

SILVER LAKE TOWNSHIP
SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE

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SILVER LAKE TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ESTABLISHING THE
SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
WITHIN SILVER LAKE TOWNSHIP

PREPARED BY
SILVER LAKE TOWNSHIP PLANNING COMMISSION
SILVER LAKE TOWNSHIP, SUSQUEHANNA COUNTY
BRACKNEY, PA., 18812

IN ACCORDANCE WITH THE
PENNSYLVANIA MUNICIPALITIES PLANNING CODE
ACT 247 OF 1968

as amended

*
*
*

Amendments to this Ordinance are
identified with an asterisk in the
left hand margin opposite the line
in which the alteration occurred.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
OF THE TOWNSHIP OF SILVER LAKE

ARTICLE I

TITLE, AUTHORITY AND PURPOSE

Section 101. TITLE

101.01 These regulations shall be known and may be cited as the "Silver Lake Township Subdivision and Land Development Regulations".

Section 102. AUTHORITY

102.01 Grant of Power - The Silver Lake Township Board of Supervisors has jurisdiction and control of the subdivision of land within the township limits as specified in Article V, Section 501 of the Pennsylvania Municipalities Planning Code, Act 247, effective January 1, 1969, as amended.

102.02 Adoption of Regulations - The Silver Lake Township Board of Supervisors by authority of a resolution adopted on the 7th day of June A.D. 1976 pursuant to Article V of Act 247, cited above, has adopted the following regulations governing the subdivision and development of all land located within the township limits.

* 1. And now on the _____ day of _____ A.D. 198__,
* the Silver Lake Township Board of Supervisors by
* authority of a resolution has adopted the following
* amended regulations (identified by an asterisk in
* the left hand margin) pursuant to Article V of Act
* 247.

102.03 Delegation of Approval Power - The Silver Lake Township Board of Supervisors, pursuant to Article V of Act 247, cited above, has by resolution dated the 7th day of June, 1976 delegated power of review, approval and/or disapproval of subdivision and land development maps within the township to the Silver Lake Township Planning Commission. The Commission may delegate all or part of the review, approval, or disapproval authority to an Administrator. The scope of the delegation of authority shall be noted as a written record in the minutes of the Silver Lake Township Planning Commission.

102.04 Powers - The Silver Lake Township Planning Commission shall have all powers necessary to enforce the provisions of these regulations without limitation by reason of enumeration, including the following:

1. to prohibit the development of any land found to be unsuitable as defined by these regulations.

2. to require that improvements to the land be made as defined by these regulations.
3. to require the dedication of land, as defined, as a condition of subdivision or land development plan approval.
4. to require adherence to these regulations and their standards.
5. to require complete and accurate preliminary and final subdivision and land development submissions and additional information necessary to make reasonable evaluations of such plans.
6. to make conditional approvals where requirements specified in writing by the Commission will satisfactorily protect the public interest and health, and will not violate state laws and will accomplish the purpose of these regulations. Such requirements, not limited by enumeration, may include earth filling to overcome the hazards of shallow surface soil over bedrock for sewerage systems.

102.05 Interpretation - The provisions of these regulations shall be interpreted to be minimum requirements and shall be liberally construed in favor of Silver Lake Township and shall not be deemed a limitation or repeal of any power granted to the township by the Commonwealth of Pennsylvania.

102.06 Compliance and Violations

1. Compliance - No person shall divide land within the area governed by these regulations which results in a subdivision or a replat, as defined herein; nor shall such subdivision or land development plan or replat be recorded and no street shall be laid out, no lot shall be rented or leased, nor shall improvements be made to the land without compliance with all requirements of these regulations, the provisions of Act 247 (the Pennsylvania Municipalities Planning Code, as amended), the rules and regulations of the Pennsylvania Department of Environmental Resources, and the Pennsylvania Department of Transportation, if the land abuts on a state primary or secondary highway or connecting street; nor shall any subdivision conflict with a comprehensive plan component including a zoning ordinance or official map, if one exists.

2. Violations - It shall be unlawful to build upon, install improvements, divide, convey, lease, record or monument any land in violation of these regulations or the statutes of the Commonwealth of Pennsylvania. Silver Lake Township may institute appropriate action or proceedings to enjoin violators of these regulations or the applicable statutes of the Commonwealth of Pennsylvania.

102.07 Abrogation, Greater Restrictions, Severability and Repeal

1. Abrogation and Greater Restrictions - These regulations are not intended to repeal, abrogate, annul, impair, or interfere with any existing easements, ordinances, rules, regulations, or permits previously adopted or issued pursuant to law. However, wherever this ordinance imposes greater restrictions, the provisions of this ordinance shall govern unless expressly prohibited by Act 247, previously cited.
2. Severability - Each section, paragraph, sentence, clause, word and provision of these regulations is severable, and if any provision shall be held unconstitutional or invalid for any reason, such decisions shall not effect the remainder of these regulations nor any part thereof other than that affected by such decision.

Section 103. PURPOSE

103.01 The purpose of these regulations is to regulate the subdivision and development of land and to promote public health, safety and general welfare; to further the orderly layout and use of the land; to prevent the overcrowding of land; to lessen congestion in the streets and highways; to provide for adequate light and air; to facilitate adequate provision for water, sewerage and other public requirements; to provide for safe ingress and egress; to avoid hazards of soil or topographical conditions; to manage the drainage hazards for the immediate development as well as those downhill; and to promote proper monumenting of land subdivided and conveyancing by accurate legal description.

103.02 In addition, these regulations are adopted for the following reasons and purposes.

1. to provide minimum, uniform procedures and standards that will ensure the equitable processing and approving of subdivision and land development plans.

2. to enable the Planning Commission to carry out its assigned function of coordinating the growth processes of the Township while ensuring the coordination of intermunicipal public improvement plans and programs.
3. To ensure the development of the Township in an efficient and orderly manner in conformity with Comprehensive Land Use Plans adopted for the Township.
4. To provide for an orderly expansion and extension of community services and facilities at minimum cost and maximum convenience.
5. In carrying out the purpose of this Ordinance, the Commission's considerations will also include, but not be limited to protection of water resources, drainage, movement of traffic, adequate recreation and open space, sanitary facilities, schools, and other considerations which are appropriately related to the Township Land Use Plan.

103.03 The approvals to be obtained by the subdivider as required by these regulations shall be based on requirements as designed to accomplish the aforesaid purposes. And further, innovations in residential, commercial and industrial development shall be encouraged so that the needs of the public may be met by:

1. greater variety in development type.
2. conservation and more efficient use of the land and open space related to the developments.
3. accomodating changes in the technology of land development so that the resulting economics may benefit the private and public interest and to encourage the building of new communities incorporating the best features of contemporary design.

Section 104. APPLICATION OF REGULATIONS

104.01 Application to Subdividers and Land Developers - Any person intending to develop or subdivide land, as defined herein, shall prepare a preliminary and final plan of the proposed development or subdivision, in accordance with Article III. The plan shall be prepared and submitted to the Township Planning Commission for either review or review and approval as follows:

1. In accordance with the Pennsylvania Municipalities Planning Code Article V, Section 502, Act 247, as amended, plans of proposed subdivisions and land

developments located within a borough or within a township having legally adopted land subdivision regulations shall be submitted to the County Planning Commission for review and report together with a fee sufficient to cover the cost of review and report which fee shall be paid by the applicant, (Act 194 passed in 1974), PROVIDED, that such municipality shall not approve such applications until the county report is received or until the expiration of forty-five (45) days from the day the application was forwarded to the County Planning Commission.

2. Pursuant to the Pennsylvania Municipalities Planning Code, Section 513, Article V, of Act 247, as amended, the Recorder of Deeds of the County shall not accept any subdivision or land development map or plan for recording unless such map or plan officially notes the approval of the Commission.
3. Subdivision or land development plans recorded with the County Recorder of Deeds prior to the date of adoption of this Ordinance are exempt from the provisions of these regulations.

104.02 Notification of County Planning Commission - A certified copy of these regulations shall be filed with the County Planning Agency. All amendments to these regulations shall in like manner be filed with the County Planning Agency.

ARTICLE II

DEFINITIONS

section 201. DEFINITIONS

201.01 General Terms - As used in these regulations, words in the singular include the plural and those in the plural include the singular. The words "shall" and "will" for the purpose of these regulations are defined as mandatory.

For the purpose of these regulations, the following terms shall be considered interchangeable:

- a. The words ordinance and regulation(s).
- b. The terms Township, S/L Twp., Silver Lake Township and Municipality.
- c. The terms subdivider and developer; subdivision and development or land development.

Unless otherwise expressly stated, the following definitions shall, for the purpose of these regulations, have the meaning herein indicated. Any pertinent word or term not a part of this listing shall be construed to have its legal definition.

201.02 Specific Terms - As used in these regulations, terms or words shall be defined as follows:

1. Action in the context of the Commission review of a preliminary or final subdivision shall mean approval, conditional approval, denial, or a request for a modification, additional study, field inspections, or documentation.
2. Administrator means the person delegated authority to administer these Subdivision and Land Development Regulations by the Silver Lake Township Planning Commission and the Township Board of Supervisors.
3. Adopted means a legislative decision by a municipality as provided for in the Pennsylvania Municipalities Planning Code, Act 247, as amended, Article III.
4. Alley or Service Drive means a minor right of way, privately or publicly owned, primarily for service access to the back or sides of properties.

5. Block means a tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines or watercourses, or boundary lines of the Township.
6. Building means any structure built for support, shelter, or enclosure of persons, animals, or chattels of any kind, and which is permanently affixed to the land. The word "building" includes structure and shall be construed as if followed by the phrase "or part thereof".
7. Campground means any park, tourist park, tourist court, camp, campsite, court, site, lot, parcel, or tract of land upon which one or more camp cottages, or cabins are located or where the land is maintained for the accommodation of transients by the day, week, or month, whether a charge is made or not. The campground shall include all buildings used or intended for use as part of the equipment thereof, whether a charge is made for the use of the campground and its facilities or not.
8. Campsite - (See campground.)
9. Cartway means the graded or paved portion of a street used for vehicular travel, excluding shoulders.
10. Clear Sight Triangle means an area of unobstructed vision at a street intersection(s) defined by lines of sight between points at a given distance from the intersection street right-of-way lines.
- 10A. Commercial Development is the development of any land for the purpose of engaging in the business of the buying, selling, or exchanging of any goods or services.
11. Commission means the Silver Lake Township Planning Commission, unless otherwise noted.
12. Commonwealth means the Commonwealth of Pennsylvania.
13. Comprehensive Plan means any development plan, also called a master plan, which has been adopted by either the County or a municipality, including plans for future land use, parks, transportation, urban redevelopment, and public facilities. Devices for the implementation of these plans, such as zoning ordinances, official maps, land division, building line ordinances, and capital improvement programs shall also be considered part of the comprehensive plan.
14. County means Susquehanna County, Pennsylvania unless otherwise noted.

15. Cul-de-sac means a minor street intersecting another street at one end and terminated at the other by a vehicular turn-around.
16. Dedication means the deliberate appropriation of land by its owner for any general and public uses.
17. Developer means any landowner equitable or legal (title), agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision or a land development.
18. Development - (See "Subdivision and Land Development".)
19. Double Frontage Lot means a lot fronting on two generally parallel streets or highways.
20. Easement means a right-of-way granted for limited use of private land for a public, quasi-public, or private purpose.
21. Flood plain means the area of inundation which functions as a storage or holding area for flood water or as defined by municipal plan policy, or as identified on the HUD FIA Flood Hazard Boundary Maps.
- *
*
21A. Industrial Development is the development of any land for the purpose of the manufacture of a product.
22. Interior walk means a right-of-way for pedestrian use extending from a street into a block or across a block to another street.
23. Land Development - (See "Subdivision and Land Development".)
- *
*
24. Lot means an area of land
 resulting from the division of a tract of land for the purpose of transfer of ownership, use, lease, rental, or improvement.
 - a. Lot area - the "lot area" is the area of a horizontal plane bounded by the front, rear, and side lines.
 - b. Lot depth - the "lot depth" is the minimum horizontal distance between the front lot line and the rear lot line.
 - c. Lot width - the "lot width" is the minimum horizontal distance between the side lot lines, measured parallel to the front lot line.

- d. Lot Line, Front - the "front lot line" shall be that boundary of a lot which is along an existing or proposed right-of-way. In the case of corner lots, the line having the least dimension along a right-of-way shall be designated as the "front lot line".
- e. Lot Line, Rear - the "rear lot line" shall be that boundary of a lot which is most distant from and most nearly parallel to the front lot line.
- f. Lot Line, Side - the "side lot line" shall be any boundary of a lot which is not a front or a rear lot line.

25. Major Subdivision means any subdivision involving new streets or the extension of municipal facilities. (Note enumeration clause, Article II, Section 201.02, 62A)

26. Major Highways - For the purposes of these regulations, major highways in the Township are those which have a Traffic Route Number designated by the Pennsylvania Department of Transportation or the Federal Highway Administration and others which may be designated by the Commission.

27. Match line means reference data facilitating the joining of two maps, graphs, or sheets together so they can be read as a single document.

28. Minor Subdivision means any single family residential subdivision fronting on an existing street, not involving any new street or the extension or creation of municipal facilities, including but not limited to sewers and water lines. (Note enumeration clause, Article II, Section 201.02, 62A)

Exception:

For the purpose of this ordinance, a lot, not on an existing street, and not involving any new street nor the extension or the creation of municipal facilities, being transferred for the sole purpose of adding to an existing lot, and which will be merged into one deed and recorded with that description immediately upon completion of the transfer, may be considered as a Minor Subdivision.

29. Mobile Home Court or Park means any lot, parcel, or track of land on which two or more mobile homes are planned to be located and are intended to be occupied for dwelling or sleeping purposes for more than thirty (30) days.

30. Mobile Home means a transportable, single-family dwelling which may be towed on its running gear, and which may be temporarily or permanently affixed to real estate, used for non-transient residential purposes, and constructed with the same, or similar electrical, plumbing and sanitary facilities as im-mobile housing.

* 30A. Multiple Family Development is the development of
* multiple (two (2) or more) individual dwelling units,
* within one structure, designed for sale or lease.

* 30B. Municipal Facility - See Public Improvement (47A).

31. Municipality means either a township, borough, city, or county as set forth and permitted under the provisions of the Constitution of the Commonwealth of Pennsylvania, pursuant to the Pennsylvania Municipalities Planning Code, Act 247, (as amended) Article I, Section 107.

- * 31A. New Reserve Strips means a right-of-way reserved
* for use as a street, alley, interior walk, or for
* other public purposes.
32. Normal High Water Mark means the highest point on the bank of a normal stage channel at which the water level has been for a sufficient period of time to leave a definite mark or where the natural vegetation changes from predominately aquatic to predominately terrestrial.
33. Ordinance means the Silver Lake Township Sub-division and Land Development Regulation unless otherwise specifically stated.
34. Official Sewer Plan means the adopted plan of the local municipality filed with the Department of Environmental Resources.
35. Parcel means an area of land ten (10) acres or larger resulting from the division of a tract of land for the purposes of transfer of ownership, use, or improvement.
36. Pavement means concrete or asphalt of sufficient quantity and quality as specified in Table V of this ordinance.
37. Percolation Test means those soil absorption tests conducted in order to determine the potential effectiveness of a subsurface disposal system.
38. Person includes a corporation, unincorporated association, a partnership as well as an individual.
39. Plan, Final means complete and exact graphic description or map drawn to scale, prepared for official recording as required by the Pennsylvania Municipalities Planning Code, Act 247, (as amended) to define property rights and proposed streets and other improvements.
40. Plan, Preliminary means a tentative graphic description or map drawn to scale, in lesser detail than a final plan, showing approximate locations of streets, and lot layout as a basis for consideration prior to preparation of a final plan.

41. Plan, Record means an exact signed copy of the approved final plan, prepared as for official recording, to define property rights and proposed streets and other improvements.
42. Plan, Sketch means an informal graphic description or map drawn generally to scale, indicating salient existing features of a tract and its surroundings and the general layout of the proposed subdivision or land development as further defined in these regulations.
43. Planning Commission means the Silver Lake Township Planning Commission unless otherwise noted.
44. Plat means a map, plan, or layout, whether preliminary or final, showing the subdivision of land into lots, blocks, streets, or other information in compliance with the Pennsylvania Municipalities Planning Code, Act 247, (as amended) Article V, and these regulations.
45. Plot means an area of land which is taxed as a single unit of land.
46. Private Sewer System means an individual on-lot sewerage system, (i.e., individual package plant or septic system).
47. Private Water Supply means an individual on-lot water supply.
- * 47A. Public Improvement means any drainage ditch,
* roadway, parkway, sidewalk, pedestrianway, tree,
* lawn, off street parking area, lot improvement,
* or other facility for which the local government
* does assume the responsibility for maintenance
* and operation at the time of the subdivision
* submission.
48. Public Sewer System is used in terms of being available to the lots within the subdivision on a joint basis from off-lot sources.
49. Public Water Supply is used in terms of being available to the lots within the subdivision on a joint basis from off-lot sources.
50. Professional Engineer means a person registered and licensed to practice engineering within the Commonwealth of Pennsylvania

51. Regulations means the Silver Lake Township Ordinance entitled "Subdivision and Land Development Regulations".

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51A. Replat means a change in a map of an approved or recorded subdivision plat if such change effects any street layout on such map or area reserved thereon for public use, or any lot line, or if it effects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

52. Reverse Frontage means a lot extending between and having frontage on a major traffic street and a minor street, and with vehicular access solely from the latter.

53. Right-of-way means land reserved for use as a street, alley, interior walk, or for other public purposes. The right-of-way shall not be considered as land area when computing lot size.
54. Set-Back or Building Line means the line within a property defining the required minimum distances between any building and the adjacent right-of-way or property line of any lot. The set-back shall be measured from the edge of the right-of-way bordering the property.
55. Sewer Permit means a form issued by the municipality's certified sewage enforcement officer based on his inspection of the proposed site for installation of an on-lot sewer system
56. Shoulder means that portion of a roadway between the outer edge of the traveled way or pavement and the point of intersection of the slope lines at the outer edge of the roadway for the accommodation of stopped vehicles and for lateral support.
57. Sight Distance means the maximum extent of unobstructed vision in a horizontal or vertical plane along a street from a vehicle located at any given point on the street.
58. Soils Evaluation by Test-Pit Method means the excavation of a hole on a lot, tract, or parcel to reveal soil and rock strata followed by evaluation and preparation of a soils log by a qualified soils scientist or otherwise qualified individual as designated by the Commission for the purpose of determining suitability for on-lot sewerage disposal, soils-bearing capacity, and other determinations.
59. Street means a strip of land, including the entire right-of-way, intended for use as a means of vehicular and pedestrian circulation. Classes of streets are as follows:
- a. Major Traffic Streets are those serving large volumes of comparatively high-speed and long-distance traffic, and include facilities classified as main and secondary highways by the Pennsylvania Department of Transportation.

b. Collector Streets are those which, in addition to giving access to abutting properties, intercept minor streets and provide routes, carrying considerable volumes of traffic, to community facilities and to major traffic streets.

c. Minor Streets are those which primarily provide access to abutting properties.

60. Street, Public means a street dedicated to public ownership or a street with an easement dedicated for public use.

61. Subdivider - (See Developer)

62. Subdivision and Land Development means:

a. As defined by the Pennsylvania Municipalities Planning Code, Act 247, (as amended) "Subdivision, the division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or residential dwellings shall be exempted. (As amended 1982 P.L. 628, No. 177.)

Any subdivision with all lots of ten acres or more, which may or may not front on a public road, will be required only to file a surveyors drawing with the Commission. This drawing must show:

(1) Lots fronting on the public road will have not less than 200 feet road frontage, will require no present or future extension or construction of additional public facilities, and have set back requirements as required in Section 603, Table VI.

(2) Lots not fronting on a public road will have access to the road by individual rights-of-way not less than 50 feet in width and permitting no temporary or permanent structure. The lots and rights-of-way will require no present or future extension or construction of additional

* public facilities and the lots will
* have set back requirements as speci-
* fied in Section 603, Table VI.

* In addition, cemeteries are exempt
* from the provisions of this Ordinance.

The enumeration of lots and parcels shall include as a lot or parcel that portion of the original tract or tracts remaining after other lots or parcels have been subdivided therefrom.

"Land development, the improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving (a) a group of two or more buildings, or (b) the division or allocation of land or space between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common area, leaseholds, condominiums building groups or other features."

- b. Any development of land (including, but not limited to, seasonal recreation developments, campsites, camping grounds, mobile home

parks, industrial land developments, shopping centers, and other developments intended to be used for commercial or industrial purposes) even though any streets or rights-of-way may not be dedicated to public use and lots, tracts, or parcels, may not be divided for the purpose of conveyance, transfer or sale, or even though the owner does not transfer legal title or equitable title (for example, structures for rental purposes).

- 63. Swale means a depression or hollow in the land form created by the erosive action of run-off waters.
- 64. Tract means an area of land identified as a single plot for tax purposes prior to a land division which creates a lot or parcel.
- 65. Trailer means any vehicle or structure so designed and constructed in such manner as will permit occupancy thereof as sleeping quarters for one or more persons, or the conduct of any business or profession, occupation or trade (or use as a selling or advertising device), and so designed that it is, or may be mounted on wheels and used as a conveyance on highways, roads, or streets, propelled or drawn by its own or other motive power, excepting a device used exclusively upon stationary rails or tracks.
- 66. Trailer Coach - (See Trailer.)
- 67. Travel Trailer - (See Trailer.)
- 68. Travel Trailer Park means any park, trailer park, trailer court, court, camp site, lot, parcel, or tract of land designed, maintained or intended for the purpose of supplying a location or accommodations for any trailer coach or trailer coaches and upon which any trailer coach or trailer coaches are parked and shall include all buildings used or intended for use as part of the equipment thereof, whether a charge is made for the use of the travel trailer park and its facilities or not. "Travel Trailer Park" shall not include automobile or trailer sales lots on which unoccupied trailers are parked for the purposes of inspection and sale.
- 69. Watercourse means a channel, creek, ditch, drain, dry run, spring, stream, or river.

ARTICLE III

PROCEDURE

Section 301. ESTABLISHMENT OF PROCEDURES

- 301.01 Subdivider or Developer Responsible - The subdivider or developer shall be responsible for observing the procedures established in this article, and for submitting all plans and documents as may be required herein.
- 301.02 Notification to County - Upon receipt of a subdivision or land development plan for review the Township Planning Commission shall notify the County Planning Commission of the subdivision or development and furnish a copy of the plan for their review and report.

Section 302. ADVISORY MEETING

- 302.01 Sketch Plan - The subdivider or land developer may prepare a sketch plan for informal and confidential discussion with the Township Planning Commission's staff prior to submitting the official preliminary plan for review.
- 302.02 A sketch plan should contain at least the following data, legibly drawn, but not necessarily showing precise dimensions.
1. Name of municipality.
 2. Tract boundaries.
 3. North point, scale and date.
 4. Significant topographical and physical features.
(watercourses, tree masses, etc.)
 5. Proposed general street and lot layout.
 6. A reasonable representation of the soils as listed in a published soils survey report prepared by the Soil Conservation Service, when specifically requested by the Commission.
- *
*
- 302.03 Sketch Plan Procedure - Based on the information shown on the sketch plan, the staff may comment on the extent to which the proposed subdivision conforms to the applicable requirements of those regulations. The sketch plan may be a pencil sketch drawn to scale.

Section 303. SUBMISSION OF PLANS

- * 303.01 Application for Major Subdivision or Land Development
The subdivider or developer shall submit to the
Commission a signed APPLICATION FOR REVIEW on a form
provided for that purpose by the Commission. The
application shall specify:

1. The name of the subdivision or development.
2. The name of the municipality.
3. The location of the subdivision or development.
4. The name, address and telephone number of the owner and developer of the property under consideration.
5. The name, address and telephone number of the surveyor and/or engineer who may be working on the development.
6. The type of subdivision proposed (i.e. residential, mobile home park, seasonal recreation development or other land development as defined in Article II).
7. The type of structure proposed for the subdivision or land development provided by the developer or his agent.
8. The type of water supply proposed.
9. The type of sewerage disposal system proposed.
- * 10. The size of the property, the number of lots proposed, and the square foot area of commercial or industrial buildings and parking areas.
- * 11. The lineal feet of any proposed streets and a statement indicating whether or not the proposed streets will be dedicated to the municipality.
- * 12. The amount of land proposed for recreational use or other community facility.
13. The number of acres of adjoining land in the same ownership, and the existing zoning requirements, if any.
14. A statement from the subdivider stipulating the proposed method of maintenance of street, water supply and sewer systems and services to be provided and a list of municipal facilities required for this development.

* NOTE: For Minor Subdivisions see Article V.

- * 303.02 Plans to be filed with Commission - Five (5) copies of the preliminary plan and required supplemental data shall be officially submitted to the Commission or its authorized representative by the subdivider or his agent. One of these copies shall be of a permanent reproducible nature. The preliminary plan must accompany the application.

- 303.03 Review of Plans - The Commission shall review and shall take action on a plan within ninety (90) days after the completed application and plan have been received. The ninety day limit may be extended if an extension is agreeable to both parties. Said extension agreement shall be in writing.
- 303.04 Action on Major Subdivision Plans and All Other Land Development Plans. - The initial plan filed with the Commission shall be considered to be the preliminary plan. However, the Commission may proceed to final action at the first consideration of a plan provided that the plan and supporting data comply in all respects with the requirements for major final plans as per Article IV of these regulations.
- 303.05 Action on Minor Subdivision Plans - In the case of a proposed subdivision which does not involve the provision of any new street, road or extension of municipal facilities, the Commission may take action, providing that the plan and supporting data comply in all respects with the requirements for minor final plans as per Article V of these regulations. A minor subdivision shall only be construed as defined in Article II of these regulations.

Section 304. PROCEDURES FOR PRELIMINARY AND FINAL PLANS

- * 304.01 Numbers of Copies - Five (5) copies of the plan with supporting data shall be submitted to the Commission. One of these copies shall be of a permanent reproducible nature.
- * 304.02 Notification of Action - No more than fifteen (15) days after the meeting at which a final decision on a plan is made the Commission shall notify the subdivider or developer of the decision made on the plan. When the application is not approved as filed, the decision shall specify the defects found in the application or supporting data and describe the requirements which have not been met and shall, in each case, cite the provisions of these regulations which have not been complied with.

Section 305. ADDITIONAL PROCEDURES FOR PRELIMINARY PLANS

- 305.01 Changes and Modifications - The Commission may require or recommend changes and modifications of the preliminary plan prior to approval of the final plan.

- * 305.02 Acceptance of Public Streets and Areas in Major
* Subdivisions and Developments - Prior to final
approval by the Commission, the subdivider or
developer shall provide, by written letter,
evidence that the governing body will take
responsibility for streets and other areas normally
associated with being dedicated to public use, or,
the governing body shall indicate its intent to
accept and/or specify its conditions of accepting
the lands proposed to be dedicated to the public
by the subdivider or developer.
- 305.03 Subdivision Fee to be Paid - To defray a portion of
the expense of review, a fee as follows shall be
payable (to order of "Treasurer, Silver Lake Township
Planning Commission") upon the filing of the preliminary
plan.
- * 1. For major subdivisions (Residential, Mobile Home
* Park or Recreational) fifty dollars (\$50.00) plus
* ten dollars (\$10.00) per lot.
2. For minor subdivisions or developments a minimum
fee of thirty dollars (\$30.00), but not less than
ten dollars (\$10.00) per lot.
- * 3. For Commercial and Industrial Land Development a
* fee of Fifty Dollars (\$50.00) plus a per-square-
* foot fee commensurate with the project size and
* scope. Such fee will be specified at a pre-
* application meeting with the developer and his
* representatives.
- * 4. All developers shall be liable for any fees assessed
* by the Susquehanna County Planning Commission,
* (Reference Section 104.01(1)).
- * 5. Copies of this Subdivision and Land Development
* regulation shall be provided at five dollars
* (\$5.00) per copy.
- 305.04 Engineering Costs - The cost of engineering or sur-
veying work required by the Commission to ensure
compliance with these regulations shall be borne by
the applicant.

Section 306. ADDITIONAL PROCEDURES FOR FINAL PLANS

306.01 Final Plan to be Submitted - Within one (1) year after favorable action by the Commission of the preliminary plan, a final plan with supporting data shall be submitted to the Commission for review. Otherwise, the plan submitted shall be considered as a new preliminary plan.

306.02 Final Plan Shall Conform with Preliminary Plan - The final plan shall conform in all respects to the preliminary plan as previously reviewed by the Commission and shall incorporate revisions and modifications specified by the Commission in its conditional approval of the preliminary plan. All approved final plans must bear signatures of the authorized representatives of the Commission and the effective date of the approval.

Section 307. RECORDING FINAL PLAN

307.01 Required Time to Record - No more than ninety (90) calendar days after a final plan or section thereof has been approved by the Township Planning Commission, it, or a reduced photo copy, shall be filed by the subdivider or developer or his agent for recording with the County Recorder of Deeds. If the plan is not recorded within ninety (90) days from the final approval date, the action of the Commission shall become null and void.

* 307.02 Dedications in Major Subdivisions and Developments - Recording of the final plan shall have the effect, unless agreed to by the Commission, of an offer to dedicate all streets, public ways, parks, school sites, or other such areas. However, such offer to dedicate shall place no responsibility upon the Township concerning the improvement or maintenance of any streets, way, or area, until the proper actual appropriation of the same by legal action of the governing body.

TABLE I

* SUMMARY OUTLINE OF TYPICAL SUBDIVISION
REVIEW PROCEDURES

- STEP 1 Subdivider meets informally with Commission to determine general conformance with Regulations, and to review sketch plan.
- STEP 2 Subdivider submits preliminary plan with supporting data to Commission.
- STEP 3 Commission reviews preliminary plan at a regular meeting after having notified County Planning Commission.
- * STEP 4 After final review of the preliminary plans, Commission notifies subdivider either that the plan has been approved, approved with modifications, or disapproved. Subdivider revises plan if necessary for further Commission review.
- STEP 5 Within one (1) year from date of Planning Commission approval of preliminary plan, subdivider prepares and submits final plan for Commission review. Subdivider may submit only a portion of entire proposed plan as shown on approved preliminary plan.
- STEP 6 Commission reviews final plan at regular meeting after having given proper notice as required for preliminary plan. After review Commission notifies subdivider of its action on the final plan.
- STEP 7 No more than ninety (90) calendar days after favorable Commission action on the final plan, the subdivider files his final plan for recording with the County Recorder of Deeds.
- NOTE: The above table summarizes the subdivision review and approval procedures outlined in Article III, but in no way alters the detailed requirements in Article III.

ARTICLE IV

PLAN REQUIREMENTS
FOR MAJOR SUBDIVISIONS AND LAND DEVELOPMENTS

Section 401. SKETCH PLANS

(See Section 302.02).

Section 402. SCALE AND INFORMATION TO BE SHOWN ON BOTH
PRELIMINARY AND FINAL PLANS

402.01 Scale - Preliminary and final plans shall be at a scale of not more than one hundred (100) feet to the inch. Match line data shall be shown if there is more than one (1) sheet. The size of the plan shall be not less than 8 1/2" by 11" nor more than 24" by 48".

402.02 Information - Preliminary and final plans shall show by use of standard symbols when appropriate and be accompanied by the following information:

1. Subdivision or land development name or identifying title.
2. Preliminary plans showing the boundaries of all land owned by the developer contiguous to the proposed development. The plans shall also identify the owners of contiguous lands.
3. Layout of proposed lots, parcels and streets for all the contiguous property owned by the developer. The Commission may waive this requirement, if, with a letter of intent, the subdivider shows that an overall layout is unreasonable in light of the land use capabilities of the contiguous land or if he does not intend further subdivision. In the case where a complete preliminary plan for all contiguous property has been waived by the Commission, provision for future access roads to the interior of the property shall be shown on the plan.
4. North point, scale, legend, and date.
5. Name of the record owner and subdivider.
6. Name and seal of engineer, surveyor, architect or other person responsible for the plan.

7. The proposed building set-back line for each street.
8. Tract boundaries and total tract acreage, and where applicable, true meridian bearings and distances.
9. Layout of lots - dimensions, lot and parcel numbers and total number of lots. Areas shall also be given in acres.
10. All existing watercourses, tree masses, and other significant natural features and planned alterations to existing terrain contours.
11. Planned erosion and sediment control measures, as required by the Pennsylvania Clean Streams Act No. 275, including indication of watercourses into which run-off will drain.
12. All existing or proposed streets on or adjacent to the tract, including name, right-of-way width and route number.
13. All existing or proposed property lines, easements and right-of-way and the purpose for which the easements or rights-of-way have been established.
14. Location and dimensions of all proposed playgrounds, public buildings, public areas, and parcels of land proposed to be dedicated or reserved for public use, including outbuildings, lakes, etc.
15. Copies of the proposed deed restrictions, or By-Laws of property owners' association.
16. A statement as to whether the coal and mineral rights are to be conveyed with fee title to the property.
17. Location and dimensions of all proposed Commercial or Industrial Land Development structures complete with structural and building plans, unless specifically waived by the Commission.

Section 403. INFORMATION TO BE SHOWN ON PRELIMINARY PLANS

403.01 Information - In addition to the requirements of Section 403, preliminary plans shall show or be accompanied by the following information:

1. Contours at vertical intervals of five (5) feet. In subdivisions requiring no new streets, the Planning Commission may waive the requirements for contours or specify a larger vertical interval.

2. Datum to which contour elevations refer, shall be known elevations as established by the U.S. Coast and Geodetic Service or the U.S. Geological Survey or the Pennsylvania Department of Transportation.
3. All existing buildings, gas, sewer, utility lines, water mains, culverts, petroleum product lines, fire hydrants and other significant man-made features.
4. Vicinity map showing location and use of land adjacent to proposed subdivision.
5. Areas subjected to flooding or overflow of storm waters and all natural drainage patterns.
6. Street profiles, cross sections and percent of grade as proposed; however, this requirement may be waived at the discretion of the Planning Commission.
7. Where applicable as determined by the Commission, a complete report by a qualified consultant or government agency, approved by the Commission, on subsurface coal, gas and mining conditions which shall indicate conditions of mining, if any, and a statement of the possibility of subsidence.
8. Preliminary designs of any bridges or culverts which may be required.
9. Profiles and other explanatory data concerning the installation of sanitary and storm sewage facilities and other underground utility services when and as required by the Commission.
10. A report on proposed sewage and water facilities to be prepared as required by the Pennsylvania Department of Environmental Resources standards.
11. A soils map of the property showing the U.S. Soil Conservation Service interpretations including relevant codes and numbers. This information shall be transferred onto the subdivision plan when requested by the Commission.
- * 12. The area of all lots in acres and the dimensions of all lot lines.
13. All dimensions shall be shown in feet and in hundredths of a foot.

NOTE: See DESIGN STANDARDS, ARTICLE VI.

Section 404. INFORMATION TO BE SHOWN ON FINAL PLANS

* 404.01 Plan Size and Legibility - The subdivision plan submitted for final approval shall be five (5) copies of a legible print, including a permanent reproducible drawing. The size of the plan shall be not less than 8 1/2" by 11" nor more than 24" by 48".

404.02 Information - In addition to the requirements of Section 402, final plans shall show or be accompanied by the following information:

1. A certified land survey map shall be prepared by a registered professional engineer or registered land surveyor showing sufficient data to determine readily the location, bearing, and length of every street, lot and boundary line and to reproduce such lines on the ground. Reference corners shall be accurately described on the plan.
2. Location, size and invert elevation of all sanitary and all storm sewers, location of manholes, inlets, culverts, and all structuring for erosion and sediment control. Encroachment permit approved by the Pennsylvania Department of Transportation, Bureau of Municipal Services, when considered necessary by said Department.
3. All dimensions shall be shown in feet and in hundredths of a foot.
4. Lot numbers, location of iron and steel corner and side stakes for each lot.
5. Permanent monuments shall be shown.

404.03 Documentation - Final plans shall be accompanied by the following documents:

1. Certification by the State Department of Environmental Resources that the proposed sewer and water systems are in accordance with the Department Standards.
2. Street profiles and drainage details and typical cross sections for all streets as required by the Commission.
3. A statement to the effect that the applicant is the owner or equitable owner of the land proposed to be subdivided. Further, whether

or not the coal and mineral rights will be conveyed with fee title and that the subdivision shown on the final plan is made with his or their fee consent and that it is desired to record the same.

- a. An acknowledgement of said statement before an officer authorized to take acknowledgements.

404.04 Endorsements - Endorsements in the form of the following signatures shall be placed directly on the plan in permanent reproducible ink: All endorsements shall be obtained by the owner or his agent.

1. The signature and seal, if one exists, of the owner or owners of the land. If the owner of the land is a corporation, the signature of the president and secretary of the corporation shall appear.
2. The certification, signature and seal of the registered professional engineer or registered land surveyor who prepared the plan.

*
3.

TABLE II

CONDENSED PLAN REQUIREMENTS SECTIONS 403 & 404

	<u>Preliminary</u>	<u>Final</u>
Subdivision Name	x	x
Scale, Date, Legend	x	x
Owner's Name	x	x
Subdivider's Name	x	x
Engineer or Surveyor's Name	x	x
Building Set-back Lines	x	x
Tract Boundaries	x	x
Lot lines, Dimensions, and Numbers	x	x
Watercourses, Tree Masses	x	x
Existing and Proposed Streets	x	x
Existing and Proposed Easements	x	x
Existing and Proposed Public Areas	x	x
Deed Restrictions	x	x
Mineral Rights Statement	x	x
Contour Lines	x	
Contour Line Reference Datum	x	
Existing Man-Made Features	x	
Sketch of Entire Parcel	x	
Vicinity Map	x	
Areas Subject to Flooding	x	
Street Profiles and Cross Sections	x	
Mineral Conditions Report	x	
Bridge and Culvert Preliminary Designs	x	
Sewage and Water Report	x	
Lot Dimensions and Lot Size	x	x
Exact Location of Every Line		x
Exact Location of Sewers and Manholes		x
Exact Location of Monuments		x
Soil Information	x	
Street Cross Sections, Profiles and Drainage Details		x
Owner's Statement of Intent		x
Owner's Signature		x
Engineer's Signature or Surveyor's Signature		x
Municipal Planning Commission's Endorsement		x

This Table lists briefly the information required on plans, but in no way alters the detailed requirements of Article IV.

ARTICLE V

MINOR SUBDIVISIONS

PROCEDURE, APPLICATION, PLAN REQUIREMENTS

AND SUPPORTING INFORMATION

Section 501. PROCEDURE

501.01 The procedures for the submission and recording of minor subdivision plans shall be as specified in applicable sections of Article III.

The standards outlined in this Article shall be considered minimum standards and the Commission may require more restrictive standards.

Section 502. APPLICATION FOR MINOR SUBDIVISION

502.01 In addition to the information required in Section 503, the subdivider shall submit a signed Application for Review of Minor Subdivision Plan on a form provided for that purpose by the Commission.

The application shall specify:

1. The name, address and telephone number of the record owner of the property under consideration and those of the subdivider, if they are different.
2. The name of the road and municipality where the proposed subdivision is to be located.
3. The name, address and telephone number of the surveyor or engineer who may be working on the subdivision plans.
4. The type of structures proposed for the subdivision.
5. The type of water supply proposed.
6. The type of sewer system proposed.

Section 503. PLAN REQUIREMENTS

- * 503.01 Preliminary Plan - Five (5) copies of the preliminary plan and required supplementary data shall be submitted to the Commission. One of these copies shall be of a permanent reproducible nature. This plan may be a sketch drawing not based on a land survey. The scale and information to be shown on or that shall accompany preliminary plans shall include, but may not be limited to, the following:
1. A scale of not more than one hundred (100) feet to the inch. The size of the paper on which the plan is drawn shall not be less than 8 1/2" by 11" nor more than 24" by 48". Match line data shall be shown if there is more than one sheet.
 2. Name of the record owner and subdivider.
 3. Name of the municipality in which the property proposed for subdivision exists.
 4. Tract Boundaries (this information may be obtained from official tax maps or from aerial photographs) and total tract acreage.
 5. North point, scale, legend and date.
 6. Significant topographical and physical features (to include references made in 402.02, paragraphs Number 10 and 11).
 7. Existing public roads identified by township or borough name and by state or federal traffic route or legislative route number.
 8. Proposed lot or parcel lines drawn to scale and dimensions given in feet and hundredths of a foot.
 - * 9. Lot or parcel areas shall be given in acres.
 10. The classification of the soils present in the proposed subdivision as defined by the Soil Conservation Service soil name. This classification
* may be omitted at the discretion of the Commission.
*
 11. The zoning classification, if any.

* 503.02 Final Plan - Five (5) copies of the final plan and required supplementary data shall be submitted to the Commission. One of these copies shall be of a permanent reproducible nature. This plan shall be a certified land survey map by a registered professional engineer or registered land surveyor, of the lots and/or parcels to be subdivided. Said plans need not include a drawing of the tract boundaries. The scale and information to be shown on or that shall accompany final plans for minor subdivisions shall include, but not be limited to, the following:

1. A scale of not more than one hundred (100) feet to the inch. The size of the paper on which the plan is drawn shall not be less than 8 1/2" by 11" nor more than 24" by 48".
2. Name of the municipality in which the proposed subdivision exists.
3. Name of the record owner and subdivider.
4. North point, scale, legend and date.
- 5.

6. Provision For Future: Access roads to the interior of the contiguous property must be provided and shown on the plans.

* 503.03 Endorsements - Endorsements in the form of the following signatures shall be placed directly on the plan in permanent reproducible ink: All endorsements shall be obtained by the owner or his agent.

1. The signature and seal, if one exists, of the owner or owners of the land. If the owner of the land is a corporation, the signature of president and secretary of the corporation shall appear.

2. The certification, signature and seal of the registered professional engineer or registered land surveyor who prepared the plan.

ARTICLE VI

DESIGN STANDARDS

Section 601. APPLICATION OF DESIGN STANDARDS

601.01 Standards to be Applied - The design standards and requirements outlined in this Article will be applied by the Township Planning Commission in evaluating plans for all proposed subdivisions.

Section 602. GENERAL STANDARDS APPLICABLE TO ALL TYPES OF DEVELOPMENT

602.01 Land Requirements - Land shall be suited to the purposes for which it is to be subdivided. In general, the Commission shall take the following factors into consideration.

1. Land subject to periodic flooding or other hazards to life, health, or property, such as open mining, heavy gas or fuel lines, airports, highway interchanges and highway rights-of-way shall not be subdivided in the plan.
2. The soil must be compatible with the intended use and the soils map of the proposed site is required including relevant interpretation for all types of developments subject to these regulations.
3. In the further interest of the health, safety, and welfare of the general public, the Commission reserves the right to require the developer to submit erosion and sediment control plans where necessary. In the event that any developer shall intend to make land changes by grading, filling, excavating or the removal or destruction of the natural topsoil or vegetative covering thereon in accordance with a subdivision plan submitted to the Commission, the same shall only be accomplished after the owner of said land or his agent has submitted to the Commission for approval a plan for erosion and sediment controls, or there has been a determination by the Commission that such plan may not be necessary. Measures included in this plan shall comply with the current standards and specifications of the U. S. Soil Conservation Service, as contained in the Endless Mountains Erosion and Sediment Control Handbook, which is hereby incorporated as a part of this Ordinance by reference.

602.02 General Site Criteria

1. General Plan: the location and design of any subdivision plan must conform to any adopted municipal Comprehensive Plan.
2. Zoning: the use of land in a subdivision plan must conform to any applicable municipal ordinance.
3. Objectionable Areas: those areas which are subject to hazards of life, health or property as may arise from fire, flood, disease, noise or falling aircraft or considered to be uninhabitable for other reasons may not be subdivided for building purpose unless the hazards have been eliminated or the plans show adequate safeguards correcting the hazards.

Information for determining and evaluating these potential hazards may include references to historical records, soil evaluations, engineering studies, expert opinion, established standards used by licensed insurance companies and adopted regional, county, or local municipal policy, such as, but not limited to, an established flood plain line.

4. Nearby Development: the layout of subdivision shall be planned with consideration to existing nearby developments or neighborhoods so that development is coordinated in terms of traffic movement, drainage, and other reasonable considerations.
5. Preservation of Natural Features: In all subdivisions, care shall be taken to preserve natural features such as trees, watercourses, views, and historical features such as buildings which will add attractiveness and value to the remainder of the land.
6. Hillside Development: where a subdivision of land is on a site that has a slope of more than fifteen percent, the Commission may require larger lot sizes than the minimum requirements which are provided in this Ordinance.

7. Water Frontage and Surface Drainage:

(a) The damming, filling, relocating or otherwise interfering with the natural flow of surface water along any surface water drainage channel or natural watercourse shall not be permitted except with approval of the Commission, and, where required by state statute, the Pennsylvania Department of Environmental Resources, or other applicable state agencies.

(b) building set-back lines shall be established no less than one hundred feet (100') from the normal high water line of any lake or waterbody or one hundred feet (100') from any stream, creek, etc.

*
*
*
602.03 Community Facilities and Comprehensive Plan Requirements - The Commission will consider the adequacy of existing or proposed community facilities to serve the uses proposed in the subdivision. Where a proposed park, playground, school or other public use is shown in a municipal Comprehensive Plan and is located in whole or in part in a subdivision the Commission may require the reservation of such area provided that such reservation is acceptable to the municipality. The subdivider shall not be required to reserve the land for more than one (1) year.

*
*
602.04 Modifications - The standards and requirements of these regulations may be modified by the Commission in the case of plans for complete communities, neighborhood units, planned unit developments, or other large scale developments, which in the judgment of the Commission achieve the objectives of these regulations and which are further protected by such covenants or other legal provisions as will assure conformity to and achievement of the Subdivision and Land Development Ordinance.

602.05 Water and Sewage Disposal Facilities - Where evidence indicates that the minimum lot size requirements specified in Section 603 of this Ordinance or in any applicable zoning ordinance, or in the Pennsylvania Sewage Facilities Act No. 537 and subsequent amendments, are not adequate to permit the installation of individual on-lot water and/or sewage disposal facilities, the Commission may require that the subdivider request the Pennsylvania Department of Environmental Resources or any other qualified individual approved by the Commission to make such tests as are necessary to determine the adequacy of the proposed facilities in relation to the proposed lot size, existing grade and soils conditions.

- 602.06 Easements - Where a subdivision is traversed by a watercourse, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage without damaging adjacent properties.
- 602.07 Walkways - Pedestrian interior walks may be required where necessary to assist circulation or provide access to community facilities (such as a school). Such walkways shall have a right-of-way width of not less than ten (10) feet and a paved walk of not less than four (4) feet.
- 602.08 Storm Drainage - Lots shall be laid out and graded to provide positive drainage away from buildings and to prevent damage to neighboring lots, tracts or parcels.
- 602.09 Design Standards For Public Streets
1. Street Right-of-Way Widths - Minimum right-of-way widths for all proposed or required public streets shall conform to the requirements set forth in Table III.
 2. Geometric Standards - Geometric design standards for all proposed or required public streets shall conform to the requirements set forth in Table IV.
 3. Required Improvements - If a proposed development is situated adjacent to or within one-hundred (100) feet of an area that contains paved streets, curbs or sidewalks; the street, curb, or sidewalk shall be extended into the proposed development. The construction standards of the extension(s) shall be equal to or better than those existing streets, curbs, or sidewalks.

TABLE III

LOCATIONAL CRITERIA FOR REQUIRED IMPROVEMENTS
AND RELATED STANDARDS

<u>Type Development</u>	<u>Criteria</u>	<u>Right-of-Way</u>	<u>Minimum Required Improvements</u>		
			<u>Street</u>	<u>Curbs</u>	<u>Sidewalks</u>
MOBILE HOME COURT OR LAKE LOTS	any area that contains or is expected to contain lots of less than one acre	50'	Minor 24' pavement	No	No
TOWNSHIP	a. any area that contains or is expected to contain lots ranging in size from one acre to 87,120 sq. ft. (2 acres)	50'	Minor 24' pavement	No	No
	b. any area that contains or is expected to contain lots of more than two acres	50'	Rural Street 24' cartway	No	No

1. Provided that any proposed subdivision within a township which contains nineteen (19) or less lots, required improvements may be stipulated as for a rural street as defined in paragraph "b". Deviation must be specifically approved by the Commission.
2. Provided that in case of any proposed subdivision within a township development containing twenty (20) or more lots, required improvements shall be stipulated as for a minor street as defined in paragraph "a".

TABLE IV

GEOMETRIC STANDARDS FOR STREETS

Standard	Type of Street		
	Collector	Minor and Marginal Access	Rural
Maximum Grade (a)	7.0%	10.0%	12.0%
Minimum Grade	0.5%	0.5%	0.5%
Minimum Sight Distance	400'	350'	300'
Minimum Centerline Radius for Horizontal Curves	300'	300'	300'

(a) The maximum grade may be increased in rugged terrain or mountainous country by special action of the Planning Commission.

TABLE V (1)

BASIC IMPROVEMENT REQUIREMENTS FOR STREETS
CURBS, SIDEWALKS AND SHOULDERS IN SUBDIVISION DEVELOPMENT

TYPE OF SUBDIVISION
RESIDENTIAL LOT AREA (Sq. Ft.) PER UNIT

Type of Street	Non-Residential	21,780 or Over
<u>COLLECTOR STREET</u>		
Pavement width and type	22' - A* 40' - A**	24' - A*
Base Material	C	C
Curb type required	D	None
Shoulder width and type	None** 8'*	8'*
Sidewalk width and type	6' - E	None
<u>MINOR STREET</u>		
Pavement width and type	20' - A* 40' - A**	24' - A or B*
Base Material	C	X
Curb type required	D	None
Shoulder width (each side)	None** 8'*	8'
Sidewalk width and type	6' - E	None
<u>RURAL STREET</u>		
Cartway width and type	Does not apply	24' - F
Shoulder width (each side)		4'

* Without curb

** With curb

X If pavement "A" is used, "C" shall be the base course.
 If pavement type "B" is used, base shall be as specified
 in "B."

(1) This table may change from time to time as construction standards of the Pennsylvania Department of Transportation are updated.

TABLE V (CONTINUED)

The letters in the table on page 36 (A through F) refer to the following Construction Standards.

Street Pavement and Construction Requirements:

- A. Two and one-half (2½) inches of ID-2 material placed in accordance with latest specifications of the Pennsylvania Department of Transportation.
- B. Three (3) inches of FB-1 or FB-2 material placed on a six (6) inch stone base course in accordance with latest specifications of Silver Lake Township.
- C. Base material for Connector and Collector Streets shall be eight (8) inches of crushed aggregate or four (4) inches of bituminous concrete. Base material for Minor Streets shall be six (6) inches of crushed aggregate or four (4) inches of bituminous concrete. All Base material must be placed in accordance with latest specifications of Silver Lake Township.
- * D. Curb shall be seven (7) inches at the top, eight (8) inches at the bottom, and twenty-two (22) inches in height with slope to the street placed in accordance with the latest specifications of Silver Lake Township and Section 903.
- * E. Sidewalk shall be concrete four (4) inches in thickness placed on four (4) inches of sand or fine stone, placed in accordance with the latest specifications of Silver Lake Township.
- F. Cartway shall be twenty-four (24) feet in width. Material shall be eight (8) inches of crushed aggregate placed in accordance with the latest specifications of Silver Lake Township.

Collector Streets are those which, in addition to giving access to abutting properties, intercept minor streets and provide routes carrying considerable volumes of traffic to community facilities and to major traffic streets and shall have a right-of-way width of fifty (50) feet.

Minor Streets are those primarily to provide access to abutting property and shall have a right-of-way width of fifty (50) feet.

602.10 Street System Layout

1. Proposed streets shall be properly related to such street plans or parts thereof as have been officially prepared and adopted by the municipality in which the subdivision is located and they shall further conform to such County and State road and highway plans as have been prepared and adopted as prescribed by law.
2. The proposed street layout shall provide for the continuation or projection of existing streets in the surrounding area unless the Commission deems such extension undesirable for specific reasons of topography or design.
3. Minor streets shall be laid out to discourage through traffic, but provisions for street connections into and from adjacent areas will generally be required.
4. New half or partial streets will not be permitted, except where essential to provide for the reasonable subdivision of a tract in conformance with the other requirements and standards contained herein and where, in addition, satisfactory assurance for dedication of the remaining part of the street can be secured.
5. Wherever a tract to be subdivided borders on an existing half or partial street, the other part of the street shall be plotted within such a tract.
6. Dead-end streets shall be prohibited, except when designed as cul-de-sac to serve residential areas.
7. New buffer strips, including those controlling access to streets, shall be avoided except where determined by the Commission to be necessary to carry out the requirements and objectives of the Ordinance.
8. Drainage: All provisions for drainage facilities shall be designed so as to provide for the carrying of surface water from the surrounding drainage area, buildings, and pavement.
9. Construction: All streets must meet the construction standards of the Commission, or the Pennsylvania Department of Transportation where applicable.
10. Flooding: The Commission shall not approve streets which are located on soils subject to flooding as defined by the Soil Survey of the U. S. Soil Conservation Service.

602.11 Street Intersections

1. Streets shall be laid out to intersect as nearly as possible at right angles. No street shall intersect another at any angle of less than sixty (60) degrees.
2. Intersections involving more than four corners shall be prohibited.
3. Clear sight triangles of thirty (30) feet measuring along street lot lines from their point of junction shall be provided at all intersections and no visual obstruction shall be permitted within such sight triangles.
4. To the fullest extent, intersections with major traffic streets shall be located at least eight hundred (800) feet apart, measured from centerline to centerline.
5. Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of one hundred twenty-five (125) feet between their centerlines.
6. Minimum curb radii at street intersections shall be fifteen (15) feet for intersections involving only minor streets, twenty-five (25) feet for intersections involving other type streets, or such greater radius as is suited for the specific intersection.
7. Minimum right-of-way radii at street intersections shall be twenty-five (25) feet for all intersections.
8. Where a subdivision abuts or contains an existing street of inadequate right-of-way width, additional right-of-way width in conformance with Table V may be required.
9. Where the grade of any street at the approach to an intersection exceeds seven percent (7%) a leveling area shall be provided having not greater than four percent (4%) grades for a distance of twenty-five (25) feet measured from the nearest right-of-way line of the intersecting street.

602.12 Uses Fronting on Traffic Streets

1. Controlled Access - Entrance and exits to non-residential subdivisions shall be designed so as not to interfere with through traffic. In general, entrance and exit points shall not be located closer to one another than fifty (50) feet and when combined, shall be restricted to one hundred (100) feet. Access points shall not exceed twenty-four (24) feet in width at any such point.
2. Protection of Grade Separation - Entrance and exit points to proposed subdivisions shall not be located closer than one hundred (100) feet to the end of any interchange.
3. Building Set-back Line - Unless otherwise regulated by appropriate ordinances, non-residential structures shall be set back not less than sixty (60) feet from the property line fronting on the street. Rear set-back lines shall be such that no non-residential structure shall be any closer to the rear property line than ten (10) feet.
4. Residential Set-back Line - Unless otherwise regulated by appropriate ordinances, residential structures shall be set back not less than that defined in Table VI. Under extreme circumstances and after careful consideration, the Commission may waive this requirement, if, in its judgment, the public interest and safety is secured. In cases where there may be question concerning the front property line, the set-back shall be measured from the street right-of-way line. All set-back lines shall be clearly shown on the plan map.
5. Residential blocks shall have a maximum length of twelve hundred (1200) feet. In the design of blocks longer than one thousand feet, special consideration shall be given to the requirements of satisfactory fire protection.
6. Cul-de-sac Streets
 - a. Cul-de-sacs, permanently designed as such, shall not exceed six hundred (600) feet (unless topography indicates a need for greater length).

- b. Cul-de-sacs shall be provided at the closed end with a turn-around having a minimum radius to the outer travelway edge or curb of forty (40) feet and a right-of-way radius of at least fifty (50) feet.

7. Marginal Access Streets (service roads): Where the subdivision abuts on or contains an existing or proposed major traffic street on which traffic volumes and vehicular speeds warrant special safety precautions, the Commission may require that marginal access streets be provided in order that no lots front on such existing or proposed major traffic streets.

Section 603. RESIDENTIAL LOT STANDARDS

- * 603.01 Application - All subdivisions proposed for single and two-
* family residential use, except mobile home courts,
shall conform with the provisions of this section.

- * 1. It is the intent of this Ordinance that Table VI,
* included in this section, be limited to one single
* family or one two family residence per lot.

- 603.02 General - The lot size, width, depth, shape orientation and the minimum set-back lines shall be appropriate for the location of the subdivision and the type of development proposed.

- 603.03 Residential Lot Sizes - Lot sizes shall be as specified in Table VI.

603.04 Design of Residential Lots

1. All lots shall front upon a public street, existing or proposed; however, under special conditions a private road may be utilized if approved by the Commission.
2. Side lot lines shall be generally at right angles or radial to street lines.
3. If remnants of land exist after subdividing they shall be incorporated in existing or proposed lots, or dedicated to public use if acceptable to the municipality.
4. Double frontage lots are prohibited except where essential to provide separation of residential developments and traffic arterials or to overcome particular topographic and orientation disadvantages.

5. Depth and width of parcels laid out or reserved for non-residential use shall be sufficient to provide satisfactory space for off-street parking and unloading.
6. Subdivisions of twenty-five (25) or more lots shall have a minimum of ten percent (10%) of the total land area for open space purposes. Such lands shall be improved and shall be accessible to all families residing within said tract, and may be used for recreational purposes. Arrangements satisfactory to the Commission shall be made for perpetual care of said open space areas.

TABLE VI

*
 LOT STANDARDS FOR RESIDENTIAL SINGLE OR TWO FAMILY
 SUBDIVISION (ONE DWELLING PER LOT) INCLUDING
 SINGLE MOBILE HOMES, EXCLUSIVE OF MOBILE HOME COURTS

	LAKE LOTS SERVED WITH PUBLIC WATER AND PUBLIC SEWER	LOTS SERVED WITH PUBLIC SEWER	LOTS NOT SERVED WITH PUBLIC SEWER
* * Minimum Area Exclusive of Rights-of-Way Minimum WIDTH (feet)	1/2 acre 100	1 acre 150	2 acres 200
Minimum Depth (Feet)	200	200	200
Minimum Building Setback (Feet)	40	60	60
* Minimum Building Setback, Side Yard (Feet)	15	15	20
* * Minimum Building Setback, Rear Yard (Feet)	25	30	40
* * * * * * Minimum Building Setback (Feet) from Normal High Water Line of any Lake, Stream, or Body of Water	100	100	100

Section 604. Utilities

604.01 The Commission may require twelve (12) foot easements where necessary for the installation of utility facilities. Such easements shall be noted as "utility easements" on the final plan and record plan. Prior to the approval of the final plan a review of utilities serving the area as to the location and width of the "utility easements" shall be made. The utilities shall have fifteen (15) days in which to make such a review.

* 604.02 In any new residential development of five or more lots, all electrical distribution and service lines shall be installed underground in accordance with the standards of the utility serving the area. In addition, the Commission may require the subdivider to cause the telephone lines from which lots would be individually served and cable television lines to be installed underground within the utility easement in a subdivision of five or more lots, except:

1. where, in the opinion of the Planning Commission, it is not practical due to location, topography, soils conditions, stands of trees, or other circumstances that would cause excessive costs of such underground installations.
2. where temporary overhead utility facilities are necessary to serve a construction site and where temporary overhead utility facilities are installed because of severe weather conditions. Such temporary utility facilities shall be removed by the utility installing them within a reasonable time after the proper underground facilities are installed.
3. where associated equipment is necessary to the proper operation of underground utility facilities, such as but not limited to, substations, padmounted transformers, pedestal mounted terminal boxes, etc..
4. in districts zoned other than residential.
5. where there are existing overhead utility facilities located on lots within the proposed subdivision, they may be used to serve only the lots on which the overhead utility facilities are located.

604.03 Illumination of streets - Where required by the municipality, street lighting units shall be furnished and so spaced and equipped with luminaries, placed at such mounting heights as will provide adequate levels of illumination for the safe movement of pedestrians and vehicles at night

Section 605. SOLID WASTE DISPOSAL

605.01 The subdivider shall provide a statement explaining how solid waste within the proposed development can feasibly be collected and disposed of, and the statement must be in compliance with the municipal, county, regional and state solid waste laws, plans, rules and regulations.

Section 606. PROPERTY OWNERS' ASSOCIATION

The Commission may require the subdivider to establish a property owners' association containing the specifications of the Commission. These specifications shall be intended to ensure the understanding and basis of the Commission's subdivision approval and implementation.

ARTICLE VII

MOBILE HOME COURTS

Section 701. MOBILE HOME COURT DESIGN STANDARDS

701.01 Application - All mobile home courts as defined in Article II hereof shall conform with the provisions of this section and shall file plans and applications in accordance with the forms and procedures specified in Article III of this Ordinance. These standards shall be required for mobile home courts in which lots will be leased or rented. Mobile home lots which will be sold shall conform to minimum standards established for conventional residential developments as stipulated in Article VI of this Ordinance.

701.02 Site Location

1. Location - The location of all mobile home courts shall comply with the following minimum requirements:
 - a. free from adverse influences by swamps, marshes, solid waste disposal areas, or other potential breeding places for insects or rodents.
 - b. not subject to flooding.
 - c. not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare.
 - d. have a minimum total area of ten (10) acres.

2. Site Drainage Requirements

- a. The ground surface in all parts of every mobile home court shall be graded and equipped to drain in a safe, efficient manner.
- b. Surface water ponding areas capable of breeding mosquitos and other insects shall be eliminated.

701.03 Minimum Site Improvements

1. Minimum site improvements for all mobile home courts shall include but shall not be limited to the following:

- a. Streets

- (1.) in any mobile home court where mobile home lots will be rented or leased and where the streets will not be dedicated to the municipality, the street right-of-way requirement may be waived by the Commission; however, the pavement standards shall be in accordance with Table III.
- (2.) all streets shall be properly drained and shall be kept free of other obstructions to provide clear access for fire, police or other emergency access.
- (3.) a safe and convenient vehicular access shall be provided from abutting public streets or roads.
- (4.) internal streets within mobile home courts shall be of adequate width to accomodate anticipated traffic and in any case shall meet the following minimum requirements:
 - (a.) where parking is permitted on both sides, a minimum width of thirty-eight (38) feet will be required.
 - (b.) a minimum road width of thirty-one (31) feet will be required where parking is limited to one side.
 - (c.) dead-end streets shall be prohibited within mobile home courts and cul-de-sacs shall conform to Section 602.12 "6" of this Ordinance.

- b. Required Illumination of Mobile Home Court Streets - All mobile home courts shall be furnished with street lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide average levels of illumination for the safe movement of pedestrians and vehicles at night.
- c. Off-Street Parking - Off-street parking for at least two motor vehicles shall be provided at each mobile home lot and off-street parking areas for additional vehicles for park occupants and guests shall be provided where streets are insufficient width for such purposes.
- d. Open Space - All mobile home courts shall provide not less than twenty (20) percent of the total land area for public open space purposes and such lands shall be improved and be accessible to all families residing within said tract of land. Such open space may be used for recreational purposes.
- e. Utility Improvements - All mobile home courts shall provide to each lot line a continuing supply of safe and potable water as approved by the Pennsylvania Department of Environmental Resources or their qualified agency, firm or individual as well as sanitary sewage disposal system in accordance with the regulations of the Pennsylvania Department of Environmental Resources. An operating permit must be obtained from the Department of Environmental Resources prior to final approval of any mobile home court.
- f. Other Site Improvements - There shall be provided in each mobile home court such other improvements as the Commission may require in the best interests of the public's health, safety and general welfare and may include, but shall not be limited to, garbage and trash collection disposal facilities as approved by the Pennsylvania Department of Environmental Resources and other adequate utility systems. Underground installations of utility systems as specified by Section 604.02 of this Ordinance shall be required of mobile home courts.

g. Stand or Pad

- (1.) Each mobile home lot shall have a mobile home stand which shall provide for the practical placement on and removal from the lot of both the mobile home and its appurtenant structures, and the retention of the mobile home on the lot in a stable condition.
(Ref: Table VII)
- (2.) The stand shall fit the dimensions of the anticipated mobile home and its appurtenant structures or appendages.
- (3.) The stand shall be constructed of an appropriate non-porous material which is durable and adequate for the support of the maximum anticipated loads.
- (4.) The stand shall be suitably graded to permit rapid surface drainage.

- h. Buffer Zone Around External Boundary of Court -
The Buffer Zone shall not be considered as part of the minimum lot size or part of the required open-space area. It shall be of fifty (50) feet in width, and shall contain a screen planting of three (3) rows of ever-greens.

701.04 Minimum Lot and Area Requirements:

TABLE VII

LOT STANDARDS FOR MOBILE HOME COURTS
SERVED WITH PUBLIC WATER AND PUBLIC SEWER

Minimum Area	1/2 acre
Minimum Width (feet)	100
Minimum Depth (feet)	200
Minimum Building Setback (feet)	40
Minimum for One Side Yard (feet)	15
Minimum Rear Yard (feet)	25
Minimum Between Mobile Homes (feet)	40

701.05 Access

1. There shall be no more than two points of entrance/exit for any mobile home court on the same road or highway.
 - a. Such entrances/exits shall be designed and located with a minimum distance of two hundred (200) feet between them.
 - b. All entrances/exits shall be at right angles to the existing public highway or street.
 - c. A clear sight distance of at least three hundred (300) feet in both directions shall be afforded the driver of a vehicle prior to entering the public street or highway.
 - d. All entrances/exits shall be of sufficient width to facilitate the turning movements of vehicles with any size mobile homes attached without requiring backing at cross-angles to the highway to achieve the necessary angle of entrance or exit.

ARTICLE VIII

EXCEPTIONS TO STANDARD SUBDIVISION PROCEDURES

Section 801. GENERAL EXCEPTIONS

The standards outlined in this Article shall be applied by the Commission in evaluating plans for specialized types of subdivisions and land development projects. The standards outlined in this Article shall be considered minimum standards and the Commission may require more restrictive standards. Plans for these specialized subdivisions and land development projects shall comply with the following standards, as well as all other applicable provisions of this ordinance not in conflict herewith.

Section 802. SEASONAL DEVELOPMENT

Cottage or cabin sites or other such development designed for seasonal use are considered subdivisions, whether lots or parcels are for sale or rent, and shall be subject to the following regulations.

802.01 Suitability for Recreational Use: The subdivider shall demonstrate to the Planning Commission that the character of the land is suitable for recreation and appropriate for cottage or camp sites. Where the Commission finds that the proposed seasonal development is in an area suitable for urban or suburban residential development, the subdivision shall be required to adhere to the standards set forth for residential home sites.

802.02 Access: Lots do not need to have frontage on public streets, but all lots shall have access to public streets by either private streets or easements. Proposed new private streets, public streets, or easements shall meet the following standards:

1. All access streets shall comply with the provisions of Table III.

802.03 Lots: Lots shall be in accordance with Table VI.

802.04 Deed Restrictions: Final plan approval shall be contingent upon the following required deed restrictions:

1. There shall be no more than one dwelling unit on any one lot.

2. Each owner of a lot having a dwelling unit on the lot shall properly install an on-lot sewage disposal system which meets the standards of the Pennsylvania Department of Environmental Resources and any municipal requirements, or comply with Table VI.

Section 803. TRAVEL TRAILER PARKS AND CAMPGROUNDS FOR RENTAL

803.01 General Standards - Travel trailer parks and campgrounds shall be subject to all standards set forth for mobile home courts in Article VII with the following exceptions:

803.02 Travel Trailer Park and Campground Lot or Space Requirements:

1. Gross Density - The maximum number of lots or camping spaces within each park or campground shall be no more than five (5) units per acre of gross area of the park or campground.
2. Minimum Lot Sizes - The minimum lot or camping space shall be fifty (50) feet wide by seventy (70) feet deep and be not less than three-thousand five-hundred (3,500) square feet in area.
3. Lot Access - All lots or camping spaces shall abut and have fifty (50) feet frontage on a street of the park or campground internal street system. All campsites shall have access to public streets by either private streets or easements.

803.03 Parking Space Requirements - A minimum of 1.0 motor vehicle parking spaces shall be provided on each park lot or campground space within the travel trailer park or campground. Additional parking shall be provided in a central area.

803.04 Travel Trailer Park and Campground Internal Street System Requirements:

1. Street Improvements and Widths - An internal park or campground system of private or public streets or roads shall be provided.

--access to five lots or less may be provided by a driveway of at least twelve (12) feet in width.

-- access streets shall be provided for camp-

grounds with a potential development of six (6) or more sites and shall have a thirty (30) foot right-of-way and an eighteen (18) foot cartway. The cartway shall be graded and shall be provided with necessary drainageways and culverts to properly carry away surface water. In such campgrounds the Commission may require pavement and street lighting, where, in the Commission's judgment, such improvements are desirable.

803.05 Travel Trailer Park Lot Improvements - Travel Trailer park lots may be improved for use by independent travel trailers. Independent trailers used as permanent residences shall not be allowed in travel trailer parks or campgrounds.

1. No more than one recreational vehicle may be placed on any one lot or site.
2. All campsites shall be well cleared, level and drained.
3. No travel trailer shall drain it's contained facilities onto the lot on which it is parked.
4. A central community shelter shall be provided for campers.
5. The campground shall also provide toilet and shower buildings for every fifty (50) camp sites.
6. Enclosed fireplaces, drinking water and a dumping station shall also be provided.

Section 804. COMMERCIAL LAND DEVELOPMENT

804.01 General Standards - Commercial development plans, including shopping centers, shall comply with the following standards and requirements as well as all other applicable provisions of this ordinance not in conflict herewith, as may be required by the Commission, including the submission of plans in accordance with Article III and IV of this ordinance.

804.02 Site Standards:

1. The site, when developed, shall be served by an approved water supply system and an approved sanitary sewer system.
2. Adequate storm drainage facilities shall be provided. Such facilities shall comply with Soil Conservation Service recommendations.

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

1. desirable land utilization
2. convenient traffic circulation and parking
3. adequate service, delivery and pick-up
4. design coordination with adjacent parcels of land

804.04 Circulation:

1. Access to public streets shall be limited to well defined entrance and exit lanes.
2. At the option of the Commission, exit lanes may be required to be separated from entrance lanes by dividers or planting islands.
3. Painted lines, arrows, and dividers shall be provided to control parking and circulation.
4. Where possible, customer parking and circulation shall be separated from delivery service drives and unloading areas.

804.05 Parking Area Requirements:

1. 5.5 parking spaces per 1,000 square feet of gross leasable area of the center shall be provided.
2. Where possible, parking isles shall be designed at right angles to the stores rather than parallel for better accessibility for pedestrians.
3. Parking areas shall be set back from street right-of-way lines and property boundaries at minimum distance of fifteen (15) feet.
4. The setback area between parking areas and street right-of-way lines and property lines shall be maintained as a planting area.
5. All parking areas, service drives and exit and entrance lanes shall be graded and paved according to the specifications for paving of local subdivision streets in Table V.

804.06 Landscaping - Screen planting shall be provided where the shopping center abuts residential property. Screen plantings shall consist of trees or shrubs at least six (6) feet in height and planted in such a manner as to visually separate the two properties as much as possible.

* 804.07 Commercial Buildings must have approval of the building plans by the Pennsylvania Department of Labor and Industry before final Commission approval.
*
*

Section 805. INDUSTRIAL LAND DEVELOPMENT

* The following minimum standards and considerations shall be observed for industrial land developments, as well as other applicable provisions of these regulations as may be required by the Commission, including submission of plans in accordance with Articles III and IV of this Ordinance.
*
*

805.01 Off-Street Parking - Off-street parking shall be provided for all employees plus extra spaces for visitors. At least one (1) parking space for 1.2 employees shall be provided.

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

805.03 General Design - The layout of the industrial area shall be designed according to any applicable zoning ordinance or to provide:

1. the most efficient arrangement for present use and future expansion, and
2. the provision of adequate and safe space for employee and customer access and parking.

Industrial developments shall be adequately screened from adjacent residential or other incompatible use areas. All storage service or other unsightly areas within the industrial development shall be adequately screened from any adjacent developments and streets.

805.04 Utilities - All proposed industrial developments shall provide written statements from the Pennsylvania Department of Environmental Resources approving plans for adequate treatment of any industrial wastes generated within the development. Adequate air and water pollution controls shall be required within these developments. Performance bonds for provision of these controls shall be required for approval.

* 805.05 Industrial Buildings must have approval of the
* building plans by the Pennsylvania Department of
* Labor and Industry before final Commission approval.

* Section 806 (deleted)

* 807 MULTIPLE FAMILY DEVELOPMENTS

* Proposed Multiple Family Developments shall be developed
* as a unit. The development shall not be in conflict with
* purposes of these Regulations or the State Law. In
* addition to the facilities and features required to be
* shown on the Preliminary Plan, the developer shall
* show all structures and indicate their types and
* architectural character. Land set aside for common
* use shall be dedicated in perpetuity to open space and
* may be conveyed to an owners' association or by dedication
* to the municipality. Lands dedicated to the municipality
* must be accepted by action of the governing body of the
* Township. If land is to be conveyed to lot owners, an
* owners' association shall be created to maintain the land
* with such association having mandatory membership on the
* part of all land owners.

* 1. Whenever a lot or parcel is used for multiple
* family dwellings, the minimum plot size shall be:

* a. Two Families - two (2) acres.

* Lot dimensions shall be controlled in accord-
* ance with Table VI.

* b. Three or more Families - required acreage
* will be determined by the following formula:

* Required Acreage = 2 acres + (.75 acres per
* family).

* 2. Fifty per cent (50%) of said land, exclusive of
* utilities, rights-of-way, and roads, shall be
* set aside for recreation.

* 3. Setbacks shall be one hundred (100') feet from
* edge of highway right-of-way and sixty five (65')
* feet from side and rear lot lines.

* a. Setback requirements for one and two story
* structures may be controlled by Table VI.

* 4. Parking facilities of 600 square feet shall be
* provided for every family.

* 5. Illumination for roads, walkways, and parking
* lots shall be provided.

* 6. Roads shall meet the same specifications as for
* mobile home courts. (See 701.03 ,a.).

* 7. Access shall be the same as for mobile home
* courts. (See 701.05).

ARTICLE IX

REQUIRED IMPROVEMENTS

Section 901. GENERAL REQUIREMENTS

The following improvements shall be installed by the subdivider or land developer or a suitable guarantee provided by the subdivider which shall ensure the provision of the improvements at the standards set forth in these regulations. The final plan shall not be approved until final detailed design of the improvements are approved and the improvements are installed and maintained in a satisfactory state of repair or a suitable guarantee is provided.

Section 902. STREETS

Streets shall be improved to the grades and dimensions drawn on the plans, profiles, and cross-sections submitted by the subdivider and approved by the Commission. Before paving the street surface, the subdivider must install the required utilities and provide, where necessary, adequate subsurface drainage for the streets. All streets, unless otherwise noted in this ordinance, shall be constructed in accordance with the specifications of Table V.

- 902.01 Alternate Street Paving Option - The Commission may, upon recommendation and approval of the officials of the municipality in which the subdivision is located, approve an alternate method of street paving placed and treated in accordance with the latest specifications of the Pennsylvania Department of Transportation.

Section 903. CURBS AND GUTTERS

- 903.01 Curbs - Curbs shall be provided on all streets and parking compounds located within multi-family land developments. Curbs shall also be required on new streets in subdivisions. All curbs shall be constructed of Portland cement concrete with expansion joints every twenty (20) feet, in accordance with Table V. The Commission may permit a rolled curb and gutter where it would better suit the development of the particular area.

- 903.02 Gutters - In areas where curbing is not used, gutters shall be provided and stabilized to avoid erosion. (See Endless Mountains Erosion and Sediment Control Handbook.)

Section 904. SEWERS

- 904.01 Public Sewer System - When the subdivision or land development is to be provided with a complete sanitary sewer collection system connected to a public sanitary sewer system, a statement of approval from the public body or its duly authorized agent of the sewerage system to which it will be connected shall be submitted to the Commission.
- 904.02 On-lot Sewage Disposal - In subdivisions where neither connection to a public sewerage system nor a complete sewer system is required, sewage disposal shall be provided on individual lots, consisting of septic tanks and tile absorption fields. The physical features of the tract on which on-lot disposal is provided shall meet the criteria specified in Section 602.05.

Section 905. WATER

1. The subdivision or land development shall be provided with a complete water main supply system which shall be connected to a municipal water supply, or with a community water supply approved by the engineer of the applicable water utility company and the Pennsylvania Department of Environmental Resources with satisfactory provision for the maintenance thereof, except that, when such municipal or community water supply system is not available, each lot in a subdivision shall be capable of being provided with an individual water supply system in accordance with minimum standards approved by the Pennsylvania Department of Environmental Resources.
2. The plans for the installation of the mains of a water supply system shall be prepared for the subdivision or land development with the cooperation of the applicable water supply agency. A statement of approval from the water supply agency to which the subdivision or land development will be connected, shall be submitted to the Commission. Upon the completion of the water supply system, one (1) copy of each of the plans for such system shall be filed with the Commission and the municipality.

3. Where required by the municipality, fire hydrants shall be provided as an integral part of any public water supply system. Fire hydrants shall be appropriately spaced and shall not be greater than six hundred (600) feet apart. A minimum hydrant pressure of sixty (60) pounds per square inch must be maintained.

Section 906. STORM DRAINAGE

Storm sewers, culverts, diversion ditches, and related installations shall be provided to permit the unimpeded flow of natural water courses, to ensure the drainage of all low points, and to intercept storm water run-off at intervals reasonably related to the extent and grade of the area drained. Adequate provision for the maintenance of such facilities shall be furnished to the municipality in which the subdivision is located.

Section 907. UTILITIES

Where required, telephone, electric, T.V. cable and other such utilities shall be installed underground and shall be provided within the street right-of-way or easements to be dedicated for such utilities, and in accordance with plans approved by the Commission and the utility company. Underground installation of the utility distribution and service lines shall be completed prior to street paving and gutter, curbing, and sidewalk installation.

Section 908. MONUMENTS AND MARKERS

Monuments shall be of concrete or stone at least 6" x 6" x 30" and marked on top with a copper or brass dowel. They shall be set at the intersection of lines forming angles in the boundaries of the subdivision and at the intersection of street lines. Markers shall be iron pipes or bars 30" x 3/4" diameter and set at all points where lines or lines and curves intersect. Removal of these monuments is expressly prohibited.

Section 909. PROCEDURE FOR INSTALLATION OF REQUIRED IMPROVEMENTS

- 909.01 Methods to be followed - After approval of the preliminary plan, the subdivider shall provide for the installation of the required improvements by any of the following methods:

1. Before requesting final plan approval the subdivider must:
 - a. install all the improvements required in Article IX at the standards required, or
 - b. file with the secretary of the municipality, with a copy to the Commission, a performance guarantee to insure installation and construction of all required improvements at the standards required.
2. At the time each improvement is to be installed and upon its completion the subdivider must notify the Commission to this effect so that adequate inspections can be made.

909.02 Performance Guarantee

1. Posting - The performance guarantee must be approved by the Commission with the advice of the municipality and must:
 - a. be a surety bond, certified check, or other security satisfactory to the Commission.
 - b. be payable to the municipality in which the subdivision is located.
 - c. be in an amount sufficient to complete the improvements in compliance with these regulations.
 - d. in the case of cash or its equivalent, be held in an escrow fund in the name of the municipality.
 - e. specify a satisfactory completion date for the improvements.
2. Return - When the improvements have been completed and approved for conformity with these regulations by a registered professional engineer employed by the Commission,

the guarantee must

be released and returned. When any of the required improvements have been completed and approved, as above, a portion of the security commensurate with the cost of these improvements, may be released and returned.

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3. Default - In the event the subdivider fails to install the required improvements in accordance with the final plan, the performance guarantee is forfeited to the municipality to be used for completion of the improvements.

909.03 Planning Commission - Action on Improvements or Performance Guarantee

The Planning Commission must check to see:

1. that the required improvements have been installed, or
2. that security has been posted to insure proper construction of the improvements.

909.04 Fees

1. To cover inspection costs, the subdivider must pay an additional fee to the Commission in an amount of one and one half percent of the cost of the required improvement. Any unused portion of the inspection fee must be returned to the subdivider.
2. All fees must be in the form of a check or money order made payable to the Commission.

Section 910. MAINTENANCE BOND

- 910.01 Bond to Insure Maintenance and Repair - In submitting the final plan to the Commission, the subdivider shall submit a maintenance bond or other approved performance guarantee to guarantee maintenance and repair of the streets in the subdivision for one year after the construction thereof has been approved by the appropriate local governing body or the Commission Engineer, and acceptance of improvements has been consummated by the municipality.

ARTICLE X

ADMINISTRATION

Section 1001. REVISION AND AMENDMENT

- 1001.01 Silver Lake Township Supervisors May Amend Regulations - The Township Board of Supervisors may, at its discretion, revise, modify, or amend these Regulations by appropriate action taken after a scheduled public hearing as provided in the Pennsylvania Municipalities Planning Code, Act 247, (as amended), Article V, Section 505.
- 1001.02 Consideration - The Commission will give earnest consideration to changes or modifications suggested by any developer or property owner when such changes or modifications shall be in the best interest of the general public.

Section 1002. VARIANCES

- 1002.01 Hardship - In reviewing an applicant's request for a variance from these Regulations, the following criteria should be used:
1. An unnecessary hardship should be established upon a finding of fact.
 2. The particular hardship must stem from these Regulations and not some other factor like difficult topography.
 3. The situation must be unique, not one shared similarly by other properties in the neighborhood.
 4. The hardship cannot be self-created by the property owner.
 5. Hardship is not to be construed to mean that less profit will be made under the existing regulations than might be realized with the granting of a variance.
 6. The hardship must be suffered by the parcel of land under question and not by other parcels owned by the applicant or by the community as a whole.

7. And finally, if these regulations were in existence at the time of the purchase of the parcel of land under question, the condition of the parcel itself or the neighborhood must have changed since the time of purchase. The changed condition must have a unique bearing on the parcel under question.

1002.02 Public Interest Secured - The Commission may grant a variance to such applicant from such mandatory provisions so that substantial justice may be done and the public interest secured; provided that such variance may be granted only upon concurrence of a majority of the Commission present at a public meeting, and that such variance will not have the effect of nullifying the intent and purpose of these Regulations.

1002.03 Commission May Impose Conditions - In granting variances and modifications, the Commission may impose such conditions as will, in its judgment, secure substantially the objectives of the standards of requirements to be modified.

Section 1003. RECONSIDERATION

1003.01 Developer Aggrieved - Any developer aggrieved by a finding, decision, or recommendation of the Commission may, within thirty (30) days, request and receive opportunity to appear before the Commission, present additional relevant information, and request reconsideration of the original finding, decision, or recommendation.

1003.02 Appeal to Court of Common Pleas

1. Any developer aggrieved by a finding, decision, or recommendation of the Commission may appeal such finding, decision, or recommendation to the Common Pleas Court.
2. All subdivisions and land development appeals shall be filed not later than thirty (30) days after issuance of notice of the decision or report of the Commission. All appeals shall be in accordance with the Pennsylvania Municipalities Planning Code, Act 247, (as amended), Article V, Section 505.

Section 1004. COMMISSION RECORDS

Records to be Kept - The Commission shall keep a public record of its findings, decisions, and recommendations relative to all development plans filed with it for review.

Section 1005. SANCTIONS AND PENALTIES

1005.01 Approval by Commission - No subdivision or land development plan shall be received or recorded in any public office unless it bears thereon endorsement to the effect that it has been approved or reviewed by the Commission as prescribed by law.

1005.02 Documentation of Approval - The approval by the Commission of any deviation from these regulations or any additional regulations imposed by the Commission must be enumerated and become a part of the approval, bearing the identification of the Commission's Secretary and Chairman, and the signature of the Commission's Land Use Administrator.

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1005.03 Any person, partnership, or corporation who or which being the owner, or agent of the owner of any lot, tract or parcel of land shall lay out, construct, open, or dedicate any street, sanitary sewer, storm sewer, water main, or other improvements for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon, or who sells, transfers, leases or rents, or agrees or enters into an agreement to sell, lease, rent or otherwise transfer any land in a subdivision or land development as defined herein, unless and until a final plot has been prepared in full compliance with the provisions of this act and of the regulations adopted hereunder and has been recorded as provided herein, shall be guilty of a misdemeanor, and upon conviction hereof, such person, or the members of such partnership, or the officers of such corporation, or the agent of any of them responsible for such violation shall pay a fine not exceeding one thousand dollars (\$1,000) per lot, parcel or tract or dwelling within each lot, parcel or tract.

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1005.04 Restrictions to Developers' Right to Proceed - No developer shall proceed with any grading of streets or other improvements in any subdivision or land development before obtaining from the Commission the approval of the preliminary plan and no deed shall be recorded for lots in any subdivision or development before the Commission has approved the final plan.

Section 1006. EFFECTIVE DATE

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1006.01 The Silver Lake Township Land Subdivision and Land Development Regulations of Silver Lake Township became effective the 1st day of September 1976, being enacted on the 7th day of June 1976 and signed by Allison H. Birchard, President of the Silver Lake Township Board of Supervisors. This revised Ordinance shall become effective to all preliminary and final plans submitted to the Silver Lake Township Planning Commission on or after JAN 1 1986, except those final plans for which a preliminary plan had previously been approved. In such case, the Silver Lake Township Subdivision and Land Development Ordinance enacted the 7th day of June 1976 shall remain in effect.

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This revised ordinance ordained and enacted this _____ 198__ by the Board of Supervisors of Silver Lake Township.

Board of Supervisors of
Silver Lake Township

By: _____
President of Board of
Supervisors, of Silver Lake
Township