

AN ORDINANCE OF THE TOWNSHIP OF EAST HUNTINGDON,
WESTMORELAND COUNTY, PENNSYLVANIA, AMENDING SECTIONS
501, 503.4 AND 505 OF ORDINANCE NO. 19-1969 AND SECTION 505 OF
ORDINANCE NO. 60-2003; ORDINANCES REGULATING THE SUBDIVISION OF
LAND FOR THE PURPOSE OF SALE OR DEVELOPMENT, DEFINING TERMS,
PROVIDING REGULATIONS, REQUIREMENTS AND DESIGN STANDARDS,
PRESCRIBING PROCEDURES FOR THE PRESENTATION, APPROVAL AND
RECORDING OF PLANS, SETTING FEES AND PRESCRIBING PENALTIES FOR
VIOLATION, HEREBY AMENDING MINIMUM LOT AREAS FOR SINGLE
FAMILY DWELLINGS AND GENERAL DESIGN STANDARDS

WHEREAS, it is necessary to amend Sections 501, 503.4 and 505 of East
Huntingdon Township Ordinance No. 19-1969 for the benefit and welfare of the citizens
of the Township of East Huntingdon, NOW THEREFORE:

BE IT ORDAINED AND ENACTED by the Board of Supervisors of East
Huntingdon Township, Westmoreland County, Pennsylvania and it is hereby Ordained
and Enacted as follows:

1. Article 5, Section 501 of Ordinance No. 19-1969 is hereby amended as
follows—" 501 GENERAL: The Supervisors shall not approve any plat unless the land
whereon buildings are to be constructed shall be of character that it can be used for
building purposes without danger to health or peril from fire, flood or other hazard. In
addition, the Supervisors shall not approve any proposed development unless the same
shall be accessed by at least a minimum of a thirty-three foot (33') wide street that is an
approved part of the Township of State Road System."

2. Article 5, Section 503.4 of Ordinance No. 19-1969 is hereby amended as
follows—" 503.4 Cul de Sacs shall normally not be longer than eight hundred feet
(800'), including a turnaround which shall be provided at the closed end with an outside
curb radius of at least forty-five feet (45') and a right of way radius of not less than fifty
feet (50'). The maximum grade of the turnaround portion of the cul de sac shall be five
percent (5%)."

3. Article 5, Section 505 of Ordinance No. 19-1969 and Ordinance No. 60-2003
is hereby amended as follows—

" 505 LOTS: The minimum lot and yard sizes shall be as follows:

Minimum lot area-single family dwelling-20,000 feet
Minimum lot area-multi-family dwelling-7,500 square feet per unit
Minimum Depth of Front Yard—30 feet
Minimum Width of Each Side Yard—10 feet."

ORDAINED AND ENACTED INTO ORDINANCE by the Supervisors of East

Huntingdon Township this 15th day of May, 2008.

Board of Supervisors of East
Huntingdon Township

ATTEST:

Cynthia Walthour
Cynthia Walthour, Secretary

Howard J. Keefer
Howard J. Keefer-Chairman

Joel B. Suter
Joel B. Suter-Supervisor

Paul E. Hodgkiss
Paul E. Hodgkiss-Supervisor

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SUBDIVISION ORDINANCE
EAST HUNTINGDON TOWNSHIP
WESTMORELAND COUNTY PENNSYLVANIA

ORDINANCE NO. 19 - 1969

AN ORDINANCE REGULATING THE SUBDIVISION OF LAND FOR THE PURPOSE OF SALE OR DEVELOPMENT: DEFINING TERMS: PROVIDING REGULATIONS, REQUIREMENTS AND DESIGN STANDARDS: PRESCRIBING PROCEDURES FOR THE PRESENTATION, APPROVAL AND RECORDING OF THE PLANS: SETTING FEES: AND PRESCRIBING PENALTIES FOR VIOLATIONS.

NOW BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Township of East Huntingdon, Westmoreland County, Pennsylvania, pursuant to the Second Class Township Code, as follows:

ARTICLE 1 - GENERAL PROVISIONS

101 SHORT TITLE: This Ordinance shall be known and may be cited as the East Huntingdon Township Subdivision Ordinance.

102 PURPOSE: This Ordinance is adopted for the following purposes:

102.1 To assist the orderly and efficient development of the Township.

102.2 To promote the health, safety, morals and general welfare of the residents of the Township.

102.3 To secure equitable handling of all subdivision plans by providing uniform procedures and standards.

103 COMPLIANCE: No lot in a subdivision shall be sold, no permit to erect, alter or repair any building upon land in a subdivision shall be issued, and no building shall be erected in a subdivision, unless and until a subdivision plan has been approved and, where required, recorded, and until the improvements required by the Board of Township Supervisors in connection therewith have either been constructed or guaranteed, as herein provided.

104 HARDSHIP: Where, owing to special conditions, a literal enforcement of this Ordinance would result in unnecessary hardship, the Board of Supervisors may make such reasonable exception thereto as will not be contrary to the public interest and may permit the sale of a lot, issuance of a permit, and erection of a building, subject to conditions necessary to assure adequate streets and other public improvements. A subdivision of any property into no more than two lots may be approved by the Planning Commission and Board of Supervisors without meeting the requirements of Section 305.

105 CONFLICT: Whenever there is a difference between minimum standards or dimensions specified herein and those contained in other regulations, resolutions or ordinances of the Township the highest standards shall govern.

ARTICLE 2 - DEFINITIONS

201 **INCLUSIONS:** Words used in the present tense shall include the future. The singular number shall include the plural, and the plural the singular. The word "person" includes a corporation and unincorporated association. The word "shall" is mandatory.

202 **TERMS:** For the purpose of this Ordinance the following terms shall have the meaning indicated, unless otherwise specifically stated.

202.1 **SERVICE ROAD:** A permanent service way providing secondary means of access to abutting lands.

202.2 **BUILDING:** Any structure, or part thereof, affixed to the land.

202.3 **BUILDING SET-BACK LINE:** A line extending across a lot establishing the minimum open space to be provided between the front line of buildings and the front lot line.

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

202.5 **COMMISSION OR PLANNING COMMISSION:** East Huntingdon Township Planning Commission, East Huntingdon Township, Westmoreland County, Pennsylvania.

202.6 **COMPREHENSIVE PLAN:** The comprehensive development plan of East Huntingdon Township indicating the general locations recommended for circulation facilities, community improvements and land uses.

202.7 **CROSS WALK:** A public right of way which crosses a block to furnish access for pedestrians to adjacent streets or properties.

202.8 **CUL DE SAC:** A short street having one end open to traffic and being permanently terminated by a vehicle turn-around.

202.9 **ENGINEER:** The East Huntingdon Township Engineer or Engineering Consultant of the Board of Supervisors of East Huntingdon Township, Westmoreland County, Pennsylvania.

202.10 **HALF STREET:** One side of a street divided longitudinally by a property line.

202.11 **HEALTH DEPARTMENT:** The Westmoreland County Department of Health.

202.12 **INSPECTOR:** An authorized representative of the East Huntingdon Township Board of Supervisors assigned to make any or all necessary inspections of the work performed and materials furnished by the developer.

202.13 **LOT:** A portion of a subdivision, or other parcel of land intended as a unit for transfer of ownership or for development. In determining the size of a lot, no part of a street right of way or cross-walk may be included.

- 202.14 LOT DEPTH: The mean horizontal distance between the front and rear lines of a lot.
- 202.15 LOT, DOUBLE FRONTAGE: A lot, the generally opposite ends of which both abut on streets.
- 202.16 LOT WIDTH: The mean horizontal distance between side property lines of a lot.
- 202.17 PLAT: A map or chart indicating the subdivision or re-subdivision of land, intended to be filed for record.
- 202.18 STREET: A right of way which affords the principal means of access to abutting property. A street may be designated as a highway, thoroughfare, parkway, boulevard, road, avenue, drive or other appropriate name. A street may also be identified according to type of use as follows:
- 202.18 (a) Collector Streets: Streets providing connection primarily between regional streets or regional and local street.
- 202.18 (b) Local Streets: Streets serving primarily as access to abutting properties and not intended as major arteries carrying through-traffic.
- 202.19 SUBDIVIDER: Any person who undertakes the subdivision of land as defined herein. The subdivider may be the owner or the authorized agent of the owner of the land to be subdivided.
- 202.20 SUBDIVISION: The division of a single lot, tract or parcel of land, or part thereof, into two or more lots, tracts or parcels of land for the purpose, whether immediate or future, of transfer of ownership for residential, commercial or industrial purposes; provided, however, that divisions of land for agricultural purposes only, in parcels of more than ten (10) acres, not involving any new street or easement of access, shall not be included.
- 202.21 SUPERVISORS: The Board of Supervisors of the Township.
- 202.22 TOWNSHIP: The Township of East Huntingdon, Westmoreland County, Pennsylvania and its successors.
- 202.23 WATERCOURSE: The word watercourse shall include channel, creek, ditch, drain, river and stream.

ARTICLE 3 - PROCEDURE FOR SUBMISSION OF PLATS

301 GENERAL: No person proposing a subdivision shall proceed with any grading and improvements for streets or installation of public utilities until the preliminary plat of the proposed subdivision is approved by the Supervisors.

No person proposing a subdivision shall sell, transfer, lease or otherwise convey any lot, parcel or tract in a subdivision, or construct or commence the construction

of any building in a subdivision until the final plat of the proposed subdivision is approved by the Supervisors and recorded in accordance with the provisions hereof.

302 ADVISORY MEETING: A person desiring approval of a plat of a subdivision shall appear before the Planning Commission to discuss his proposal before filing an application for preliminary plat approval. No fee or formal application is required for this meeting. Its purpose is to save the subdivider time and money. The subdivider shall be prepared to discuss the details of his proposed subdivision, including such items as the proposed use, existing features of the area, existing covenants, land characteristics, availability of community facilities and utilities, size of development, play areas or public areas, proposed protective covenants, proposed utilities and street improvements. The subdivider may submit a sketch plan as outlined in Section 402.

303 PRELIMINARY PLAT: After the advisory meeting, the subdivider shall submit an application for approval of a preliminary plat to the Planning Commission.

303.1 The application shall be accompanied by the following:

303.1 (a) Five (5) copies of all maps and data set forth in Section 403 of this Ordinance.

303.1 (b) A certified check or money order, in the amount of two dollars (\$2.00) for each lot in the subdivision with a minimum total charge of twenty dollars (\$20.00) and a maximum charge of one hundred dollars (\$100.00) to cover the cost of checking and verifying the proposed plat.

303.2 The planning commission shall review the application and shall send one copy of each of the maps and data sheets submitted with the application to the engineer and the Health Department. Upon receipt of recommendations from the engineer and the Health Department if the same has been received within a period of thirty (30) days of such transmittal or such reasonable further time as may be requested by the engineer or Health Department, the commission shall submit its recommendation to the Supervisors.

303.3 The Supervisors shall review the application and shall approve the plat proposed in application subject to receipt of an acceptable final plat as set forth in Section 404 of this Ordinance, or shall conditionally approve or disapprove the plat, setting forth their reasons and providing the subdivider with a copy. If the plat is disapproved, the subdivider shall submit a new preliminary plat.

304 FINAL PLAT: After preliminary plat approval is obtained, the subdivider shall submit a final plat to the Planning Commission as set forth in Section 404 of this Ordinance. The final plat shall be submitted within one year after preliminary plat approval.

304.1 The final plat shall be accompanied by four (4) black or blue line prints and one (1) reproducible print of the plat.

304.2 If the Planning Commission finds that the final plat is in accordance with the requirements of this Ordinance, the Chairman or other authorized member shall endorse the plat and submit it to the Supervisors.

304.3 The final plat, when submitted to the Supervisors shall be accompanied by a certificate that all improvements required by this Ordinance and all other applicable Township ordinances have been installed in strict accordance with the Standards of Construction of the Township; or a guarantee that the improvements will subsequently be installed by the owner, in the form of a bond or deposit of funds or securities in escrow that will cover the cost of the improvements as estimated by the Township Engineer or Supervisors, or such other guarantee as the Supervisors may require.

304.4 If the Supervisors approve the plat, the Chairman or other authorized member shall endorse the plat and return it to the subdivider.

If disapproved, the Chairman shall attach to the original tracing of the final plan a statement of the reasons for such action and return it to the subdivider.

305 RECORDING: The subdivider shall present a copy of the approved final plat to the Recorder of Deeds of the County. Unless the plat is duly recorded within ninety (90) days from the date of final plat approval, Township approval of the plat shall expire and shall be of no effect until subsequently reinstated.

ARTICLE 4 - PLAT SPECIFICATIONS

401 GENERAL: In a subdivision for residential use of less than five lots and where the lots abut existing public roads and utilities, the Supervisors may waive certain requirements such as topographic, street and utility specifications, in the instance such information is not required.

402 SKETCH PLAN: The subdivider shall prepare a sketch plan to present to the Planning Commission at the advisory meeting. This plan may be drawn as a freehand pencil sketch and does not require precise dimensions or any special sheet size. This sketch plan shall be used to show the Planning Commission the location, proposed street and lot layout and any other significant features of the proposed subdivision.

403 PRELIMINARY PLAT: The following maps and data shall be submitted with the application for preliminary plat approval. These maps and data may be on separate sheets or combined on one sheet, depending on the size and complexity of the proposed subdivision. The overall size of the sheets shall be determined by the Planning Commission.

403.1 A Location map of the proposed subdivision showing;

403.1 (a) location within the Township;

403.1 (b) zoning of the tract and adjacent properties;

403.1 (c) existing related streets including the distance therefrom.

403.2 A Site map of the proposed subdivision and all lands within fifty (50) feet of its boundaries showing:

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RECORDS & COMMUNICATIONS DIVISION

- 403.2 (a) contours of the site at vertical intervals of two feet (2') if the general slope is less than ten (10) per cent, and at intervals of five feet (5') if the general slope is greater than ten (10) per cent;
- 403.2 (b) character and location of natural or artificial features existing on the land which would affect the design of the subdivision, such as wooded areas, streams, direction and gradient of ground slope, embankments, retaining walls, buildings or not-residential usage of land;
- 403.2 (c) names of owners of properties adjacent to the subdivision.
- 403.2 (d) existing and proposed streets and rights of way, including dedicated widths, roadway widths, approximate gradients; types and widths of pavements, curbs and sidewalks;
- 403.2 (e) existing and proposed easements, including widths and purposes;
- 403.2 (f) utilities, including the size, capacity and location of sanitary sewers, storm sewers, drainage facilities, water lines, gas mains, and power lines;
- 403.2 (g) areas subject to periodic overflow of flood or storm waters;
- 403.2 (h) subsurface conditions, including information about past and possible future coal mining activity. If seams of minable coal are located within five hundred feet (500') of the subdivision surface, the subdivider may be required to prove that he owns rights of support;
- 403.2 (i) tract boundary lines by calculated distances and bearings;
- 403.2 (j) title, graphic scale, north point and date.
- 403.3 A subdivision plat of the proposed subdivision drawn at a scale no smaller than one hundred feet (100') to one inch (1") and which may be drawn on the site map showing:
- 403.3 (a) subdivision name;
- 403.3 (b) names and addresses of owner and subdivider, and the name of the city planner, land planning consultant, engineer or surveyor who prepared the plan;
- 403.3 (c) street pattern, including the names (which shall not duplicate existing streets in the Township unless it is an extension of an existing street), widths of rights of way of streets, widths of easements for alleys, approximate grades of streets where they exceed eight per cent (8%);
- 403.3 (d) layouts of lots, including dimensions, numbers, building set-back lines or front yard lines;

DOUGLAS W. BOLOKY
JOHN W. GILES
WILLIAM B. HODKINS

WILLIAM B. HODKINS OR

403.3 (e) parcels of land to be dedicated or reserved for schools, parks, playgrounds or other public or community use;

403.3 (f) key plan, legend, notes, graphic scale, north point and date.

403.4 Engineering plans for the proposed subdivision showing:

403.4 (a) profiles, cross-sections and specifications for proposed street improvements;

403.4 (b) profiles and other explanatory data concerning installation of water distribution systems, storm sewers, and sanitary sewers;

403.4 (c) a report on the feasibility of connection to an existing sewerage system, including distances to the nearest public sewer, service load of the subdivision, and capacity of the treatment plant;

403.4 (d) if connection to a public sewerage system is not feasible, a report on the feasibility of a separate sewerage system and treatment works, including the design population, type and location of the treatment, and receiving stream;

403.4 (e) if connection to a public or a private sewerage system is not feasible, a report on the feasibility of on-lot sewage disposal, including a detailed map of the physical conditions of the site, contours, finished grades, water courses, ground water table elevations, and the results of soil absorption test for each individual lot conducted in accordance with the recommended practice of the Pennsylvania Department of Health.

403.5 Restrictions: a draft of the protective covenants or private restrictions to be incorporated in the final subdivision plat.

404 FINAL PLAT: The final plat shall be drawn at a scale no smaller than one hundred feet (100") to one inch (1"). The overall size of the sheets shall be determined by the Planning Commission. The final plat shall show:

404.1 Subdivision name, name and address of owner and subdivider, source of title of land as shown by the books of the County Recorder, graphic scale, north point, date, certificate of approval of Planning Commission and Supervisors.

404.2 Survey date with certification by a registered professional engineer or land surveyor, showing:

404.2 (a) calculated distances and bearings of the subdivision boundaries, lots, utility easements, streets, alleys, building set-back lines, and parcels of reserved or dedicated land for community purposes:

404.2 (b) location and distances to the nearest established street corners or official monuments, and of the streets inter-

- secting the boundaries of the subdivision;
- 404.2 (c) location, type, material and size of monuments;
- 404.2 (d) complete curve data;
- 404.2 (e) lot numbers and street names;
- 404.3 Notations as to whether improvements are dedicated or not.

ARTICLE 5 - DESIGN STANDARDS

501 GENERAL: The Supervisors shall not approve any plat unless the land whereon buildings are to be constructed shall be of such character that it can be used for building purposes without danger to health or peril from fire, flood or other hazard.

502 NATURAL FEATURES: Existing natural features such as trees, steep slopes, water-courses and historic spots shall be preserved as a conservation measure except to the extent that their removal or modification is functionally related to the harmonious design of the subdivision.

503 STREETS: The Supervisors shall not approve any plat unless all streets shown thereon shall be of sufficient width and proper grade, and shall be so located as to accommodate the probable volume of traffic thereon, afford adequate light and air, facilitate fire protection, provide access of fire fighting equipment to buildings, and provide a coordinated system of streets conforming to the Township's plan of streets.

- 503.1 Local streets shall be so planned as to discourage through traffic.
- 503.2 Wherever there exists a dedicated or platted portion of a street or alley along a boundary of the tract being subdivided, the remainder of said street or alley, to the prescribed width, shall be platted within the proposed subdivision.
- 503.3 Half streets shall not be provided, except where it is essential to the reasonable development of the subdivision in conformity with the other requirements of this ordinance.
- 503.4 Cul de Sacs shall normally not be longer than eight hundred feet (800'), including a turnaround which shall be provided at the closed end with an outside curb radius of at least forty feet (40') and a right of way radius of not less than fifty feet (50'). The maximum grade of the turnaround portion of the cul de sac shall be five per cent (5%).
- 503.5 The minimum distance between center lines of parallel or approximately parallel street intersecting a cross street from opposite directions shall be one hundred twenty-five feet (125').
- 503.6 Intersections or more than two streets at one point shall be avoided.
- 503.7 Dead-end streets shall be prohibited unless provided with a turnaround or cul de sac arrangement.

503.8 The required width of a right of way may be increased where anticipated traffic flow warrants it, or if drainage easements should reasonably parallel such thoroughfares. Such increased width shall be established by the Township Supervisors with the advise of the Planning Commission and Township Engineer.

503.9 Minimum right of way widths, paving widths, angle of intersection, curb radius, distances along sides of sight triangles, horizontal alignments, vertical alignments, as well as maximum grades shall be in accordance with the following table:

	Collector Streets	Local Streets	Cul-de-Sacs	Cross Walks
Right-of-Way Width	60	50	40	12
Paving Width	26	20	20	10
Maximum Grade	10%	12%	12%	-
Minimum Angle for Intersection	80°	70°	70°	-
Minimum Curb Radius	25'	15'	15'	-
Grades for 25' before Intersection	3%	3%	3%	-
Site Triangles (Distance along sides of Through St./Stop St.)	400/30	250/25	250/25	-
Horizontal Alignment (Minimum Radii of Center Line)	400	200	100	-
Vertical Curves (Minimum Sight Distance)	350	200	100	-

504 Cross Streets shall be placed at convenient intervals consistent with topography so as to provide convenient cross circulation between longitudinal streets.

505 LOTS: The lot and yard sizes shall be as follows:

Minimum Lot Area	10,000 square feet
Minimum Depth of Front Yard	30 feet
Minimum Width of each Side Yard	10 feet

The lots shall be designed in accordance with the following design standards:

- 505.1 Every lot shall be provided with access adequate for the use of public safety vehicles and other public and private purposes and shall be served by a public or private street system, improved in accordance with this ordinance and connected to the general street system.
- 505.2 Side lines of lots shall be approximately right angles to straight streets and on radial lines on curved streets wherever feasible. Pointed or very irregular lots shall be avoided unless such variations shall improve the overall neighborhood design.
- 505.3 Double-frontage lots shall be avoided, except on regional streets.
- 505.4 When a tract is subdivided into larger than required building lots and there is no covenant preventing resubdivision of the lots, such lots or parcels shall be so arranged as to permit a logical location and opening of future streets and resubdividing with provision for adequate utility connections for each subdivision.

506 EASEMENTS: Easements for utilities and drainage shall have a minimum width of fifteen feet (15'). Where a subdivision is traversed by a water course, there shall be provided a storm water easement or drainage right of way of width sufficient for the purpose.

507 WATER AND SEWER SYSTEMS: The water supply and sewage disposal systems for the subdivision shall meet the design standards and requirements of all public boards or bodies having jurisdiction.

508 PLANNED UNIT DEVELOPMENT: The design standards of this Ordinance may be modified by the Supervisors in the case of a plan utilizing an unusual concept of development which meets the requirements of this section. The planned unit development provision is intended to encourage original and imaginative subdivision design which preserves the natural amenities of the site and provides for the general welfare of the Township.

- 508.1 The unit plan shall be consistent with the spirit and intent of this ordinance.
- 508.2 The unit plan shall conform to the "Planned Residential, Commercial and Industrial Projects" requirements of the Township Zoning Ordinance, if said Ordinance is in effect.
- 508.3 The area of land to be developed shall not be less than five (5) acres.
- 508.4 The unit plan shall be compatible with adjacent properties.
- 508.5 The unit plan shall permanently reserve land suitable for the common use of the public or the owners in a particular subdivision. This land may be for future public facilities or for recreational or scenic open space as determined by the Supervisors.

ARTICLE 6 - IMPROVEMENTS

601 GENERAL: All of the required improvements specified in this article shall be constructed in accordance with the Township Standards for Construction and all other applicable Township, County and State regulations.

602 MONUMENTS: Concrete monuments shall be installed at or near the beginning of tangent sections of all streets to provide permanent horizontal control.

603 STREETS: The streets shall be graded to the grades and dimensions shown on plans and profiles and approved by the Supervisors and shall include the following improvements.

603.1 Suitable drainage structures, culverts, storm sewers, ditches and related installations shall be provided to insure adequate drainage of all points along the streets.

603.2 The base course shall consist of latest Pennsylvania Department of Highways approved material, having a thickness of eight inches (8") or such greater thickness as the Township Supervisors shall determine to be necessary for the type of street that has been proposed.

603.3 Pavement shall be required on all streets and service roads.

603.4 Street shoulders shall be constructed which are uniformly and thoroughly compacted by rolling and level with the tops of curbs.

604 STORM DRAINAGE: The construction of a storm drainage system shall conform to the following requirements:

604.1 Drainage ditches or channels shall have a minimum gradient of one (1) per cent.

604.2 Open watercourses shall have adequate capacity and erosion control to insure safe and healthful disposal of storm water.

604.3 When top soil has been removed from the surface of a lot on a slope where erosion will cause a displacement of loose material, the subdivider shall be required to seed or provide other means to prevent the wash from damaging adjacent property or accumulating on street surfaces.

605 WATER SUPPLY: Where public water supply is reasonably accessible to the subdivision, the subdivider shall connect to such public water supply and construct a system of water mains to service each lot.

605.1 Where public water is not available, the subdivider shall supply acceptable evidence of the availability of water. The subdivider may be required to make one or more test wells in the area to be platted if such evidence is deemed not acceptable. Copies of well logs from said test wells which are obtained shall include the name of the well driller and shall be submitted with the plan to the Board of Supervisors.

605.2 If a private water supply is permitted, individual private wells shall be located at least twenty-five feet (25') from property lines,

fifty feet (50') from all septic tanks, approximately one hundred feet (100') from all tile disposal fields and other sewage disposal facilities; ten feet (10') from all cast iron sewer lines, thirty feet (30') from any vitrified sewer tile lines; and shall not be located within any floor plan.

606 SEWERS: Where the municipal sewer system is reasonably accessible to the subdivision, the subdivider shall provide the subdivision with a complete sanitary sewer system to be connected to the municipal sanitary system. Where the municipal sewer system is not reasonable accessible to the subdivision, and in the judgement of the Supervisors, extension of the municipal sewage system to the subdivision will not take place in the foreseeable future, a sewage disposal system utilizing an interim treatment plant may be permitted, if approved by the Health Department. If an interim treatment plant is permitted, equitable agreements, approved by the Township Solicitor, shall be established concerning the operation of the treatment plant. If a sewage disposal system utilizing an interim treatment plant is not feasible, a private sewage disposal system consisting of septic tanks and tile absorption fields may be permitted, if approved by the Health Department.

607 UTILITIES: Every lot in a subdivision shall be capable of being served by utilities and the necessary easements shall be provided. Electric, gas and other utility distribution lines shall be installed within public rights of way or within properly designated easements. To the fullest extent possible, underground utility lines located in street rights of way shall not be installed beneath existing or proposed paved areas and in any case shall be installed prior to the placement of any paving.

608 TREES: Trees may be planted along the streets. The location of trees must meet the approval of the Board of Supervisors.

609 STREET SIGNS: Street name signs of a type adopted or approved by the Township Supervisors shall be installed at each street intersection by the subdivider, on a location specified by the Township Engineer.

ARTICLE 7 - ADMINISTRATION

701 INSPECTION: When the plans of streets and other improvements have been approved as provided in this Ordinance, the subdivider shall first notify the Township Supervisors of his intention to proceed with the construction or installation of said streets and improvements; notification shall be made at least twenty-four (24) hours before any such construction or installation shall commence so as to give the Township Officials an opportunity to inspect the site prior to commencement of work and to inspect installation or construction of said streets and improvements during the course of work being performed. In order to defray a part of the costs incurred by the Township in inspecting the installation of the improvements required by the Ordinance, the subdivider shall, on executing development agreements, present a certified check or money order made payable to the Board of Supervisors of East Huntingdon Township in an amount to be determined by the Township Supervisors with an adjustment to be made on acceptance of the improvements.

702 MAINTENANCE: Prior to any street, or other improvement being accepted by the Township as hereinafter provided, the subdivider shall post a Maintenance Bond and/or other security naming the Township as Obligee in an amount deemed adequate by the Board of Supervisors to remedy any defects which are caused by defective or inferior materials or workmanship which may develop during a period of two years from date

of acceptance by the Township.

703 ACCEPTANCE: After streets and improvements have been installed and constructed pursuant to the requirements contained in this Ordinance, the subdivider shall notify the proper Township Officials that the construction or installation has been completed, and shall supply the Township with a minimum of four (4) copies of the plan on which the street or improvement in question has been constructed or installed. The four (4) copies of the plan shall show thereon the signatures of all agencies and individuals who have approved the plan and contain a notice thereon as to where and when the plan was recorded in the Office of the Recorder of Deeds of the County.

The streets or improvements which the Township accepts shall be shaded or colored in yellow on each of the four copies. The plan shall also clearly designate the number of lineal feet of said street or improvement which the subdivider desires to be accepted by the Township.

704 APPEALS: In any case where the Supervisors disapprove a subdivision plan, any person aggrieved thereby may, within thirty (30) days thereafter, appeal therefrom, by petition to the Court of Common Pleas.

705 VALIDITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole or of any other provision thereof.

706 PENALTIES: Pursuant to Section 515 of the Pennsylvania Municipalities Planning Code, any person, co-partnership, corporation who or which shall subdivide any lot, tract, or parcel of land in a subdivision, layout, construct, open or dedicate any street, sanitary sewer, storm sewer, or water main, for public use or travel or for the common use of occupants of buildings abutting thereon, sell any lot or erect any building in a subdivision without first having complied with the provisions hereof, shall be guilty of a misdemeanor, and upon conviction thereof, such person, or the members of such co-partnership, or the officers of such corporation, responsible for such violation, shall pay a fine not exceeding \$100.00 per lot or parcel or per dwelling erected within each lot or parcel.

THIS ORDINANCE, ORDAINED AND ENACTED BY THE SUPERVISORS OF THE TOWNSHIP OF EAST HUNTINGDON this 15th day of July, 1969.

BOARD OF SUPERVISORS OF EAST HUNTINGDON
TOWNSHIP, WESTMORELAND COUNTY, PENNSYLVANIA

By Clifford E. Shively, Chairman

William P. Hodgkiss, Member

Merritt I. McCloy, Member

ATTEST:

Betty M. Leighty, Secretary