Standards for Roadway Construction, Publication 72, RC-64. At the discretion of the Township, low profile (mountable) curbing may be acceptable.

(n) Shoulders: in accordance with the latest edition of PennDOT Publication 408, Section 653; shall be Type 3 as shown in PennDOT Standards for Roadway Construction, Publication 72, RC-25, and as specified in PennDOT Publication 408, Section 653.2, except bituminous surface treatment is not required. Shoulders less than six (6) feet in width will not be required to use full depth asphalt.

(o) Pavement structures shall be as follows:

	DEPTH OF COURSES
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CLASSIFICATION OF STREET		Base	Subbase
Local (Minor)	1½"	4½ "	6"
Collector	3½" *	4½ "	6"
Arterial	3½" *	4½ "	6"

\* Consists of wearing and binder courses.

(p) Street cross slopes shall be at a rate of one-fourth ( $\frac{1}{4}$ ) inch per foot for tangent alignments and shall be sloped in accordance with the super elevation requirements of the latest edition of the PennDOT Design Manual, Part 2. Shoulder cross slopes shall be a minimum of one-half ( $\frac{1}{2}$ ) inch per foot and a maximum of three-fourths ( $\frac{3}{4}$ ) inch per foot.

(q) Adequate measures shall be provided to fully drain the subbase whether it be by placement of pie underdrain, pavement base drain, subgrade drain, combination storm sewer and underdrain, or outletting subbase drainage into parallel ditches. Subsurface drains to be in accordance with current PennDOT Publication 72

(8) Stormwater conveyance systems shall be designed in accordance with the approval of the Township Engineer and the Antis Township Stormwater Management Ordinance. All stormwater conveyance systems within rights-of-way to be dedicated to the Township shall conform with the following:

(a) Endwalls and inlets shall be as per the latest editions of the PennDOT Publication 408, Section 605, and PennDOT Publication 72, RC-31 and RC-34. Pipe outlets shall be equipped with end treatments to prevent scour and erosion.

(b) Pipe culverts shall be as per the latest edition of PennDOT Publication 408, Sections 601, 602 and 603. Corrugated polyethylene culvert pipe is acceptable up to and including twenty-four inch outside diameter. The minimum size of culvert pipes shall be fifteen-inch outside diameter.

(9) Guide rail and median barrier requirements and design shall be as per PennDOT Publication 13, Design Manual Part 2, Chapter 12. Material and construction shall be as specified in PennDOT Publication 408, Section 1109, and PennDOT Publication 72, RC-50, 52, 53, 54 and 55.

(10) All street construction shall be inspected by the Township. The contractor shall notify the Township fourteen days (14) prior to the time when inspection is required. The contractor may not under any

circumstances proceed with subsequent stages until authorization to proceed is given by the Township.

B. Width. Minimum street right-of-way and pavement widths, shall be as set forth in the following table:

STREET TYPE	STREET WIDTH OR LENGTH	SHOULDER WIDTH	MINIMUM GRADE	MAXIMUM GRADE
<b><u>Turnaround of Cul-De-Sac</u></b>				
Right-of-way (diameter)	100'			
Cartway (diameter)	80'	4'	1%	5%
Length (maximum)	800'			
Length (minimum)	250'			
<b><u>Local (Minor)</u></b>				
Right-of-way	50'			
Cartway	18'	4'	1%	10%
<b><u>Collector</u></b>				
Right-of-way*	60'			
Cartway*	24'	6'	1%	10%
<b><u>Arterial (Major)</u></b>				
Right-of-way*	80'			
Cartway*	44'	10'	1%	5%

\*NOTE: The Board of Supervisors reserves the option to allow the determination of right-of-way width, cartway width, shoulder width and minimum and maximum grades, of Collector and Arterial Streets to be determined on the basis of a traffic study furnished by the Applicant, and reviewed and accepted by the Township Engineer.

C. Alignment. Minimum street alignment standards shall conform with the horizontal curvature requirements of the Rural Design Criteria as per the Design Manual Part 2 Highway Design, Publication 13, PennDOT Bureau of Design, latest edition. Proper sight distance shall be provided with respect to both horizontal and vertical alignment in accordance with A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials (AASHTO), Chapter IX, latest edition.



- D. Grades. Minimum street grade standards shall conform with the vertical grade requirements of the Rural Design Criteria as per the Design Manual Part 2 Highway Design, Publication 13, PennDOT Bureau of Design, latest edition, up to a maximum grade of ten percent (10%).
- E. Horizontal curves. Minimum horizontal curves shall conform with the horizontal curvature requirements of the Rural Design Criteria as per the Design Manual Part 2 Highway Design, Publication 13, PennDOT Bureau of Design, latest edition.
- F. Vertical curves shall be provided of sufficient length to provide the safe sight distance for the design speed in accordance with A Policy on Geometric Design of Highways and Streets, American Association of State Highway and Transportation Officials (AASHTO), Chapter IX, latest edition.
- G. Intersections. The following standards shall apply to all street intersections:
- (1) Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle less than seventy-five degrees (75°) or more than one hundred five degrees (105°).
  - (2) No more than two (2) streets shall intersect at the same point.
  - (3) Streets intersecting another street shall either intersect directly opposite to each other or shall be separated by at least one hundred twenty-five (125) feet between center lines measured along the center line of the street being intersected.
  - (4) Intersections with major streets shall be located not less than one thousand (1,000) feet apart measured from center line to center line along the center line of the major street.
  - (5) Street curb intersections shall be rounded by a tangential arc with a minimum radius of:
    - (a) Twenty (20) feet for intersections involving only minor streets.
    - (b) Thirty (30) feet for all intersections involving a collector street.
    - (c) Forty (40) feet for all intersections involving a major street.
  - (6) Street right-of-way lines shall be parallel to (concentric with) curb arcs at intersections.
    - (7) Clear sight triangles shall be provided at all street intersections. No buildings or obstructions are permitted in the area and such triangles shall be established from a distance of fifteen (15) feet behind the edge of pavement to the point:

(a) Seventy-five (75) feet from the intersection of centerline for minor streets; and

(b) One hundred fifty (150) feet from the intersection of centerline for all intersection with major streets.

(8) Minimum sight distance shall be provided at all street intersection in accordance with the Pennsylvania Code, Title 67, Chapter 441, Section 8 (h).

(9) Leveling areas shall be provided at all street intersections having not greater than three (3) percent grades for a distance of fifty (50) feet measured from the nearest cartway edge of the intersecting streets.

H. Alleys. Alleys shall not be permitted in residential subdivisions except in cases where other methods of entrance and exit are impractical. In other types of development, where permitted, their design standards shall be determined by the Township.

I. Names. The subdivider may choose street names subject to the approval of the Township. Proposed streets which are in alignment with others already existing and named shall be assigned the names of the existing streets. In no case shall the name of a proposed street duplicate or confuse an existing street name in the Township, irrespective of the use of the suffix street, road, avenue, boulevard, driveway, place, court, lane, etc.

SECTION 110-31. BLOCKS.

A. The length, width and shape of blocks shall be determined with due regard to the following:

- (1) Provision of adequate sites for building of the type proposed.
- (2) Topography.
- (3) Requirements for safe and convenient vehicular and pedestrian circulation.
- (4) Other site constraints.

B. Width. Blocks subdivided into lots will be two (2) lot depths in width excepting lots along a major thoroughfare which front on an interior street or are prevented by the site topographic conditions or other inherent conditions of the property, in which case the Township may approve a single tier of lots.

C. Length. All blocks in a subdivision shall have a maximum length of one thousand two hundred (1,200) feet and a minimum length of four hundred (400) feet. Blocks over six hundred (600) feet in length shall require crosswalks wherever

necessary to facilitate pedestrian circulation and to give access to community facilities. Such crosswalks shall have a width of not less than ten (10) feet and a stabilized walkway of not less than five (5) feet.

SECTION 110-32. LOTS.

Within the Township, the width and area of lots shall be no less than provided in any application or ordinance. Insofar as practical, side lot lines should be at right angles to straight street lines or radial to curved street lines. Lot lines should tend to follow municipal boundaries rather than cross them in order to avoid inter-jurisdictional problems.

A. Frontage. All lots shall meet the following frontage requirements:

(1) All lots in a major subdivision shall front a public street, existing or proposed.

(2) All lots in a minor subdivision containing three (3) or more lots shall front a public street, existing or proposed.

(3) Lots in a minor subdivision of two (2) lots shall front a public street, existing or proposed or shall be provided with legal ingress/egress including a recorded easement agreement. A shared use and maintenance agreement shall be required to be submitted for Township approval for all easement agreements.

(4) Double or reverse frontage lots shall be avoided except where required to provide separation of residential development from major streets or to overcome specific topographic problems.

B. Size. All lots shall meet the following minimum requirements:

(1) In all sections of the Township not served by sanitary sewer nor public water facilities, each lot shall have a minimum width of one hundred (100) feet at the building line and a minimum area of forty-three thousand five hundred sixty (43,560) square feet. In addition, in sections of the Township requiring the utilization of on-lot sewage disposal, the minimum lot size shall be large enough to accommodate the original absorption bed and a tested, preserved and reserved area for a replacement absorption bed while meeting all PA DEP required maximum isolation distances.

(2) In all sections of the Township served by either public water supply or public sewerage, each lot shall have a minimum width of one hundred (100) feet at the building line and at least twenty-one thousand seven hundred eighty (21,780) square feet in area per single-family dwelling; not less than twelve thousand (12,000) square feet in area per family for duplex dwellings with a width of not less than seventy-five (75) feet at the building line; and not less than seven thousand five hundred (7,500)

square feet in area per family for row houses and apartments. In addition, in sections of the Township requiring the utilization of on-lot sewage disposal, the minimum lot size shall be large enough to accommodate the original absorption bed and a tested, preserved and reserved area for a replacement absorption bed while meeting all PA DEP required maximum isolation distances.

- (3) In all sections of the Township served by both public water supply and public sewerage, each lot shall have a minimum width of seventy-five (75) feet at the building line and a minimum area of nine thousand (9,000) square feet.
  - (4) Exceptions to the lot size requirements may be considered for cluster housing and "Green Design" types of development where open space/green space is incorporated into the overall development. All exceptions shall be handled by way of the waiver process.
- C. Width. In no case shall the width of the lot at the building setback line be less than sixty (60) feet nor the area of the lot be less than seven thousand two hundred (7,200) square feet. Corner lots for residential use shall have a width of at least twenty percent (20%) greater than the aforementioned required widths to permit appropriate building setback from and orientation to both streets, provided that corner lots need not exceed one hundred (100) feet.
- D. Setback lines. Structures built on lots shall meet the following setback lines depending upon the availability of public water and sanitary sewer service. In all sections of the Township served by sanitary sewer and/or public water facilities, structures shall be constructed no closer than thirty-five (35) feet from front, fifteen (15) feet from side and twenty-five (25) feet from rear property lines. In sections lacking public water and/or- sanitary sewer service, setbacks shall be adequate to permit the proper installation and functioning of such systems, and be at least the depth of those for lots having public water and sewer service.

### SECTION 110-33. EASEMENTS.

The following shall apply to easements within all subdivisions:

- A. Easements with a minimum of fifteen (15) feet shall be provided for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains and/or other utility lines intended to serve abutting lots. No structures or trees shall be placed within such easements.
- B. Emphasis shall be placed upon the location of easements centered on or adjacent to side and rear lot lines.
- C. Where a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a drainage easement conforming substantially to the line of such watercourse, drainageway, channel or stream and of such widths as will be necessary to preserve the unimpeded flow of natural drainage

or for the purpose of widening, deepening, improving or protecting such drainage facilities or for the purpose of installing a stormwater system.

- D. There shall be a minimum distance of one hundred (100) feet, measured in the shortest distance between each proposed dwelling unit and any petroleum products or natural gas transmission, high pressure line or high tension electric line, which may traverse the subdivision.

SECTION 110-34. COMMUNITY FACILITIES.

In reviewing subdivision plans, the Township will consider the adequacy of existing or proposed community facilities to serve the additional dwelling units proposed by the subdivision. The reservation of land for community facilities will be requested when appropriate; therefore, the subdivider shall give earnest consideration to reserving land for parks, playgrounds, churches, schools and other community facilities. If a facility of this type has been planned by any group or agency in any area that is to be subdivided, the subdivider shall ascertain from such organization whether or not it plans to use the site.

SECTION 110-35. PUBLIC UTILITIES.

The following public utilities, when required, shall meet the indicated standards below:

- A. Water.

- (1) Where public water lines are required in a new subdivision, they shall be in conformity with the Area-wide Water Plan for Blair County and any applicable water plans developed for the municipal authority or utility company providing the service in which the proposed subdivision is located. Whenever the municipality, authority or utility company providing the service has no standards, or has standards below those of the Department of Environmental Protection, the Standards of the Department of Environmental Protection shall apply.

- (2) Public water lines should be located between the curblines and the property line within any street right-of-way.

- B. Sanitary sewer.

- (1) Where public sewer lines are required in a new subdivision, they shall be in conformity with the Area-wide Sewer Plan for Blair County and any applicable sewer plans developed for the municipality in which the proposed subdivision is located. The design specifications of all sewer lines installed in a new subdivision must meet the minimum standards set forth by the municipal authority or utility company providing the service in which the proposed subdivision is located. Whenever the municipality, authority or utility company providing the service has no standards, or has

standards below those of the Department of Environmental Protection, the Standards of the Department of Environmental Protection shall apply.

(2) Public sewer lines shall be located as near to the center line of any utility easement as is reasonably possible to accommodate practical installation, future maintenance and future replacement. All such sewer lines shall provide sewage connectors to the property lines of each and every lot and said sewage collection lines shall be properly capped. Manholes shall be provided at all changes in grades and direction and in no instance shall the distance between manholes exceed four hundred (400) feet. All sewer pipelines must be at least eight (8) inches in diameter and sewer laterals must be at least four (4) inches in diameter. Storm sewers or foundation underdrainage systems shall not be connected with the sanitary sewer system.

C. On-lot sewage disposal. Where it is found necessary and feasible to rely upon on-lot systems for sewage disposal, the on-lot sewage disposal systems shall meet the minimum requirements and standards of the Pennsylvania Sewage Facilities Act 537, as amended." Within Antis Township, the provisions of Act 537 are administered by the Township's Sewage Enforcement Officer

D. Storm sewers. Where storm sewers are required in a new subdivision, they shall be in conformity with any applicable stormwater management, storm sewer plans developed for the Township and/or the minimum standards set forth by the Township Engineer.

#### SECTION 110-36. STORMWATER DRAINAGE.

All applicants shall comply with all applicable provisions of the Township's Stormwater Management Ordinance. In addition, subdivision and land development plan applicants that propose to make surface changes in excess of 5,000 square feet shall first be required to prepare and submit stormwater management plans for review by the Township Engineer and gain approval by the Township.

#### SECTION 110-37. LOT GRADING.

The following standards shall apply to lot grading for subdivisions and land developments:

A. Blocks and lots shall be graded to provide proper drainage away from buildings and to prevent the collection of stormwater in pools. Minimum two percent (2%) slopes away from structures shall be required.

B. A grading and draining plan shall be required for all subdivisions and land developments, except minor subdivisions. Lot grading shall be:

(1) Designed as to carry surface waters to the nearest practical street, storm drain or natural watercourse. Where drainage swales are used to deliver surface waters away from buildings, their grade shall not be less than one percent (1%). These shall be sodded, planted or lined in accordance with the DEP Erosion and Sediment Control Program Manual, April 1990, as amended or superseded.

(2) Proposed contouring shall be provided for all detention/retention areas. Other contouring shall be provided as necessary to depict the proposed grading where typical sections and standard details are inadequate.

(3) Consistent with stormwater management controls contained in any local stormwater management ordinance.

C. No final grading shall be permitted with a cut face steeper in slope than two (2) horizontal to one (1) vertical except under one (1) or more of the following conditions:

(1) The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than two (2) horizontal to one (1) vertical and a written statement of a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, to that effect is submitted to the Township Engineer and accepted by him. The statement shall state that the site has been inspected and that the deviation from the slope specified hereinbefore will not result in injury to persons or damage to property.

(2) A retaining wall constructed according to sound engineering standards from which plans are submitted to the Antis Township Engineer for review and approval is provided.

D. No final grading shall be permitted which creates any exposed surface steeper in slope than two (2) horizontal to one (1) vertical except under one (1) or more of the following conditions:

(1) The fill is located so that settlement, sliding or erosion will not result in property damage or be hazardous to adjoining property, streets, alleys or buildings.

(2) A written statement from a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, certifying that he has inspected the site and that the proposed deviation from the slope specified above will not endanger any property or result in property damage, is submitted to and accepted by the Township Engineer.

(3) A wall is constructed to support the face of the fill.

E. The top or bottom edge of slopes shall be a minimum of three (3) feet from property or right-of-way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. All property lines, where walls or slopes are steeper than one (1) horizontal to one (1) vertical and five (5) feet or more in height shall be protected by a protective fence or suitable barrier no less than three (3) feet in height accepted by the Township Engineer.

F. All lots must be kept free of any debris or nuisances whatsoever.

SECTION 110-38. EROSION AND SEDIMENT CONTROL

All applicants shall comply with all applicable provisions of the Township's Erosion and Sedimentation Control Ordinance. In addition, subdivision and land development plan applicants that propose earthmoving activity in excess of 5,000 square feet shall first be required to prepare and submit an Erosion and Sedimentation Control Plan to the Blair County Conservation District for review and approval.

SECTION 110-39. FLOOD HAZARD AREA REGULATIONS.

The following standards shall apply to flood hazard areas within Antis Township:

- A. All subdivision or development of land within any designated flood plain shall be in accordance with the Flood Plains Ordinance, as amended, in order to promote the general health, welfare, and safety of the community.
- B. In addition to meeting all requirements of the Flood Plains Ordinance, minimum first floor elevations shall be provided on the final plans for all lots within the flood plain.



## ARTICLE VI

### IMPROVEMENTS AND CONSTRUCTION REQUIREMENTS

#### SECTION 110-40. PURPOSE; COMPLIANCE REQUIRED.

- A. It is the purpose of this Article to set forth the required improvements in all subdivisions and land developments and the construction standards required. Where not set forth, they shall be in accordance with the prevailing standards as established by the Township Engineer. Alternate improvement standards may be permitted if the Township Supervisors deem them equal or superior in performance characteristics to the standards specified herein. Additional or higher-type improvements may be required in specific cases where the Township believes it necessary to create conditions essential to the health, safety, morals and general welfare of the citizenry of the Township.
- B. Any or all of the following improvements as may be required by the Township Supervisors, pursuant to the authority granted in the municipal code, considering the needs of the area in which the proposed subdivision is located, must have been completed in accordance with the requirements established by this chapter as well as in accordance with the requirements of the responsible public authority affected, public officials or Township Engineer for that portion included in the final plat. If the improvements are not completed, then satisfactory arrangements must have been made with the Township Supervisors to the satisfaction of all public authorities concerned regarding proper completion of such improvements prior to the consideration of a final plat.
- C. The following improvements shall be installed by the subdividers. The final plan shall not be approved until final detailed design of the improvements is approved and the improvements are installed or financial security has been established with the Township.

#### SECTION 110-41. REQUIRED IMPROVEMENTS.

A. Monumentation:

- (1) Prior to the release of the financial guarantee for completion of improvements as required by Section 306.2 of this Ordinance, the Developer shall place substantial monumentation in accordance with the current version of the Manual of Practice for Professional Land Surveyors in the Commonwealth of Pennsylvania at all property corners of lots and all points where lot lines intersect curves, both front and rear, and all points of curve tangency on all road right-of-way and property

lines. Boundary monuments found on the parent tract or exterior boundary of the tract to be subdivided during the retracement survey process, that are found to be in their relative correct position, shall not be disturbed. However, said found boundary monuments shall be referenced (as to: material, size, shape and condition) on the Final Subdivision Plan to be recorded.

(2) Monuments should be set after the completion of roadway grading activities in major subdivisions.

(3) Monuments shall be set prior to final plan approval in minor subdivisions.

B. Streets. All streets shall be graded to the full width of the right-of-way, surfaced and improved to grades and dimensions shown on the plans, profiles and cross sections submitted by the subdividers and accepted by the Township Engineer. In subdivisions where sidewalks are not required, the sidewalk areas shall be graded in the same manner as if sidewalks were to be constructed.

(1) Streets shall be graded, surfaced and improved to the dimensions required by the cross sections. Pavement base and wearing surface shall be constructed according to the specifications as contained in Section 110-30 of this chapter.

(2) Prior to placing street surface, adequate subsurface drainage for the streets and all utilities under the streets shall be provided by the subdividers upon the completion of the street improvements. Respective plans and profiles as built shall be filed with the Township.

C. Curbs. Curbs shall be required on new streets in subdivisions which have a typical lot width of interior lots at the building setback lines of less than one hundred (100) feet, in all high-density subdivisions and for land developments. Curbs may also be required in any subdivision in which the lot areas or lot widths exceed one hundred (100) feet when the center-line street grade of any street exceeds three percent (3%). In such cases curbs or other drainage controls shall be installed to properly control surface damage and protect the streets from erosion. The curbing requirement may be waived at the discretion of the Township, upon the request and justification by the applicant and after a recommendation of the Township Planning Commission. When the requirement is waived, grass-lined swales or rock-lined ditches shall be required. Curbs shall be as specified in Section 110-30 of this chapter. All curbs shall be depressed at intersections to sufficient width to accommodate the requirements of the handicapped. The depression shall be in line with sidewalks where provided.

D. Sidewalks.

(1) Sidewalks shall be provided where streets of a proposed subdivision are extensions of existing streets having a sidewalk on one (1) or both sides. Sidewalks shall also be provided when considered necessary by the Township Supervisors for the protection of the public or whenever it is determined that the potential volume of pedestrian traffic or safety conditions creates the need for them, based on the recommendation of the Township Planning Commission. Sidewalks shall be provided on all streets and parking areas located within multifamily and apartment developments and for land developments as noted in Section 110-60D(3).

(2) When sidewalks are required, they shall meet the following standards:

(a) Sidewalks shall be located within the street right-of-way, one (1) foot from the right-of-way line, and shall be a minimum of four (4) feet wide, except along collector and arterial streets and in the vicinity of shopping centers, schools, recreation areas and other community facilities, where they shall be a minimum of five (5) feet wide.

(b) Generally, a grass planting strip should be provided between the curb and sidewalk.

(c) Sidewalks shall be at least four (4) inches thick, and shall be made of Class A concrete as specified in PennDOT Publication 408, Section 704, and installed in accordance with PennDOT Publication 408, Section 676, except that aggregate for bed shall be a four-inch deep foundation and concrete shall be broom finished. At the discretion of the Township, pervious concrete or similar type paving that would promote infiltration and reduce runoff may be considered.

(d) Where unusual or peculiar conditions prevail with respect to prospective traffic and/or safety of pedestrians, the Township Supervisors may require different standards of improvements than those set forth in the previous subsections. Crosswalks may be required when deemed necessary by the Township Supervisors and as noted in Section 110-31C.

(e) Handicap-accessible ramps shall be provided on all sidewalks at street intersections. Maximum gradient of an accessible ramp shall be twelve to one (12:1) [eight and thirty-three hundredths percent (8.33%)]. Depressed curb shall be installed at ramp so as to create a lip of no greater than one-half ( $\frac{1}{2}$ ) inch. Ramps shall be concrete

as specified in Subsection D(2)(c) of this section with a nonslip finish.

- (f) Maximum slope of banks measured perpendicular to the center line of the street should be three to one (3:1) for fills and two to one (2:1) for cuts.

E. Sanitary sewers.

- (1) The method of sanitary waste disposal in a proposed subdivision shall be determined by the Township. Generally, where a public sanitary sewer system is within one thousand (1,000) feet of, or where plans approved by the governing bodies provide for the installation of such public sanitary sewer facilities to within one thousand (1,000) feet of the proposed subdivision, and the capacity exists to serve the proposed subdivision, the subdividers shall provide the subdivision with a complete sanitary sewerage system to be connected to the existing or proposed public sanitary sewerage system. The system shall be designed by a registered professional engineer and meet the requirements of the Pennsylvania Department of Environmental Protection and the respective municipal authority.
- (2) To aid the Township Supervisors in making their decision upon the best method of sanitary waste disposal within a proposed subdivision, the subdividers shall submit, accompanying the preliminary plan application, two (2) copies of the Sewage Planning Module and a copy of the transmittal letter to the DEP which accompanied the Planning Module submission.
- (3) In cases where no municipal sewer system is available under the conditions stated previously, a decision shall be made as to which of the following methods of sewage disposal best meets the needs of the proposed subdivision: a community disposal system; an interim treatment plant; individual onlot septic tanks; or other satisfactory methods of sewage waste disposal. The Township shall recommend the most suitable type of sewage disposal in consideration of the results of the Sewage Planning Module, the individual site characteristics of the proposed subdivision and both the short-range [five (5) to ten (10) years] water and sewer program and the long-range [twenty (20) years] water and sewer plan for Antis Township. Regardless of the method of sewage disposal chosen, the system must meet the requirements of the Pennsylvania Sewage Facility Act 537, as amended,<sup>13</sup> and other applicable local, state and federal regulations. Where required, a DEP Sewage Planning Module approval shall be obtained prior to Township plan approval authorizing construction.

- (4) Upon completion of the sanitary sewer system, community disposal system and/or interim treatment plant, one (1) copy of as-built drawings shall be filed with Antis Township and one (1) copy shall be filed with the respective municipal authority.

<sup>13</sup> Editor's Note: See 35 P.S. Section 750.1 et seq.

F. Water

- (1) Where a municipal water supply system is within one thousand (1,000) feet of, or where plans approved by the governing body or private water company provide for the installation of municipal water supply facilities to within one thousand (1,000) feet of the proposed subdivision, and the capacity exists to serve the proposed subdivision, the subdivision shall be provided with a complete water main supply system which shall provide for fire fighting flow rates recommended by the National Fire Protection Association and be connected to the municipal water supply. The system shall be designed by a registered professional engineer. The system design shall be approved by the municipal authority or utility company providing service. Evidence of issuance of permits from the Pennsylvania Department of Environmental Protection, when such permits are required, shall be presented to the Township Supervisors prior to approval of plans authorizing construction.

(2) 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 that the subdivision or 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. In cases where no municipal or community water supply system is available, each lot in a subdivision shall be provided with an individual water supply system in accordance with the minimum standards of the Pennsylvania Department of Environmental Protection.

- (3) The plans for installation of the mains of a water supply system shall be prepared for the subdivision with the cooperation of the applicable water supply agency, and accepted by its engineer. A statement of approval from the engineer of the water supply agency to which the subdivision will be connected shall be submitted to the Township. Upon the

completion of the water supply system, one (1) copy each of the as-built plans for such system shall be filed with the Township.

- G. Stormwater management control. Lots shall be laid out, designed and graded in such a manner as to provide for drainage of surface runoff away from buildings and into the natural drainage system of the area. Stormwater management control improvements, as required by the Township Engineer and any Township Stormwater Management Ordinance, shall be installed and maintained in accordance with the plans submitted by the subdividers or developer and accepted by the Township Engineer. The improvements shall be designed and constructed to the standards set forth in Section 110-36 of this chapter and any Township Stormwater Management Ordinance. One (1) copy of as-built drawings of stormwater management control systems shall be filed with the Township. Under no circumstances shall storm sewers be connected with sanitary sewers.
- H. Off-street parking. Off-street parking shall meet the following standards:
  - (1) Each proposed dwelling unit in a subdivision shall be provided with two (2) off-street parking spaces. Such off-street parking spaces may be provided as an individual garage, carport and/or driveway, preferably located behind the building line, or in a parking compound adjacent to or near the dwelling units it serves. Driveway and parking compounds shall provide two (2) usable and mud-free parking spaces, each containing two hundred (200) square feet.
  - (2) Nonresidential subdivisions and land developments within the scope of this chapter shall provide mud-free parking areas in conformance with Article VIII, Section 110-60 of this chapter.
- I. Stop and Street name signs. Stop and street name signs shall be placed at all intersections in conformance with the specifications of the Township. They shall be paid for by the subdividers and installed by the Township.
- J. Buffer areas. All nonresidential subdivisions and land developments shall include a landscaped buffer area of at least six (6) feet in width along all public roadways and ten (10) feet in width along property lines abutting existing homes and/or homes under construction. In cases where the buffer area abuts homes, at least fifty percent (50%) of the trees and shrubs shall consist of evergreens. Landscaping shall be at least three (3) feet in height and spaced no further than three (3) feet apart at the time of planting, unless an alternate planting plan by a landscape professional is approved by the Board of Supervisors.
- K. Streetlights. In accordance with the conditions to be agreed upon by the subdividers, the Township Supervisors and the appropriate public utility, streetlights are required to be installed in all subdivisions. The subdividers shall

be responsible for making the necessary arrangements with the applicable agencies, and whether or not streetlights are initially installed, the subdividers shall be responsible for providing utility easements for future street lighting installations.

- L. Shade trees. All possible efforts should be made by the subdividers to preserve existing shade trees. At the discretion of the Township, shade trees of deciduous hardwood type with a minimum caliper of two (2) inches shall be planted between the sidewalk and the building line at least five (5) feet from the sidewalk, or between the curb and sidewalk, provided that the planting strip is a minimum of six (6) feet wide. Preserved shade trees may be included in the buffer areas required under Subsection J.
- M. Fire hydrants. Fire hydrants shall be provided as an integral part of any water supply system and shall be in accordance with the specifications set forth by the National Fire Protection Association, the local water supply agency and as approved by the respective local volunteer fire company. The fire hydrants shall be placed at intervals of not more than one thousand (1,000) feet and shall contain a minimum of two (2) two-and-one-half-inch outlets and one (1) four-and-one-half-inch bumper outlet, unless specified otherwise by the local fire company, to ensure compatibility with fire-fighting equipment.
- N. Underground wiring. All electric, telephone and television cable lines shall be placed underground. Electric, telephone and television cables and appurtenances shall be constructed in accordance with the rules, regulations and specifications of the respective utility providers.

## ARTICLE VII

### MOBILE HOME PARK DESIGN STANDARDS

#### SECTION 110-42. GENERAL REQUIREMENTS.

The general design standards and required improvements of Articles V and VI and residential design standards shall apply to mobile home park subdivisions or developments even though streets will not be submitted for dedication. The following additional standards shall also apply to mobile home developments.

#### SECTION 110-43. SITE LOCATION.

A mobile home park shall be located on land having a reasonably flat terrain [having an average grade of eight percent (8%) or less]. The land area shall be free from swamps, marshes, garbage, excessive noise, smoke or other elements generally considered detrimental to residential development. The location shall be free from flooding by a one-hundred-year flood and shall have access to public roads.

#### SECTION 110-44. PLACEMENT OF MOBILE HOMES.

Each mobile home shall meet all requirements of the Uniform Construction Code.

#### SECTION 110-45. SIZE OF PARK.

The minimum size requirement for a mobile home park shall be three (3) acres.

#### SECTION 110-46. MOBILE HOME LOT REQUIREMENTS.

Lot area, dimension, setback and coverage shall meet with the approval of the Township Supervisors and meet the following minimal requirements:

- A. Minimum lot area: five thousand two hundred (5,200) square feet per lot.
- B. Minimum lot width: forty-five (45) feet.
- C. Minimum setback from other homes and buildings: thirty (30) feet.
- D. Minimum setback from streets, paved areas and common areas: thirty (30) feet.



- E. Maximum lot coverage by buildings/structures: twenty-five percent (25%).

SECTION 110-47. BUFFER AREAS.

All mobile home parks projected to contain more than ten (10) units at full build-out shall be bounded by a buffer area with a minimum of thirty-five (35) feet depth as measured at right angles to the tract boundary lines. This space shall be used for no other purpose but landscaping, except where access roads cross it. All mobile home parks projected to contain less than ten (10) units at full build-out shall be bounded by a buffer area with a minimum of ten (10) feet in depth as measured at right angles to the tract boundary lines. This space shall be used for no other purpose but landscaping, except where access roads cross it. Buffer areas shall be landscaped and consist of at least fifty percent (50%) evergreens. All landscaping shall be at least three (3) feet in height at the time of planting.

SECTION 110-48. RECREATION AREAS.

A mobile home park shall be provided with a recreation area for mobile home residents. The recreation area shall be no less than five percent (5%) of the total area of the park. Such an area shall be appropriately developed with recreation facilities and easily accessible to all homes in the park.

SECTION 110-49. UTILITIES.

All utilities serving mobile home lots shall be placed underground in accordance with the requirements of the respective utility companies. Each mobile home in the park shall be served by public water and sewerage or approved central water and sewerage systems as well as with electric and other utilities.

SECTION 110-50. DRAINAGE.

Storm drainage from roofs and paved areas should be directed to infiltration devices such as roof sumps and water quality devices such as vegetative filter strips or bioretention areas and away from adjoining properties and public roads. Trees and shrubbery shall be maintained on the property of the mobile home park and on every lot within the park for absorption of water runoff and hence for flood protection. Storm drainage shall also be handled according to the requirements prescribed by the Township Engineer and/or in any Township stormwater management ordinance.

SECTION 110-51. REFUSE STORAGE.

Each mobile home shall provide its own garbage and refuse containers in accordance with any Township regulations-pertaining to garbage and other solid wastes, or the mobile home park shall provide a dumpster and private hauling service where individual mobile homes cannot be served. Dumpsters shall be placed within an enclosure or hidden with some other means satisfactory to the Township.

SECTION 110-52. SEWERAGE SYSTEMS.

Each mobile home lot shall be provided with at least a four inch diameter vertical riser pipe which connects the mobile home sewage drain outlet to the sewer line. Provision shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be directed away from the riser. The rim of the riser pipe shall extend at least six (6) inches above ground elevation.

SECTION 110-53. WATER SYSTEMS.

Each mobile home lot shall have a water riser pipe with a minimum inside diameter of three-fourths (3/4) inch which connects the mobile home water supply to the central water system. An outside hose bib shall be supplied for each mobile home.

SECTION 110-54. SIDEWALKS.

All mobile home parks shall be provided with safe, convenient, all-season pedestrian walks of ID-2 bituminous concrete, portland cement concrete, pervious concrete, or similar-type paving to a depth and width approved by the Township Engineer between individual mobile homes and streets and to all park facilities provided for the residents. Walkways serving park facilities shall have a minimum width of four (4) feet.

SECTION 110-55. PARKING AREAS.

Two (2) off-street parking spaces shall be provided for each mobile home. All parking spaces for mobile home lots shall be provided with a minimum of a tar and chip surface, pervious concrete or similar type paving.

SECTION 110-56. INGRESS AND EGRESS.

Access points to public streets from a mobile home park shall be located no less than sixty (60) feet from any public street intersection. Streets within the mobile home park to be offered for municipal dedication shall be constructed to Township specifications as described in Article V, except that one-way streets shall be allowed, provided that access by fire and other emergency vehicles is not impaired, and provided that the street plan is reviewed and accepted by the Township Engineer. All streets within

mobile home parks, whether offered for municipal dedication or not, shall conform to the following:

- A. General requirements. A safe and convenient vehicular access shall be provided from abutting public streets or roads.
- B. Access. The entrance road connecting the park streets with a public street or road shall have a minimum cartway width of twenty-four (24) feet. Wherever a street intersects a public street, a stop sign shall be installed and maintained in accordance with Township regulations.
- C. Illumination. In accordance with the conditions to be agreed upon by the subdividers, the Township Supervisors and the appropriate public utility, streetlights are required to be installed in all subdivisions. The subdividers shall be responsible for making the necessary arrangements with the applicable agencies, and whether or not street lights are initially installed, the subdividers shall be responsible for providing utility easements for future street lighting installations.
- D. Paving. All streets shall be provided a minimum of a tar and chip surface which shall be durable and well-drained under normal use and weather conditions. Pervious pavement is allowable for private streets.

SECTION 110-57. STREET SIGNS.

Stop and street identification signs shall be provided for all streets at every intersection in the mobile home park.

## ARTICLE VIII

### SUPPLEMENTARY LAND DEVELOPMENT REQUIREMENTS

#### SECTION 110-58. INTENT.

In accordance with the definition in this chapter, as per the Pennsylvania Municipalities Planning Code (MPC),<sup>14</sup> land development may include various types of development and subdivision of land. In this regard, Articles V and VI delineate design standards and construction requirements which are intended to apply to all types of development, while Article VII applies standards to the design of mobile home parks. It is recognized by the Board of Supervisors that certain types of land development may have needs and requirements unmet by these Articles alone. This Article provides such supplementary standards for various forms of nonresidential development such as commercial retail, professional offices and manufacturing uses. It is the intent of this Article to supplement and not replace any of the standards and requirements of the above referenced previous Articles.

<sup>14</sup> Editor's Note: See 53 P.S. Section 10101 et seq.

#### SECTION 110-59. SUBMISSION REVIEW PROCEDURES AND PLAN REQUIREMENTS.

The submission and review procedures contained in Article III and Article IV shall be required for all land development proposals, as noted in each applicable section of the above referenced Articles. In addition, the following shall be required for all proposals for commercial retail and professional office development in excess of five thousand (5,000) square feet and for all proposals for manufacturing uses:

- A. A traffic study analyzing the capacity of area streets, roads and intersections abutting the development, as determined by the Board of Supervisors. The study shall include at a minimum an analysis of the system before development, at each phase of development (if applicable) and at full build-out. The study shall include an analysis of capacities, levels of service and improvements required to maintain acceptable levels of service.
- B. A landscape plan for the site prepared by a landscape design or site planning professional.
- C. A sewer and water study of the proposed development as directed by the Township Engineer.

#### SECTION 110-60. PARKING REQUIREMENTS; LOADING AREAS.

Nonresidential development shall be designed in a manner that maximizes benefits and minimizes conflicts in relation to parking and traffic safety. Specific supplementary requirements are as follows:

A. All nonresidential proposals shall meet the following:

(1) In cases where more than a single row of parking spaces are required due to projected parking demand and/or site conditions, the following design configurations shall be followed:

(a) A minimum parking bay width of forty-five (45) feet shall be provided for forty-five-degree [diagonal] parking, with a one-lane parking lane having a minimum width of fourteen (14) feet.

(b) A minimum parking bay width of sixty-one (61) feet shall be provided for ninety-degree [headin] parking with a two-way parking lane having a minimum width of twenty-five (25) feet.

(2) All parking areas shall be paved with a bituminous surface or with concrete, and include adequate drainage control as accepted by the Township Engineer and/or in accordance with any Township stormwater management ordinance. Pervious pavement and concrete is allowable for private parking areas.

(3) Parking areas shall be designed so that vehicles need not back out onto a public right-of-way.

B. Commercial land developments.

(1) Commercial land developments within the scope of these regulations shall provide paved parking areas. The minimum number of parking spaces of nine by eighteen (9 x 18) feet to be provided will vary depending upon use and/or interior and/or gross square footage area as summarized below:

Bar	40%	of
capacity in persons		
Bowling Alley	4	per alley
Car Wash	4	per
washing stall		
Church/Synagogue	1	per 3
seats		

Community Buildings	40%	of
capacity in persons		
Convenience Stores	1 per	200 sq.
ft. GFA		
Fiduciary Institutions	1	per
250 sq. ft. GFA		
Hotel/Motel	1.5	per
room		
Industrial/Manufacturing	1.1	per
peak shift employee		
Library	1	per
300 sq. ft. GFA		
Medical Center	1	per
250 sq. ft. GFA		
Nursing/Personal Care Home	1	per 3
rooming units		
Offices:		
Under 49,999 sq. ft. GFA	4.5	per
1,000 sq. ft. GFA		
50,000 - 99,999 sq. ft. GFA	4	per
1,000 sq. ft. GFA		
100,000+ sq. ft. GFA	3.5	per
1,000 sq. ft. GFA		
Receiving/Shipping	1	per
5,000 sq. ft. GFA		
Restaurant	1	per 3
seats		
Quick-Food Establishments	1	per
50 sq. ft. GFA		
Retail Store	1	per
200 sq. ft. GFA		
Schools		
Elementary and Middle Schools	2	per
classroom; but not		less
than 1 per teacher &		
staff		
High School	4	per
classroom; but not		less
than 2 per teacher &		
staff		
Service Station	4	per
bay & work area		
Shopping Center	1	per
250 sq. ft. GFA		

250 sq. ft. GFA	Supermarket/Grocery	1	per
sq. ft. GLA	Storage Areas/Warehouses	1	per 5,000
seats	Theater	1	per 3
seats	In Shopping Center	1	per 4

GFA = Gross Floor Area  
 GLA = Gross Leasable Area

SECTION 110-61. SPECIFIC SUPPLEMENTARY REQUIREMENTS.

Nonresidential development shall be designed in a manner that maximizes benefits and minimizes conflicts in relation with public safety. Specific supplementary requirements are as follows:

- A. Proposed developments with drive-in facilities shall meet the following standards:
  - (1) No more than two (2) driveways shall be provided to any one (1) property from a public right-of-way.
  - (2) Driveways shall be no closer than thirty (30) feet from any adjacent property line.
  - (3) The maximum width of driveways shall be no wider than fifty (50) feet.
  - (4) The intersection of any private drive and a public right-of-way shall provide for proper sight distance visibility.
  - (5) A state highway occupancy permit shall be required from the Pennsylvania Department of Transportation for any driveway access to a state highway, and a Township highway occupancy permit shall be required from the Antis Township Board of Supervisors for any driveway access to a Township road prior to plan approval.
  - (6) Gasoline or other fuel pumps shall be no closer than twenty-five (25) feet to any public right-of-way.
- B. All proposed structures and buildings shall be no closer than fifty (50) feet to any right-of-way line.

- C. Proposals for industrial and/or commerce parks and shopping centers shall meet the following requirements:
- (1) A fifty-foot buffer shall be provided around the proposed park.
  - (2) Any internal illumination shall be of the sharp cutoff variety avoiding glare above and onto adjacent properties.
  - (3) An internal street or traffic circulation system shall be provided.
  - (4) All plans for individual structures or buildings shall be subject to review under the requirements of this chapter.
- D. Proposals for industrial facilities shall meet the following requirements:
- (1) All outdoor storage areas shall be buffered by landscaping or an opaque fence.
  - (2) Manufacturing buildings may not cover more than twenty-five percent (25%) of the lot.
    - (3) Dumpsters shall be placed within an enclosure or hidden within some other means satisfactory to the Township.



## ARTICLE IX

### RECREATIONAL AND SEASONAL LAND DEVELOPMENT STANDARDS

#### SECTION 110-62. GENERAL REQUIREMENTS.

A recreational and seasonal land development includes the improvement and development of land for seasonal and/or leisure-time activities. Such developments are for temporary occupancy and are not intended now or in the future for year-round dwelling purposes, and may include travel trailers, motor homes, campers, lots intended for tents and land intended for various other outdoor recreational activities such as hunting and fishing. However, developments comprised of cottages, cabins, second homes, other permanent and fixed dwelling structures and any recreational and seasonal lots for sale are excluded from this Article and are viewed as residential subdivisions in relation to this chapter.

A. Classification. Whenever any land development is proposed, before any contract is made for the sale or lease of any part thereof, and before any permit for development in such proposed land development shall be granted, the owner or his agent shall apply for and secure approval of such proposed land development in accordance with the following procedures for development, which includes a maximum of two (2) steps for a minor and three (3) steps for a major land development as follows:

(1) Minor development: includes ten (10) or fewer campsites for recreational and/or seasonal use.

(a) Sketch plan (optional). (b) Final plan.

(2) Major development: includes eleven (11) or more campsites for recreational and/or seasonal use.

(a) Sketch plan (optional).

(b) Preliminary plan.

(c) Final plan.

B. Pre-application consultation. Prior to filing an application for approval of a land development within the Township, the owner or his authorized agent shall meet with the Antis Township Board of Supervisors for an official classification of his proposed land development. The Antis Township Board of Supervisors shall determine whether the proposal shall be classified as a minor development or a major land development. At this time, the Antis Township Board of Supervisors

shall advise the owner or his authorized agent as to which of the procedures contained herein must be followed.

- C. Official filing date. For the purpose of these regulations, the official filing date shall be the date of the regular meeting of the Antis Township Board of Supervisors next following the date the application and plans are received at the Township building, provided that said regular meeting shall occur more than thirty (30) days following the submission of the application, the official filing date shall be the 30th day following the day the application has been submitted. On receipt of an application for land development approval the Antis Township Board of Supervisors shall affix to the application both the date of submittal and the official filing date.
- D. Blair County Planning Commission review. All plans shall be submitted to and reviewed by the Blair County Planning Commission in accordance with its then prevailing rules and regulations. The Township shall forward to the applicant a copy of any report of the Blair County Planning Commission. The Township shall not approve an application until the county report is received or until the expiration of thirty (30) days from the date the application was forwarded to the county.

SECTION 110-63. SUBMISSION AND REVIEW OF SKETCH PLAN.

The submission and review of the optional sketch plan for land developments shall follow the procedures outlined in Article III, Section 110-13.

SECTION 110-64. OFFICIAL SUBMISSION AND REVIEW OF PRELIMINARY PLAN.

The submission and review of the official preliminary plan shall follow the procedures outlined in Article III, Section 110-15. Prior to the review and approval of the preliminary plan, the applicant must make application and meet all requirements of the Pennsylvania Department of Environmental Protection Regulations Title 25, Chapter 191, regarding organized camps and campgrounds, as well as any other state government regulations which may apply.

SECTION 110-65. OFFICIAL SUBMISSION AND REVIEW OF FINAL PLAN.

The submission and review of the final plan shall follow the procedures outlined in Article III, Section 110-16 through 110-18.

SECTION 110-66. RECORDING OF FINAL PLAN.

The recording of the final plan shall follow the procedures outlined in Article III, Section 110-20.

SECTION 110-67. PERFORMANCE GUARANTIES.

The submission of required performance guaranties shall follow the procedures outlined in Article III, Section 110-17A.

SECTION 110-68. PLAN REQUIREMENTS.

Plan requirements for all recreation and seasonal land developments shall follow the requirements delineated in Article IV.

SECTION 110-69. DESIGN STANDARDS.

A. Recreational and seasonal land developments shall be designed pursuant to the applicable standards and requirements contained in Article V and Article VI in this chapter, except for the following:

- (1) Sections 110-30 and 110-41B, Streets [with the exception of Section 110-30G which remains in effect for situations as noted in Subsection B(1) below].
  - (2) Section 110-31, Blocks.
- (3) Section 110-32, Lots.
- (4) Section 110-41C, Curbs.
- (5) Section 110-41D, Sidewalks.
- (6) Section 110-41H, Off-street parking.

B. The following design standards apply to recreational and seasonal land developments not covered elsewhere in this chapter.

- (1) Streets.
  - (a) The land development shall be designed to provide an access and internal traffic circulation system adequate to accommodate the type and volume of traffic to be generated and shall be

constructed to provide a sound, all-weather driving surface, reasonably smooth, free from mud, dust and/or standing water. All private streets shall be considered to be required improvements. The following minimum standards apply to all private streets:

- [1] Right-of-way width: forty (40) feet.
- [2] Cartway width: sixteen (16) feet for two-way roads; ten (10) feet for one-way roads.
- [3] Cartway construction: six (6) inches of suitable, compacted and graded stone base material to provide a permanent and all-weather surface which will facilitate storm drainage management.
- [4] Maximum allowable grade. The maximum allowable grade for private roads shall be a fourteen-percent slope for distances of no more than five hundred (500) feet. However, special drainage measures and considerations will be required on grades exceeding a six-percent slope, including special roadway cross sections, grading, shoulder construction and stabilization, cross drainage structures and cut-and-fill slopes, as recommended and/or accepted by the Township Engineer.
- [5] Cul-de-sac minimum standards. While there are no minimum or maximum length requirements, excessively long segments are discouraged due to emergency vehicle access considerations. A turnaround area shall be provided at the terminus of all dead-end and/or cul-de-sac segments having an unobstructed maneuvering area equal to a fifty-foot turning radius.

(b) The internal street and roadway system shall be privately owned and appropriately noted on the final plan and provide safe and convenient access to all campsites and facilities. The alignment and gradients of all internal streets and roadways shall be properly adapted to the topography, to the types of anticipated traffic and to the satisfactory control of surface water. Points of connection between the private street and roadway system and the existing public street system shall be designed to avoid congestion and hazardous intersections, in accordance with Section 110-30G, intersections.

- (2) Lots. Individual campsites shall be comprised of a minimum area of at least one thousand five hundred (1,500) square feet, with no more than a total of fifteen (15) individual campsites per acre. Each campsite shall be accessible from the private street/roadway system without the necessity to cross any other campsite. In addition, recreation vehicle campsites shall have a minimum width of forty (40) feet and a minimum depth of fifty (50) feet or thirty percent (30%) longer than the maximum length of the recreational vehicle anticipated to occupy the space.
- (3) Parking. Parking spaces shall be provided to accommodate the number and size of vehicles anticipated. Parking spaces for all campsite users shall be on the campsite lot. In addition, a minimum of one (1) parking space for every two (2) campsites shall be provided for visitors. Parking spaces for visitors may be on a common parking area. The parking spaces shall be of a compacted and graded stone base material to provide a permanent and all weather surface and support the types, lengths and weights of vehicles anticipated to use the facility.
- (4) Campsites. Individual campsites and accessory buildings shall be designed to be at least fifty (50) feet from any arterial highway or thirty-five (35) feet from any other type of public right-of-way. Recreational vehicle campsites for trailers, campers and/or motor homes shall contain a stabilized vehicular parking pad of shale, gravel, stone, paving or other suitable material and shall be dimensioned that when any space is occupied, no portion of any camping unit shall be within ten (10) feet of any portion of any other camping unit or accessory building and at least fifteen (15) feet from any internal private roadway.

(5) Relationship with adjoining properties. The design of proposed land developments governed by this section shall take into account potential effects and impacts on adjacent properties. A landscaped buffer strip having a minimum width of twenty (20) feet shall be provided along the perimeter of the land development, within which no campsites shall be located.

(6) Minimum acreage. The minimum size for a recreation vehicle park is five (5) acres, of which ten percent (10%) shall be set aside and developed as common use areas for open and unenclosed recreation facilities, which may include any required buffer areas.

#### SECTION 110-70. IMPROVEMENTS.

Where appropriate the applicant of any land development shall be required to provide the following improvements, or a suitable guaranty pursuant to Sections 110-16C and 110-17A, and address at least the following:

- A. Streets and access roads, including, where applicable, parking areas, driveways, curb cuts and traffic control devices.
- B. Utilities, including, where applicable, stormwater management facilities, sanitary sewer facilities, water facilities, pumping facilities, gas lines, electrical facilities, telephone and other utility facilities.
- C. Any proposed amenities including recreational facilities, meeting facilities and screening and landscaping.
- D. Any other improvements which may be required for approval.
- E. Procedures and mechanisms guaranteeing the perpetual private maintenance of all improvements by the owner and/or operator of the facility.

SECTION 110-71. MINIMUM FACILITIES.

- A. At a minimum, land developments proposed under this Article shall include certain facilities, depending upon the type of camping area planned.
  - (1) Camping areas intended to primarily serve the needs of overnight tenting campers shall include toilet facilities.
  - (2) Camping areas intended to primarily serve the needs of overnight camper, trailer and motor home users shall include the availability of electric service to individual campsites, central travel trailer sanitary and water stations and toilet facilities.
  - (3) Camping areas intended to serve as longer term destinations shall include back-in parking at campsites, individual electric and water connections, central travel trailer sanitation station and central toilet and shower facilities.
- B. The above are minimal requirements, subject to more stringent requirements imposed by the regulations of Title 25, Chapter 191 of the Pennsylvania Department of Environmental Protection. The applicant may provide enhanced facilities such as laundry, picnic, swimming and other facilities. The applicant shall specify the manner in which all facilities are to be privately maintained.

**ARTICLE X**

**FEES**

SECTION 110-72. PAYMENT; ESTABLISHMENT.

The following fees shall be paid by the developer, subdividers or his agent to the Township of Antis by check or money order:

- A. An application fee for preliminary plan review when such plan is required. The fee shall be as established by resolution by the Board of Supervisors.
- B. An application fee for final plan review, which fee shall be as established by resolution by the Board of Supervisors.
- C. A fee for review of the plan by the Blair County Planning Commission, in accordance with its Schedule of Fees for Review of Sewage Facilities Planning Modules and Applications for Subdivisions and Land Developments.
- D. A financial security in the amount of one hundred ten percent (110%) of the cost of proposed required improvements if the completion of such improvements is to be delayed as a condition of final approval. (See Article III.)
- E. A final security for the maintenance of improvements for no more than eighteen (18) months from the date of their acceptance of dedication and not to exceed fifteen percent (15%) of their actual cost of installation. (See Article III.)
- F. A fee for review of the plan or consultation by the Township Engineer.
- G. A fee for inspection or consultation by the Township Engineer of required improvements.
- H. A fee for review or consultation by the Township Solicitor or other professional consultant.
- I. All fee disputes shall be submitted in writing and in accordance with the provisions outlined in the Pennsylvania Municipalities Planning Code, as amended.

## ARTICLE XI

### RELIEF FROM REQUIREMENTS

#### SECTION 110-73. MODIFICATION MAY BE GRANTED.

From time to time a situation may arise where the standards of the Subdivision and Land Development Ordinance cause an undue hardship or prove unreasonable in application. Faced with this situation a modification or alteration of requirements can be granted from the literal application of the standards. However, modifications cannot be contrary to the public interest and must observe the basic purpose and intent of this chapter.

#### SECTION 110-74. MODIFICATION TO BE MINIMUM REQUIRED.

Assurance must be provided that any modification is absolutely necessary and represents the minimum possible modification. Unusual physical circumstances may involve minor adjustments in curve radii, street grade or slope, cul-de-sac length or problems over the width of an existing right-of-way. In most cases, minor design modifications will not jeopardize public safety.

#### SECTION 110-75. REQUEST FOR MODIFICATION.

Any request must be submitted in writing, citing the specific provisions or standards from which relief is requested, and should be part of the preliminary or final plan submission. A request states in full the grounds and facts of unreasonableness or hardship upon which the request is based, the provisions of the ordinance involved and the exact alteration or modification necessary. A record of the request should appear in the official minutes of the Antis Township Board of Supervisors. This record documents the reasons for the request, facts of unreasonableness and any action taken on the request. Any relief approved should represent the minimum or least possible modification of the standard.



## ARTICLE XII

### ADMINISTRATION, AMENDMENT AND ENFORCEMENT

#### SECTION 110-76. REVISION AND AMENDMENT.

The Antis Township Board of Supervisors may revise or amend in whole or in part these regulations; provided, however, that the amendment thereof shall be accomplished in accordance with the provisions of Section 505 of the Act of July 31, 1968, P.L. 247 (53 P.S. Section 10505) as supplemented and amended.

#### SECTION 110-77. MODIFICATION OF REQUIREMENTS.

- A. Modified standards. The provisions of these regulations are the minimum standards for the protection of the public welfare. The Antis Township Board of Supervisors reserves the right to modify or to extend these regulations as may be necessary in the public interest.
- B. Waiver. If a majority of the Township Board of Supervisors feels that this chapter causes undue hardship upon a particular subdivision, they may grant a waiver, provided that it does not nullify the intent and purpose of this chapter. In granting waivers, the Township Board of Supervisors may impose such conditions as will, in its judgment, advance the achievement of the intent of this chapter. The standards and requirements of these regulations may be modified by the Township Board of Supervisors in the case of a plan or program for complete community, new town, neighborhood, cluster subdivision or mobile home park which in the judgment of the Township Board of Supervisors provides adequate open and public spaces and improvements for circulation, recreation, light, air and service needs of the tract when fully developed and populated and which also provides such covenants or other legal provisions which will assure conformity to and achievement of the development goals of the Township.

#### SECTION 110-78. RECONSIDERATION AND APPEAL.

- A. Any subdividers aggrieved by a finding, decision or recommendation of the Antis Township Board of Supervisors may request and shall receive another opportunity to appear before the Township Board of Supervisors to present additional relevant information. This request shall be in writing within 30 days after the original date of action by the Township Board of Supervisors.

- B. Upon receipt of such appeal, the Township Board of Supervisors shall hold a hearing after proper notification of all parties concerned and in a manner prescribed by law.
- C. After such hearing, the Township Board of Supervisors may affirm or reverse the original action of the Township Board of Supervisors by a recorded vote and in the manner prescribed by law. The findings and reasons for the disposition of the appeal shall be stated on the records of the Township Board of Supervisors. Affirmative action shall authorize the subdividers to continue application from the point at which it was interrupted.
- D. Any person aggrieved by action of the Board of Supervisors may appeal within 30 days directly to the Court of Common Pleas of Blair County in accordance with and in a manner prescribed by law.

SECTION 110-79. KEEPING OF RECORDS.

The Township Board of Supervisors shall maintain a record of its findings, decisions and recommendations relative to all subdivision plans filed for review. Such records shall be made available to the public.

SECTION 110-80. VIOLATIONS AND PENALTIES. [AMENDED 9-3-1996 BY ORD. NO. 3-96]

Any person who violates or permits a violation of this article, upon being found liable thereof in a civil enforcement proceeding, shall pay a fine of not more than \$600 plus all court costs, including reasonable attorney's fees, incurred by the Township in the enforcement of this article. Such fines shall be determined by the officer of the Township authorized to do so by the Board of Supervisors. No judgment shall be imposed until the date of the determination of the violation by the District Justice and/or court. 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 a violation exists shall constitute a separate offense. Further, the appropriate officers or agents of the Township are hereby authorized to seek equitable relief, including injunction, to enforce compliance herewith.

SECTION 110-81 EFFECTIVE DATE

This Ordinance shall become effective five (5) days after the date of final passage.

Duly elected and ordained by the Antis Township Supervisors, Blair County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ANTIS TOWNSHIP SUPERVISORS

\_\_\_\_\_

Chairman

ATTEST:

\_\_\_\_\_

Secretary

\_\_\_\_\_

(SEAL)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_, 2010

I, \_\_\_\_\_, do hereby certify that the foregoing is a true copy of an amended Ordinance adopted by Antis Township Supervisors, Blair County, Pennsylvania on \_\_\_\_\_, 2010.

\_\_\_\_\_

Township Secretary