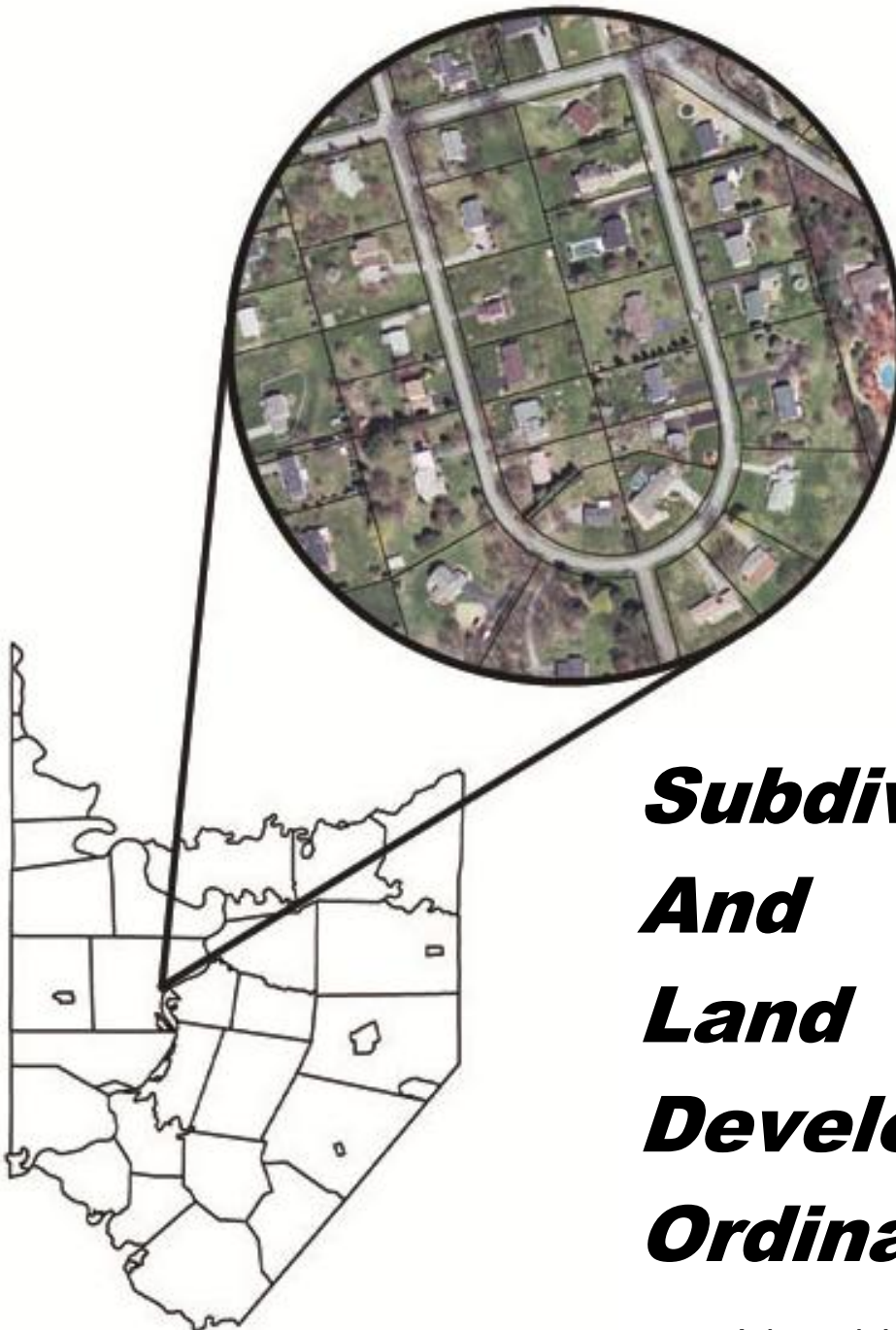




Armstrong County Pennsylvania



Subdivision And Land Development Ordinance

Adopted July 21, 2016

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ARTICLE I
GENERAL PROVISIONS

101 Short Title

This Ordinance shall be known as the "Subdivision and Land Development Ordinance of Armstrong County".

102 Authority

The authority of the Armstrong County Board of Commissioners to enact, amend, and repeal this Subdivision and Land Development Ordinance of Armstrong County, shall be in accordance with Article V of the Pennsylvania Municipalities Planning Code of 1968, P.L. 805, Act 247, as amended, hereafter referred to as the "Municipalities Planning Code".

From and after the effective date of this Ordinance, the Armstrong County Planning Commission shall have the authority to review and approve or disapprove all Subdivisions and Land Developments within Armstrong County. The authority of the Commission may be delegated to the Staff of the Armstrong County Department of Planning and Development. Staff actions may be appealed directly to the Armstrong County Planning Commission.

The Municipalities Planning Code defines Subdivision and Land Development as:

"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, partition by the court, for distribution to heirs of devisees, transfer of ownership or building or lot development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

"Land Development,"

- 1) 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 residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants of tenure;
 - b) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features;
- 2) A subdivision of land.

3) Development in accordance with Article I Section 108 of the Armstrong County Subdivision and Land Development Ordinance.

103 Purposes

This Ordinance has been designed and adopted to provide uniform standards and procedures for the regulation and control of Subdivision and Land Development within Armstrong County. In addition, this Ordinance is intended to provide for the safe and coordinated development of the County by:

- A. Providing the public with the assurance that necessary public facilities will be provided in the new development in an amount and size commensurate with the size of the subdivision and the land uses to which the land will be allocated;
- B. Establishing standards of design and procedures for subdivisions and resubdivisions, in order to further the orderly layout and use of land;
- C. Providing the public with the assurance that future plans, development, and dedications will be improved with an established public policy;
- D. Protecting and conserving the value of land and waterways throughout Armstrong County by insuring compliance with the Erosion and Sedimentation Control Plan requirements through advisement of the Armstrong Conservation District;
- E. Providing the public with the assurance that land which is subject to flooding, subsidence, underground fires, or other harmful conditions either shall be made safe for the purposes for which such land is proposed to be used, or that such land shall be set aside for uses which shall not endanger life or property or further aggravate or increase the existing menace;
- F. Insuring coordination of Subdivision and Land Development Plans with County, inter-municipal, and local improvement plans;
- G. Providing the public with the assurance that conditions will be created favorable to the health, safety, and the general welfare of the public.

104 Jurisdiction

These regulations shall apply to all Municipalities within the County, which have no Subdivision and Land Development Ordinance in effect. The adoption of a Subdivision and Land Development Ordinance by any Municipality within Armstrong County shall act as a repeal pro tanto of these regulations. However, applications for Subdivisions and Land Development located within a Municipality having adopted a Subdivision and Land Development Ordinance as set forth in Article V of the Municipalities Planning Code, shall be forwarded upon receipt by the Municipality to the Planning Commission for review and report. The application shall be accompanied by a fee, to be paid by the Applicant,

sufficient to cover the costs of the review and report by the Planning Staff and Commission. The Municipality shall not approve any applications for Subdivision or Land Development until the County report is received or until the expiration of 30 days from the date the application was forwarded to the Planning Commission.

105 Adoption by Reference

Any Municipality other than Armstrong County may adopt by reference the Subdivision and Land Development Ordinance of the County, and may by separate ordinance designate the Armstrong County Planning Commission as its official administrative agency for review and approval of plans.

106 Municipal Zoning Applicability

In Municipalities having an officially adopted zoning ordinance, the Applicant shall obtain local zoning approval prior to the Preliminary or Final Plan approval being granted by the Commission. Nothing contained in this Ordinance shall relieve the Applicant from complying with the applicable provisions of the municipal zoning ordinance. Where the provisions of this Ordinance differ or conflict with the provisions of an officially adopted municipal zoning ordinance, the provisions of the municipal zoning ordinance shall prevail.

107 Application of Regulations

- A. The provisions contained herein shall apply to all Subdivisions and Land Developments, which occur after the effective date of this Ordinance.
- B. Pursuant to the provisions of the Municipalities Planning Code, no Subdivision or Land Development of any lot, tract or parcel of land shall be made, no street, sanitary sewer, storm sewer, water main or other improvements in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of buildings abutting thereon, except in accordance with the provisions of this Ordinance.

108 Exemptions

The following types of land development shall be excluded from the definition of Land Development:

- A. The conversion of an existing single-family detached dwelling or single family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium;
- B. The addition of an accessory building, including farm buildings, subordinate to an existing principal building on a lot or lots.
- C. The addition or conversion of buildings or rides within the confines of an enterprise,

which would be considered an amusement park. For the purposes of this subclause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until proper authorities have approved initial plans for the expanded area.

- D. The following type of land development shall be exempt from review by the Armstrong County Planning Commission unless otherwise requested by the municipality – single non-residential use building on a lot or lots with single occupancy or tenure .

109 Severability

The provisions of this Ordinance shall be severable and if a Court of competent jurisdiction declares any of its sections or provisions unconstitutional, illegal, or invalid, such decision shall not affect the validity of this Ordinance as a whole or any remaining part thereof. It is hereby declared as a legislative intent that this Ordinance would not have been enacted had such unconstitutional, illegal, or invalid provision been included herein.

ARTICLE II

DEFINITIONS

201 General Terms

As used in this Ordinance, words in the singular include the plural and those in the plural include the singular; words in the present tense include the future tense; and words in the masculine gender include the feminine and neuter.

The words "applicant", "person", "subdivider", "developer", and "owner" include a corporation, unincorporated association and a partnership, or other legal entity, as well as an individual. The word "street" includes thoroughfare, avenue, boulevard, court, expressway, highway, lane, arterial, and road. The word "building" includes structures and shall be construed as if it were followed by the phrase "or part thereof". The word "watercourse" includes channel, creek, ditch, drain, dry run, river, spring and stream; whether permanent or intermittent, whether natural or man-made. The words "should" and "may" are permissive; the words "shall" and "will" are mandatory and directive.

202 Specific Terms

Terms or words used herein, unless otherwise expressly stated, shall have the following meaning:

Accessory Use/Structure: A use or structure subordinate to the principal use or structure on the same lot and serving a purpose customarily incidental to the principal use or structure.

Agricultural Purposes: Land used, or available for use, without substantial changes, for farming activities such as raising of crops or livestock or for timbering or raising of forestry products. Agricultural purposes does not include extracting of any rock or mineral; or processing, sorting, or grading agricultural products not raised on the property in question.

Alley: See "Service Street"

Applicant: A landowner or developer, as hereinafter defined, who has filed an application for subdivision or development of a tract of land, including his heirs, successors or assigns.

Application: The Application Form, Plans and any other data or documentation submitted by an Applicant on behalf of a subdivision or land development. Application shall be deemed complete when all applicable data has been submitted, fees paid and all plans accepted.

Block: A parcel of land, a lot or groups of lots, bounded by streets, railroad rights-of-way, watercourses, municipal boundary lines, unsubdivided land or by any combination of the above.

Building: Any combination of materials forming any structure, which is designed, intended or arranged for the housing, sheltering, enclosure or structural support of persons, animals or property of any kind.

Building Setback Line: The line within a property defining the minimum required distance between any building to be erected and an adjacent right-of-way, property line, easement, or other feature, which requires that buildings be located at a certain distance from said feature. Such line shall be measured at right angles from the street right-of-way, property line, easement or other feature which abuts or crosses the property upon which said building is located and shall be parallel to said right-of-way, property line, easement or other feature.

Campground: A portion of land, used for the purpose of providing a space or spaces for travel trailers, tents or other forms of living accommodations, for camping purposes regardless of whether a fee has been charged for the leasing, renting or occupancy of such space.

Camping: Overnight recreation use, which involves sleeping one or more nights in the “out-of-doors”. In this definition, “out-of-doors” implies outside of an established dwelling.

Campsite: A lot which is designed to accommodate camp use; e.g., a table, a camp stove, a fire ring, a tent site, a trailer space, etc.

Cart-way: The improved surface of a street right-of-way which is available for vehicular traffic, including parking lanes but excluding shoulders, curbs and drainage swales.

Commission or Planning Commission: The Armstrong County Planning Commission.

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

Communications Tower: A structure other than a building, such as a monopole, self supporting or guyed tower, designed and used to support communications antennas.

Condominium: A form of ownership of real property, as defined in the Pennsylvania Uniform Condominium Act of 1980, which includes an undivided interest in a portion of a parcel, together with a separate interest in a space within a structure.

County: The County of Armstrong, Commonwealth of Pennsylvania.

Cul-de-sac: A street intersecting another street at one end and terminating at the other end in a vehicular turnaround.

Dam: Any artificial barrier, together with its appurtenant works constructed for the purpose of impounding or storing water or any other fluid or semi-fluid; or any other purposes which does or may impound water or any other fluid or semi-fluid.

Dedication: A deliberate appropriation of land or improvements by the owner for public use.

Detention Basin: A structure designed to detain surface water run-off for a period of time sufficient to cause the deposition of sediment and to reduce the velocity and volume of surface run-off leaving a site.

Developer: Any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision or land development.

Dwelling: A building designed for residential purposes and used as living quarters for one or more persons.

Dwelling Unit: One or more rooms used for living and sleeping purposes and having a kitchen with fixed cooking facilities arranged for occupancy by one (1) family or a single person.

Dwelling Types:

Single Family: A single dwelling unit occupying the building from ground to roof.

Two-Family: Two dwelling units, one above the other.

Multi-Family: Three or more dwelling units, with units stacked one above the other.

Detached: Each dwelling unit has open space on all sides.

Semi-Detached: One side of each dwelling unit is a party wall in common with an adjoining dwelling unit.

Attached: Both side walls of all except the dwelling units at the end of the building are party walls.

Easement: A right granted for the use of private land for certain public or quasi-public purposes, such as utilities, drainage, access or other purposes. The owner of the property shall have the right to make any other use of the land, which is not inconsistent with the rights of the grantee.

Engineer, County: A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed by the Board of County Commissioners as the engineer for the County.

Engineer, Municipal: A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for the Municipality.

Engineer, Professional: An engineer licensed by the Commonwealth of Pennsylvania.

Floodplain: A relatively flat or low land area, which is subject to partial or complete inundation from an adjoining or nearby stream, river or water course; or any area subject to the unusual and rapid accumulation of runoff of surface waters from any source.

Floodway: A “regulatory floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height

Flood Regulatory: A flood having an average frequency of occurrence on the order of once in one hundred (100) years, although the flood may occur in any given year.

Governing Body, Local: The council in cities, boroughs and incorporated towns; the board of commissioners in first class townships; or the board of supervisors in second class townships.

Improvements: Buildings, curbs, streets, gutters, street lights and signs, water and sewer lines and systems, stormwater management structures and facilities, sidewalks, recreational improvements, trees, buffer or screen plantings, and any other physical additions or changes to the land that may be necessary to produce usable and desirable lots.

Land Development: (1) 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 residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or (b) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features. (2) A subdivision of land. (3) Development in accordance with Section 108 of this Ordinance.

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

Location Map: A map insert or miniaturized map of the proposed subdivision or land development placed on the final plan for the purpose of locating the property as it relates to other adjoining lands of the owner, the surrounding street network, villages, and natural features.

Lot: A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed and built upon as a unit.

Lot, Addition: Lot, tract or parcel created by the subdivision of land and conveyed to the owner of the adjoining lot, tract or parcel. Upon approval, lot additions may not be conveyed independently or have a structure built upon the lot requiring sewage without prior written approval of the Armstrong County Planning Commission.

Lot, Area: The area contained within the property lines of the individual parcels of land as shown on a Subdivision Plan, including the area of any easement.

Lot, Corner: A lot located at the intersection of two (2) or more streets.

Lot, Double Frontage: A lot having two (2) or more of its non-adjoining property lines abutting on a street or streets, usually having front and rear street frontage.

Lot, Flag: A lot, which consists of a long narrow access area leading to a larger parcel of land. The access resembles a flagpole and its width is less than the minimum lot width for the lot type and the larger buildable area resembles the flag.

Lot, Non-building: Proposed lots where there is no present or future need for sewage disposal facilities as defined by the Department of Environmental Protection's *Request for Planning Waiver & Non-building Declaration* form.

Lot, Remainder: The remaining area of a parcel or tract of land that was part of the original tract of land before subdivision.

Lot, Width: The horizontal distance between side lot lines measured along the building setback line as specified. When the street is curved, the measurement shall be made on the arc of the building setback line.

Major Subdivision: Any subdivision not classified as a minor and or simple subdivision; specifically those involving more than ten (10) parcels (to include all prior subdivisions from the same landholding since January 1, 1992).

Marker: A point of known coordinates, established by a Professional Land Surveyor that delineates the boundary of the lot or lots on the plan. The size and construction of such shall be in accordance with Section 510.B of this ordinance.

Minor Recreational Land Development: A Recreational Land Development which consists of ten (10) lots or less where each lot will be served with on-lot sewer and on-lot water systems, and where access will be provided by existing streets compliance with this Ordinance.

Minor Subdivision: The subdivision of land into not more than ten (10) parcels, located on an existing improved street that does not involve the construction or dedication of new streets, utilities or other public improvements.

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

Mobile Home Lot: A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

Mobile Home Park: A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

Monument: A point of known coordinates, established by a Professional Land Surveyor that delineates the boundary of the lot or lots on the plan. The size and construction of such shall be in accordance with Section 510.a of this ordinance.

Municipality: A city of the second class A or third class, borough, incorporated town, township of the first or second class, county of the second class through eighth class, home rule municipality, or a similar general purpose unit of government which shall hereafter be created by the General Assembly.

Municipalities Planning Code: Pennsylvania Municipalities Planning Code (PMPC) of 1968, P.L. 805, Act 247, as amended.

Plan, Final: A complete and exact subdivision or land development plan (including all required supplemental data) prepared by a Professional Land Surveyor for official recording as required by statute.

Plan, Preliminary: A tentative subdivision or land development plan (including all required supplemental data) prepared by a Professional Land Surveyor showing proposed street and lot layout as a basis for consideration prior to the preparation of a Final Plan.

Plan, Sketch: An informal plan, not necessarily to exact scale, indicating existing features of a tract and its surroundings and a general layout of the proposed subdivision or land development prepared by the applicant or a Professional Land Surveyor.

Plat: The map or plan of a subdivision or land development, whether preliminary or final.

Play Area: A space, usually with play apparatus, and generally for young children ages 2-13.

Public Hearing: A formal meeting held pursuant to public notice by the governing body or planning agency, intended to inform and obtain public comment, prior to taking action in accordance with this act.

Public Notice: Notice published once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing, and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publications shall not be less than seven days from the date of the hearing.

Recreation: An activity beyond that required for personal or family maintenance or for material gain; that is, for enjoyment rather than for survival.

Recreation Site: A parcel of land within a recreation area, which has recreation potential and is designated for recreation development and use. Does not imply specific development for the type of designated recreation use.

Recreational Land Development: A recreational land development includes the improvement and development of land for seasonal or leisure time activities (not intended now or in the future for year-round dwelling purposes) including cottages, cabins, travel trailers, recreational vehicles and other forms of camping accommodations, and land intended for various outdoor recreational activities.

Retention Basin: A reservoir, formed from soil or other material, which is designed to detain temporarily a certain amount of storm water from a catchment area and, which also may be designed to permanently retain additional storm water runoff from the catchment area. Retention basins may also receive freshwater from year-round streams. Unlike detention basins, retention basins always contain water, and thus may be considered man-made lakes or ponds.

Right-of-way: The total width of any land reserved or dedicated as a street, alley, crosswalk, or for any other public or semi-public purposes, including but not limited to, the area reserved for cartway, shoulders or curbs, drainage facilities and easements.

Run-off: The surface water discharge of a given watershed that does not enter the soil but runs off the surface of the land following any type of precipitation.

Screening: A well maintained fence, wall, hedge or vegetative material at least five (5) feet in height and of sufficient density to conceal the development from view of adjoining property owners.

Sight Distance: A line of unobstructed vision from a point four and one-half (4-1/2) feet above the centerline of a street to the nearest point on the top of an object four (4) inches high on the same centerline.

Sight Triangle: An area of unobstructed vision at a street intersection defined by lines of sight between points at a given distance from the intersection of the street centerlines. (See Appendix E Diagram 1)

Soil Erosion and Sediment Pollution Control Plan: The Plan required to be provided in all instances where earth moving activities are proposed, pursuant to the provisions contained within Chapter 102 of the Pennsylvania Clean Streams Law, P.L. 1987 of 1937, as amended.

Soil Percolation Test: A field test conducted to determine suitability of soil for individual on-lot sanitary sewage disposal facilities. Testing includes the measuring of absorption capacity of the soil at a given location and depth.

Soil Evaluations: A field test conducted to determine the suitability of soil for on-lot sewage disposal facilities by the excavation of a pit approximately seven (7) feet deep or to the top of a limiting zone and the subsequent describing of the various horizons of the soil profile characteristics.

Staff: The Staff of the Armstrong County Department of Planning and Development.

Storm Water Management: The control of run-off to allow precipitation falling on a given site to be absorbed or retained on a site to the extent that after development, the peak rate of discharge leaving a site is no greater than if the site had remained undeveloped.

Street: A strip of land, including the entire right-of-way, intended for use as a means of vehicular and pedestrian circulation, includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private.

- a. Alley or Service Street - A street, which affords only a secondary means of access to abutting property and not intended for general traffic circulation.
- b. Arterial Streets - Streets which carry or are designed and intended to carry large volumes of high speed traffic, and which are used primarily to connect communities.

- c. Collector Streets - Streets which carry traffic from Local Streets to Arterial Streets or to major facilities or developments.
- d. Local Streets – Streets, which are designed and intended to provide access to abutting properties.
- e. Partial or Half Streets – Streets, which are parallel or adjacent to a property line having a lesser right-of-way width than required for improvement and dedication of the street.

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

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

Surveyor, Professional Land: A person duly licensed as a Professional Land Surveyor by the Commonwealth of Pennsylvania.

Swale: A natural or man-made drainage way, which gathers and carries surface water runoff.

Tract: A parcel of land or a lot.

Water-Obstruction: Includes any dike, bridge, culvert, wall, wind wall, fill, pier, wharf, embankment, abutment or other structure located in, along, across or projecting into any watercourse, floodway or body of water.

Watercourse or Stream: Any channel for conveyance of surface water having a defined bed and banks, whether natural or artificial, with perennial or intermittent flow.

ARTICLE III

REVIEW AND APPROVAL PROCESS

301 Applicability

There shall be no Subdivision or Land Development of any tract of land, nor shall any improvements in conjunction with any Subdivision or Land Development be constructed except in accordance with the procedural provisions in this Article. It is the sole responsibility of the Applicant to comply with all procedural requirements.

302 General Procedure

Whenever a Subdivision or Land Development is proposed, the Applicant shall apply for approval of such proposed Subdivision or Land Development in accordance with the following procedures:

- A. Sketch Plan (optional) (Section 305.A)
- B. Preliminary Plan (Section 401)
- C. Final Plan (Section 402)

303 Previous Subdivision or Land Development Violations

Where a Subdivision or Land Development is proposed for a tract of land, where portions of which have previously been subdivided or developed in violation since the effective date of this Ordinance or the Armstrong County Subdivision and Land Development Ordinance of 1992, the plan shall include all previous land developments or lots sold or transferred without proper approval.

304 Waiver of Preliminary Plan Requirements

The following types of Subdivisions and Land Developments may be reviewed and acted upon as a Final Plan without the necessity of prior Preliminary Plan approval:

- A. Minor Subdivisions (Section 313);
- B. Single Lot Subdivisions (Section 314);
- C. Plans for Recording Purposes Only (Section 315)
- D. Lot Additions (Section 316)
- E. Minor Recreational Land Developments (Section 703);

305 Review Procedure

A. Sketch Plan

It is suggested that prior to filing formal application for either Preliminary or Final Plan Approval, the Applicant devise a sketch map of the proposed Subdivision or Land Development and review it with Planning Staff. This may be on an 8-1/2" x 11", roughly drawn map, which indicates major routes, watercourses, topographic features, general plan of lots, etc. This will save the Applicant both time and expense in the design of the plan.

B. Plan Submission

All Preliminary and Final Plans shall be submitted on paper in accordance with the provisions contained in Article III of this Ordinance along with, a digital copy of the plan on compact disc in either CADD or ESRI. It is requested that the digital plan be submitted in NAD83 State Plane South Datum, or contain latitude and longitude position of each marker or monument. A Plan submission shall be deemed complete upon the receipt of the following:

1. A fully completed, signed application;
2. Payment of the appropriate application fees;
3. Five (5) copies of the plan;
4. Any other required documents.
5. Compact Disc of Digital Plan

C. Date of Review

All Plan submissions, whether Preliminary or Final, must be filed with the Planning Commission at least ten (10) calendar days prior to the next regularly scheduled Commission meeting in order to be reviewed at that meeting.

In cases where the Planning Commission has delegated its authority to review and approve or disapprove Subdivision and Land Development Plans to the Planning Staff, Staff review and action shall take place as soon as practicable following Plan submission.

306 Prior Approvals or Permits

A. Erosion and Sedimentation Control

For all major subdivisions and any other subdivision or land development proposing earthmoving activities, Erosion and Sedimentation Control Plans shall be required by the Commission in accordance with Section 519 of this Ordinance. Preliminary or Final Plan approval shall not be granted by the Commission until the Erosion and

Sedimentation Control Plan has been approved by the Armstrong Conservation District or until a waiver of said Plan requirement has been issued.

B. Sanitary Sewer and/or Water Authority

No Subdivision or Land Development Plan, which requires the installation of or modification to sanitary sewer and/or water system facilities, shall be granted Final Plan approval until approval for such installation or modification has been obtained in writing from the applicable sanitary sewer and/or water authority or agency. In addition, all applicable requirements from Article VIII shall be submitted prior to final approval.

C. Department of Transportation

No Subdivision or Land Development Plan which requires access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall be granted Final Plan approval unless the Plan contains a notice that states: "**A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the 'State Highway Law'.**" The plan shall be marked to indicate that access to the State Highway shall be only as authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation.

307 Approval of Plans

A. Public Hearing

Before acting on any Subdivision or Land Development application, the Planning Commission may hold a public hearing thereon after public notice, and charge the Applicant a fee for conducting such hearing, in accordance with the provisions contained within the Municipalities Planning Code.

B. Decision

All complete applications for Subdivision or Land Development shall be acted upon by the Planning Commission or Staff, where applicable, and the decision conveyed to the applicant no later than ninety (90) days following the date of the next regular meeting of the Commission following the filing of the completed application.

Said ninety (90) day period shall be measured from the thirtieth (30) day following the date of application if no regular meeting of the Commission has occurred within thirty (30) days from the date of application.

The decision of the Commission or Staff, where applicable, shall be in writing and shall be communicated to the Applicant personally or mailed to the Applicant at the last known address no later than fifteen (15) days following the decision. Approval

letter shall also contain any restrictions, conditions and/or caveats as determined by staff or commission. If an application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the Ordinance relied upon.

C. Failure to Render Decision

Failure of the Planning Commission or Staff, where applicable, to render a decision and communicate it to the Applicant within the time period and manner required herein shall be deemed an approval of the application in terms as presented unless the Applicant or agent has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

D. Conditional Approval

The Planning Commission or Staff, where applicable, has the authority to grant approval of a Subdivision or Land Development plan, subject to the satisfaction of certain conditions to be stated in the notice of approval. The Applicant shall satisfy all plan conditions within ninety (90) days of approval by the Commission or such conditional approval shall automatically be rescinded. Extensions of the ninety (90) day period may be granted if agreed to in writing by the Applicant or agent and the Commission.

E. Approval Signatures

The unconditional approval of the Commission or Staff, where applicable, shall be noted on the plan by the signature of the Chairman of the Planning Commission and/or his designee as agreed upon by the Commission. (See Appendix C and D) No signatures shall be placed upon any plan granted pending approval until all outstanding information has been received.

308 Effect of Preliminary Plan Approval

Approval of the Preliminary Plan by the Commission constitutes conditional approval of the proposed Subdivision or Land Development in regard to the general design, the approximate dimensions of the streets and lots and other planned features. The Preliminary Plan approval obligates the Applicant to the general scheme of the Subdivision or Land Development. However, if the Applicant determines that a significant change to their original submission is desirable, they may modify their plans by submitting a revised Preliminary Plan for review and approval subject to the application fee set forth by the Armstrong County Board of Commissioners.

309 Time Limitation and Extensions

The Preliminary Plan approval shall expire within five (5) years after being granted unless a written extension is requested by the Applicant and approved by the Commission. Any request for extensions must be submitted to the Commission thirty (30) days prior to any prevailing expiration date. Extensions may be granted for one or more six (6) month periods upon a finding by the Commission that such extension is warranted.

If the Applicant does not submit a Final Plan for the entire portion of the Preliminary Plan within five (5) years after the approval of said Preliminary Plan has been granted, or after expiration of the final extension period, the approval of the Preliminary Plan is automatically void.

310 Recording of Plan

Upon the approval of a Final Plan, the Applicant or agent shall record such Plan in the office of the Register and Recorder of Deeds of Armstrong County within ninety (90) days of such approval. Failure to record said approved Final Plan within ninety (90) days of approval shall cause such approval to become null and void. The recording of an approved plan shall not constitute grounds for assessment increases until such time as lots are sold or improvements are made to said Subdivision or Land Development.

311 Waiver or Modification of Requirements

When the literal compliance with mandatory provisions of this Ordinance is shown to the satisfaction of the Commission to be unreasonable, to cause undue hardship or when an alternative standard can be demonstrated to provide equal or better results, the Commission may waive or modify such requirements provided that such a waiver or modification is not contrary to the public interest. In granting a waiver or modification of requirements, the Commission may attach such conditions and safeguards as are deemed necessary to implement the purposes of this Ordinance.

All requests for modification or waiver must be submitted in writing and shall accompany and be part of the Subdivision and Land Development application. The request shall completely state the nature of the undue hardship, the specific provisions of the ordinance causing this hardship and the requested minimum modification necessary. (See Appendix B)

312 Fee Schedule

- A. The Armstrong County Board of Commissioners shall establish by resolution a schedule of fees for review and approval of all Subdivision and Land Development plans and for the review and inspection of all required improvements.
- B. In the event that the Applicant disputes the amount of any such review fees, the Applicant shall, within ten (10) days of the billing date, notify the Planning

Commission that such fees are disputed, in which case, the Commission shall not delay or disapprove a Subdivision or Land Development application due to the Applicant's request over disputed fees.

- C. In the event that the Planning Commission and the Applicant cannot agree on the amount of review fees which are reasonable and necessary, then the Applicant and the Commission shall follow the procedure for dispute resolution set forth in Article V of the Municipalities Planning Code.

313 Minor Subdivision

Any Subdivision which contains ten (10) lots or less not involving any new streets or easements of access may be reviewed and acted upon as a Final Plan without the necessity of prior Preliminary Plan approval. The Staff will determine whether a Subdivision qualifies as a Minor Subdivision based on the following criteria:

- A. All lots must abut public water and sanitary sewer lines, or be capable of being adequately served by on-lot sewage disposal and on-lot water supply.
- B. All lots must abut an existing street.
- C. There shall be a total of not more than ten (10) lots in the submitted plan and all prior subdivisions from the same landholding since January 1, 1992.

314 Single Lot Subdivision

- A. In order to expedite the review and approval process, any subdivisions which consists of the first four (4) lots being subdivided from the original tract of land which existed on December 31, 1991 or meeting the requirements of Section 315 Lot Addition may be granted final approval by the Staff based upon the following considerations:
 - 1. There shall be a total of not more than four (4) lots being subdivided from the same landholding including all prior submissions from said landholding, regardless of prior land ownership, since January 1, 1992.
 - 2. The Subdivision shall not include any proposed improvements that require bonding.
 - 3. The proposed Subdivision complies with all applicable provisions of this Ordinance.
- B. Any Developer submitting a Single Lot Subdivision application shall submit a completed application accompanied by an accurate plot survey of the subject parcel(s) and lot(s) showing distances to the nearest hundredth foot and bearings to

the nearest degree and minute. Said survey shall be drawn or reproduced on a paper material and shall measure a minimum of eighteen inches by twenty-four inches (18" x 24").

- C. The Staff may grant final approval where the Single Lot Subdivision complies with all applicable requirements of this Ordinance. The Applicant shall be notified of Staff action pursuant to Section 307 of this Article. The Staff will present a report on all Single Lot Subdivision approvals to the Planning Commission at their next meeting.
- D. If the Staff disapproves a Single Lot Subdivision application, the Applicant has the right to appeal this decision to the Commission at their next regularly scheduled meeting. The Commission shall review and approve or disapprove said Subdivision in accordance with Section 307 of this Article.
- E. For any Single Lot Subdivision that is approved by the Staff pursuant to Section 307 of this Ordinance, the Applicant shall record the deed(s) along with the survey and the required certifications in accordance with Section 310 of this Article; however, the survey must first be certified by the Planning Commission's Staff by virtue of the Executive Director's or other appointed staff member signature affixed to the Plan. (See Appendix D)

315 Plans for Recording Purposes Only

- A. The Planning Staff may approve a change in lot lines between existing lots of separate ownership or subdivided lots of common ownership provided that the following conditions are met.
 - 1. No new lot, shall be created by the change in lot lines.
 - 2. No lot or tract of land, shall be created which is smaller than the minimum lot size under this Ordinance or the application local Zoning Ordinance;
 - 3. All existing easements or right-of-way shall not be changed;
 - 4. Street alignments shall not be changed; and
 - 5. Access to affected parcels shall not be changed.
- B. Any landowner seeking to change lot lines shall submit the following documents to the Planning Staff:
 - 1. A completed application accompanied by an accurate plot survey of the subject parcel(s) and lot(s) showing distances to the nearest hundredth foot and bearings to the nearest degree and minute. Said survey shall be drawn or reproduced on a papermaterial and shall measure a minimum of eighteen

inches by twenty-four inches (18" X 24"). Certification of required approvals as well as the seal and certification of the Registered Professional Land Surveyor responsible for the Plan shall appear.

- C. The Staff may grant final approval where the change in lot lines complies with all applicable requirements of this Ordinance. The Applicant shall be notified of Staff action Pursuant to Section 307 of this Article. The Staff will present a report on all Plans for Recording Purposes only to the Planning Commission at their next meeting.
- D. If Staff disapproves a Plan for Recording Purposes Only, the Applicant has the right to appeal this decision to the Commission at their next regularly scheduled meeting. The Commission shall review and approve or disapprove said Plan in accordance with Section 307 of this Article.
- E. For any Plan for Recording Purposes Only, that is approved by Staff pursuant to Section 314.C above, the Applicant shall record the Plan in conjunction with the new deed(s) and required certifications in the Office of the Register and Recorder of Deeds; however, prior to recording, the Plan must be certified by the Planning Commission's Staff by virtue of the Executive Director's or other appointed staff member signature affixed to the Plan, stating "For Recording Purposes Only" (See Appendix D).

316 Lot Additions

- A. A lot addition is a tract or parcel created by the subdivision of land and conveyed to the owner of the adjoining lot, tract or parcel. Upon approval, lot additions may not be conveyed independently or have a structure built upon the lot requiring sewage without prior written approval of the Armstrong County Planning Commission.
- B. If the plan presented is for a lot addition only, it will be reviewed as a staff action with no restrictions on the amount of lot additions.
- C. Any plans proposing lot additions in addition to the creation of new parcel(s) will be reviewed under the procedures outlined in this Ordinance.
- D. All plans proposed to create lot additions must contain the following note:
 - 1. "Lot # (list lot number) is to be joined to the lands of (list current property owner), parcel # (list tax map and parcel number) and cannot be conveyed independently or have a structure built upon the lot requiring sewage without prior approval from the Armstrong County Planning Commission."
- E. The preceding note must also be included in the deed.

317 Land Development

- A. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - 1. a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or single nonresidential building on a lot or lots regardless of the number of occupants of tenure;
 - 2. the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- B. A subdivision of land.
- C. Development in accordance with Section 108 of this Ordinance.

All proposed land developments shall meet the requirements as specified for subdivision in all applicable sections of this ordinance.

ARTICLE IV

PRELIMINARY AND FINAL PLAN REQUIREMENTS

401 Preliminary Plan Requirements

Five (5) copies of the Preliminary Plan shall be submitted on a map or a series of maps drawn to a scale of one hundred (100) feet to the inch, or fifty (50) feet to the inch, or other suitable scale if approved by the Staff, on a sheet size of eighteen inches by twenty-four inches (18" x 24") or twenty-four inches by thirty-six inches (24" x 36"). If more than one page is necessary to show the entire tract, pages are to be numbered and a match line provided. The following information must be shown on the Preliminary Plan:

A. General

1. Title Block including the name of Subdivision or Land Development, Municipality and date of plan;
2. Name of the owner of the property;
3. Name of the developer of the property if different from the property owner;
4. North point and scale (graphic and written);
5. Name, address, certification and seal of the Registered Professional Land Surveyor responsible for the Plan. (See Appendix C);
6. Property owner certification (See Appendix C).
7. If a Professional Engineer other than the Surveyor has been involved in the preparation of the Plan, include the Engineer's name, address and seal on all applicable portions of the Plan.
8. Tract and parcel number, zoning classification, deed book volume and page number.
9. Tract boundaries. If the entire tract is too large to be shown on the Preliminary Plan at the required scale, the Staff may allow the Applicant to show the tract on either a separate sheet or directly on the Plan at a smaller scale. Armstrong County Tax Map information may be utilized, provided tract(s) is consistent with current deed.
10. Must show remaining acreage of tract to be subdivided.

11. Distance to nearest municipal road intersection (may be shown in tenths of miles)
12. Provide a 100' well setback line around proposed sewage systems to be shown in its entirety on the Plan. In cases where the proposed lot is approved for a Rural Residence Exemption, a 200' well setback is required.

B. Existing Man-Made Features

1. Location of all existing streets, easements, and rights-of-way on or adjacent to the tract, including name, identification number, right-of-way width, cartway width, easement dimensions and the purpose for which the easement was created;
2. Approximate location of all existing structures, public sewers and water lines, on-lot sewage systems and water supplies, culverts, natural gas lines, petroleum or petroleum products lines, underground electric and telephone lines, fire hydrants and other significant man-made features on or adjacent to the tract; to include those situated within 100 feet of any common line or within 100 feet of any access easement or right-of-way.

C. Existing Natural Features

1. Approximate location of all existing watercourses, and other significant natural features;
2. Floodplain boundaries determined pursuant to Section 522 of this Ordinance;
3. For major subdivisions and land developments existing and proposed contours at vertical intervals of five (5) feet, or at lesser intervals if necessary for suitable study and planning of the tract, may be required.

D. Proposed Improvements

1. Location, width, and proposed name of all proposed streets, access roads, rights-of-way, parking areas, and loading and unloading areas;
2. Location, dimensions and purpose of proposed easements;
3. Proposed lot lines with approximate dimensions, including a numbering system to identify each lot, and approximate area per lot proposed (include also approximate area remaining from original tract or parcel);
4. Public buildings, playgrounds, parks and parcels of land to be dedicated or reserved for public, semi-public or community use;

5. General location of proposed public water and sewer lines, on-lot sewage systems and water supplies, and storm water collection and retention facilities.
6. If a land development is proposed, include the number and type of dwelling units and/or structures, as well as the present zoning classifications and the minimum lot area required by the municipal zoning ordinance if such an ordinance is in effect.

E. Unsubdivided Portions

Where the Preliminary Plan submitted covers only a portion of the Applicant's entire land holding, a plan of the prospective future street, sewer (including sanitary and storm sewer), and water systems of the unsubmitted part shall be furnished upon request of the Staff. The streets, sewer, and water systems of the submitted part shall be considered with regard to connections with future streets, sewer and water systems in the part not submitted.

402 Final Plan Requirements

Five (5) copies of the Final Plan shall be submitted on a map or series of maps drawn to a scale of one hundred (100) feet to the inch, or fifty (50) feet to the inch or other suitable scale if approved by the Staff, on a sheet size of either eighteen inches by twenty-four inches (18"x24") or twenty-four inches by thirty-six inches (24"x36"). The Final Plan shall conform in all important details with the Preliminary Plan as previously approved and any conditions specified in the approval of the Preliminary Plan shall be incorporated into the Final Plan. In addition to all information required on the preliminary plan, the following information must be included on the Final Plan:

A. General

1. Title block, including name of Subdivision or Land Development, Municipality, and date of plan;
2. Name of the owner of the property;
3. Name of the developer of the property if different from property owner;
4. North point and scale (graphic and written);
5. Name, address, certification and seal of the Registered Professional Land Surveyor responsible for the Plan. (See Appendix D);
6. Property owner certification (See Appendix D);

7. If a Professional Engineer other than the Surveyor has been involved in the preparation of the Plan, include the Engineer's name, address and seal on all applicable portions of the Plan;
8. Tract and parcel number, zoning classification, deed book volume and page number on which the original parcel or tract was conveyed;
9. Tract boundaries. If the entire tract is too large to be shown on the Final Plan at the required scale, the Staff may allow the Applicant to show the tract on either a separate sheet or directly on the Plan at a smaller scale. Armstrong County Tax Map information may be utilized, provided tract(s) is consistent with current deed.
10. Must show remaining acreage;
11. Distance to the nearest municipal road intersection (may be shown in tenths of miles);
12. Provide a 100' well setback line around proposed sewage system to be shown in its entirety on the Plan. In cases where the proposed lot is approved for a Rural Residence Exemption, a 200' well setback is required.

B. Existing Man-Made Features

1. Location of all existing streets, easements and rights-of-way on or adjacent to the tract, including name, identification number, right-of-way width, cart-way width, easement dimensions and the purpose for which the easement was created;
2. Approximate location of all existing structures, public sewers and water lines, on-lot sewage systems and water supplies, culverts, natural gas lines, petroleum or petroleum products lines, underground electric and telephone lines, fire hydrants and other significant man-made features on or adjacent to the tract; to include those situated within 100 feet of any common line or within 100 feet of any access easement or right-of-way.
3. Location and material of all permanent monuments and lot markers;

C. Existing Natural Features

1. Accurate location of all existing watercourses, and other significant natural features;
2. Floodplain boundaries determined pursuant to Section 522 of this Ordinance;

D. Proposed Improvements

1. Location and width of all proposed streets, access roads, rights-of-way, parking areas, and loading and unloading areas;
2. Location, dimensions and purpose of proposed easements;
3. Complete curve data for proposed streets and access roads including radius, delta angle, tangent, arc and chord;
4. Proposed lot lines with dimensions to the nearest hundredth foot and bearings to the nearest degree and minute, including a sequential numbering system beginning with one (1) to identify each lot, and accurate area per lot proposed (include also area remaining from original tract or parcel);
5. Setback lines on all lots and parcels not less than the minimum fixed by the municipal zoning ordinance or this Ordinance if no local ordinance is in effect;
6. Public buildings, playgrounds, parks and parcels of land that are to be dedicated or reserved for public, semi-public or community use;
7. Location of proposed public sewer and water lines, on-lot sewer systems and water supplies, and storm water collection and retention facilities.
8. If Land Development is proposed, include the number, type and location of dwelling units and/or structures, as well as the present zoning classifications and minimum lot area required by the municipal zoning ordinance if such an ordinance is in effect;
9. Any pedestrian ways or sidewalks that may be provided or may be required by the Commission.

E. Additional Supplemental Requirements

The Final Plan shall be accompanied by the following material where applicable:

1. Proposed street names, accompanied by an approval letter from the Armstrong County Department of Public Safety.
2. One (1) copy of all proposed deed restrictions or lease provisions related to the approval of the proposed Subdivision or Land Development.

F. Where the Plan submitted covers only a portion of the Applicant's entire land holding, a plan of the prospective future street, sewer (including sanitary and storm sewer), and water systems of the unsubmitted part shall be furnished upon request of

the Staff. The streets, sewer, and water systems of the submitted part shall be considered with regard to connections with future streets, sewer and water systems in the part not submitted.

ARTICLE V
DESIGN CRITERIA

501 Application of Design Criteria

The design standards outlined in this Article shall be utilized by developers, surveyors and engineers in preparing Subdivision and Land Development Plans, and will be applied by the Planning Commission and Staff when reviewing the Plans for approval. If the provision(s) of this Article conflict with standard(s) set forth by the local governing body of the Municipality in which the proposed Subdivision or Land Development is located, the latter shall have priority over the specific provision(s) of this Article, provided that said standard(s) have been adopted prior to the submission of the application to the Planning Commission, and that said standard(s) have been adopted pursuant to the applicable provisions of the Municipalities Planning Code.

502 Hazards to Life, Health and Property

Those areas which are subject to hazards of life, health, or property as may arise from fire, flood, disease, geologic movement, or considered to be uninhabitable for other reasons shall not be plotted for building purposes unless the hazards have been eliminated or adequate safeguards have been taken to prevent damage from such hazards.

503 Natural Features

In all Subdivisions and Land Developments, care shall be taken to preserve natural features such as trees, watercourses, watersheds, scenic views, historic features (including buildings) and topographical continuity. Such features are desirable from an environmental and aesthetic standpoint and generally enhance the value of the development.

504 Street Criteria – General

A. Typical Street Layout and Design

1. Proposed streets shall conform to any plans or official maps made by the Planning Commission or the local governing body for the development of the neighborhood, and shall further conform to such Pennsylvania Department of Transportation plans or official maps which have been prepared, adopted, and/or filed as prescribed by law.
2. Streets shall be related appropriately to the topography of the land in order to produce usable lots to be served by streets of reasonable grades. It is recommended that grades do not exceed those specified in Appendix E of this Ordinance. In addition, all building sites are to be located on grades as close as possible to the grades of streets.

3. Where streets are proposed, it is encouraged that they be laid out as to discourage through traffic, minimize congestion and avoid hazardous intersections.
Provisions for street connections to adjacent parcels or tracts may be required by the Commission in order to provide uniform access with adjacent property.
Where connections are to be made, the proposed street system shall extend existing or recorded streets at the same right-of-way and cart-way widths. In cases where existing streets do not meet current applicable standards, the governing body shall determine the necessary connecting road widths.
4. Proposed streets shall be designed and constructed to the standards of the Municipality in which the Subdivision or Land Development is located if said Municipality has a streets or roads standards ordinance in effect. If there is no local ordinance in effect, streets shall have a 33' right-of-way and shall be certified permanently passable by note on the subdivision plan.
5. If lots resulting from the proposed Subdivision or Land Development are large enough to permit resubdivision or, if a portion of the tract is not subdivided, adequate street rights-of-way to permit further Subdivision or Land Development shall be provided as necessary, and located so as to allow proper development of surrounding properties.
6. Where a Subdivision or Land Development abuts or contains an existing street right-of-way of improper width or alignment, the Commission may require the dedication or reservation of additional land (ultimate right-of-way sufficient to widen the street or correct the alignment). Where an additional dedication or reservation is required, all building setback lines will be measured from the new dedicated or reserved right-of-way line.
7. Proposed streets, which are obviously in alignment with other existing and named streets shall bear the names of the existing streets. In no case shall the name of proposed streets not in alignment with others so named duplicate or resemble the name of an existing street in the postal district. The Applicant shall submit the proposed street names for approval to the Armstrong County Department of Public Safety.
8. All proposed lots, including parcels identified as the remainder, shall retain at least 50' of road frontage suitable to provide future access.

B. Partial and Half Streets

New half or partial streets are discouraged, except where necessary to complete an existing half or partial street in an adjacent tract.

C. Cul-de-sac

1. Cul-de-sacs over one thousand five hundred (1500) feet in length are discouraged and it is recommended that they serve no more than twenty (20) dwelling units.
2. A turnaround shall be provided at the closed end of the cul-de-sac, which has an unobstructed eighteen (18) foot wide moving lane with a minimum outside turning radius of forty (40) feet.
3. The central area of the turnaround may be left unsurfaced and planted or used as a retention or recharge basin.
4. The cart-way of the turnaround shall be constructed of the same material as the road or street cart-way and shall meet all applicable provisions of this Ordinance or the local ordinance if applicable.

D. Alleys and Service Streets

1. Alleys and service streets may be permitted in residential Subdivisions and Land Developments only under the following circumstances:
 - (a) Frontage lot widths are less than fifty (50) feet;
 - (b) Frontage on an alley shall not be construed to satisfy the requirements of this Ordinance for frontage on a street;
 - (c) No parking shall be provided for or permitted within the right-of-way of the alley;
 - (d) No structures, including garages and other accessory buildings shall be permitted within the right-of-way of the alley.
 - (e) Street systems within which alleys are a part shall be designed to discourage through traffic on alleys;
 - (f) An alley shall provide rear access to no more than fifty (50) dwelling units;
2. Where alleys and service streets are permitted, they shall be constructed in accordance with the standards of the Municipality in which the Subdivision or Land Development is located if said Municipality has a streets or roads standards ordinance in effect. If there is no local ordinance in effect, alleys and service streets shall have a 33' right-of-way and be certified permanently passable by note on the subdivision plan.

E. Street

1. Streets shall be permitted provided that a complete private right-of-way agreement is obtainable and is presented to the Commission prior to Final Plan approval. The right-of-way agreement shall be properly executed between the landowner(s) granting the access and all affected parties abutting said easement and shall create a private right-of-way, which shall run with the land. Such private right-of-way shall be available for the use of all owners, present and future, of the lands to be made accessible by said right-of-way.
2. A separate Maintenance Agreement may be required to establish responsibility for such items as street maintenance and repair, snow and ice removal, and upkeep of the roadbed and drainage facilities. Said agreement shall be subject to the approval of the Commission and shall be placed in writing on the final plan and shall be part of the property deed(s).
3. Streets within Subdivision or Land Developments shall be designed and constructed in accordance with the standards of the Municipality in which the Subdivision or Land Development is located if said Municipality has a streets or roads standards ordinance in effect. If there is no local ordinance in effect, alleys and service streets shall have a 33' right-of-way and be certified permanently passable by note on subdivision plan.
4. All dead-end streets shall meet the requirements for cul-de-sacs as specified in the standards of the Municipality in which the Subdivision or Land Development is located if said Municipality has a streets or roads standards ordinance in effect. If there is no local ordinance in effect, streets shall meet the standards of the Ordinance as specified in Section 504.C of this Ordinance;
5. Streets must be constructed prior to Final Plan approval, or, in lieu of completion of construction, the Applicant must provide an acceptable guarantee to be approved by the Commission and its Solicitor pursuant to Article VIII of this Ordinance.

505 Street and Intersection Design Specifications

A. Minimum Design Standards

It is recommended that streets shall be designed to meet or exceed the minimum standards set forth in Appendix E except as provided for in Section 504.A.4 of this Ordinance.

- B. Additional right-of-way, cart-way and shoulder widths may be required by the Commission in order to promote public safety and convenience, or to provide

parking space in commercial or industrial districts, or in areas of high density residential development.

506 Curbs

- A. Curbs may be required on streets where the Commission deems it necessary for public safety, and for the control of storm water; where curbs exist on abutting properties; or where intensive or unusual traffic movements are anticipated due to commercial, industrial or multi-family developments.
- B. Curbs shall be constructed in accordance with the standards of the municipality in which the Subdivision or Land Development is located. If no such standards exist on the local level, curbs shall be constructed in accordance with the most recent edition or revision of PennDot Specifications.

507 Bridges and Culverts

The design of bridges shall meet the structural requirements, widths, clearances and other applicable requirements of the Pennsylvania Department of Transportation. Bridge culverts shall have an adequate opening to meet applicable stream flow characteristics and shall be designed to the engineering standards of the Department of Environmental Protection, Bureau of Dams and Waterways

508 Block Criteria

- A. Blocks shall have a minimum length of three hundred (300) feet and a maximum length of fifteen hundred (1500) feet.
- B. Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth in accordance with the applicable lot size requirements in Appendix I of this Ordinance. Exceptions to this may be made for blocks adjacent to railroads or waterways.
- C. Public easements may be required by the Commission in blocks longer than one thousand (1000) feet to facilitate pedestrian access, utility service or fire protection.

509 Minimum Distance Between Buildings

The minimum distance between buildings shall be sufficient to provide adequate separation to minimize danger due to fire and to assure the safety, health and general welfare of the inhabitants of the structures. Under no circumstances shall the distance between buildings be less than twenty (20) feet.

A. Monuments

1. Monuments shall be a minimum size of four (4) inches square and thirty (30) inches long, and made of concrete; or a minimum of four (4) inches in diameter and thirty (30) inches long, and made by filling an iron, steel or plastic pipe with concrete. For both types of monuments, a one-half (1/2) inch metal reinforcement bar shall be placed in the center to mark the exact point and to facilitate future detection of the monument. Other types of monuments, which are of similar size and construction may be used provided that prior approval is granted by the Commission.
2. Monuments shall be set at a minimum of two corners along the boundary of the original tract or parcel for all major Subdivisions and Land Developments. For very large tracts or parcels, additional monuments may be required by the Commission at various points along the boundary lines or along street right-of-way lines.

B. Markers

Markers shall be a minimum size of five-eighths (5/8) of an inch in diameter and twenty-four (24) inches long, and made of solid metal. The tops shall be scored to indicate the exact point of crossing of intersecting lines. Markers shall be set at the intersection of all boundary lines which form angles on the original tract or parcel and at all lot corners except those which are marked with monuments. In addition, markers shall be placed at the beginning and end points of all curves.

C. Placement of Monuments and Markers

1. Monuments and markers shall be set in exact position by a registered Professional Land Surveyor in accordance with the bearings and distances shown on the recorded plan.
2. Monuments shall be set flush with the finished ground level.
3. Markers shall be driven into the ground to within one-half (1/2) inch of finished ground level.
4. Guard stakes or pins shall be set adjacent to monuments or markers to provide protection against future disturbance and to aid in future location.
5. Any monuments or markers that are moved or removed during construction shall be replaced by a registered Professional Land Surveyor at the Developer's expense.

6. When monuments and markers cannot be set due to trees, fence posts, roadways, etc. pin off-sets are required.

511 Sidewalks

- A. Sidewalks may be required by the Commission in all Subdivisions and Land Developments to continue existing sidewalks from adjoining Subdivisions or Land Developments; to provide access to community facilities; or to provide access in Subdivisions with lots of less than fifteen thousand (15,000) square feet.
- B. Sidewalks, where required, shall be at least four (4) feet wide and shall be located within the street right-of-way. A grass planting strip may be required between the sidewalk and the curb to separate pedestrians from vehicular traffic.
- C. Sidewalks, where required, shall be constructed according to local municipal standards. If such standards do not exist, sidewalks shall be constructed in accordance with the standards of the most recent edition or revision of PennDot Specifications.

512 Building Setback Lines

Building setback lines shall be in compliance with the regulations of the Municipality in which the Subdivision or Land Development is located. If there is no local ordinance in effect, building setback lines shall be as follows:

- A. There shall be a minimum front building setback line in residential areas of at least fifteen (15) feet to be measured from the edge of the right-of-way of existing or proposed local or collector streets.
- B. A building setback line of at least fifty (50) feet is required from the edge of the right-of-way of existing or proposed arterial streets.
- C. Minimum setback lines shall apply to both streets on corner lots.
- D. A side and rear yard setback line of at least ten (10) feet measured from the property line shall be reserved for all lots, parcels, and tracts which are intended for residential purposes.

513 Lot Layout

- A. Lots shall be laid out so that the proposed uses are compatible with existing soil and geological conditions and so that the alteration of existing site conditions is kept to a minimum.
- B. All lots shall contain at least 50 feet of frontage along a street.

- C. Side lot lines shall be at right angles or radial to street lines whenever possible.
- D. The depths of lots shall not be more than three (3) times their width. Ratio to be measured at the minimum building set back line as defined in Sections 402.D.5 & 512.
- E. Double Frontage Lots are discouraged except where essential to prevent vehicular access to arterial streets or to overcome topographic and orientation disadvantages.
- F. All lots identified as the remainder will not require approval provided that they meet the current minimum standards of a proposed lot. This determination will be based upon the specifications of the local zoning ordinance. In lieu of a local zoning ordinance the specifications of this Ordinance shall be utilized.

514 Lot Area and Lot Width Requirements

- A. The minimum lot area and lot width requirements shall be determined by the applicable Municipal zoning ordinance. If the Municipality in which the Subdivision or Land Development is located does not have an officially adopted zoning ordinance in effect, the provisions of this Section shall prevail.
- B. The specific lot area and width requirements are set forth in Appendix I.

515 Communication Tower Subdivision and Land Development

Communications towers shall comply with the standards of the Municipality in which the Subdivision or Land Development is located. If no local ordinance is in effect, the following standards shall apply.

- A. Exception to Jurisdiction: Communications towers shall comply with this Ordinance unless they are an applicable accessory structure, clearly incidental to the operation of a Transportation business, Emergency services provider, or similar entity for the exclusive, noncommercial use of its agents in directly providing such service.
- B. The applicant shall demonstrate that it is licensed by the Federal Communications Commission to operate a communications tower, if applicable, and communication antennas.
- C. The applicant shall demonstrate that the proposed communications tower and communications antennas proposed to be mounted thereon comply with all applicable standards established by the Federal Communications Commission governing human exposure to electromagnetic radiation.
- D. Communication towers shall comply with all applicable Federal Aviation Administration, Commonwealth Bureau of Aviation and applicable Airport Zoning Regulations. Towers must comply with this Ordinance as a subdivision for lease or

land development.

E. Standards for Communication Towers

1. The applicant shall demonstrate, using technological evidence, that the communications tower must be located where proposed in order to satisfy its function in a company's grid system.
2. The applicant shall demonstrate with written evidence that it contacted the owners of tall structures, buildings and towers within ¼ mile radius of the site proposed, sought permission to install an antenna on those structures, buildings, and towers and was denied for one of the following reasons:
 - a. The proposed antenna and related equipment would exceed the structural capacity of the existing building, structure, or tower, and its reinforcement cannot be accomplished at a reasonable cost.
 - b. The proposed antenna and related equipment would cause radio frequency interference with other existing equipment for that existing building, structure, or tower and the interference cannot be prevented at a reasonable cost.
 - c. Such existing buildings, structures, or towers do not have adequate location, space, access, or height to accommodate the proposed equipment or allow it to perform its intended function.
 - d. A reasonable agreement could not be reached with the owner of such building, structure, or tower.
3. The applicant shall demonstrate that the proposed height of the communications tower is the minimum height necessary to perform its function. In no case shall the height of the communications tower exceed 150 feet, as measured vertically from the ground level to the highest point on the tower including antennas mounted on the tower.
4. A communications tower shall be set back one hundred and five percent (105%) of its height from all property lines, unless developer can certify tower as a self-collapsing design.
5. The communications equipment building shall comply with required setback requirements of Section 402.D.5 & 512 of this Ordinance.
6. A security fence shall be required around the communications tower and other equipment. The fence shall be a minimum of 6 feet in height and shall not exceed 8 feet in height.
7. Landscaping shall be installed to mitigate for visual impact of a communications tower. Such landscaping shall meet the following requirements:
 - a. Landscaping shall be installed to screen and buffer the tower and any ground level features, such as an equipment building, from adjacent properties.

- b. The landscape screen shall consist of a mix of evergreen trees planted in a staggered double row. The plantings shall be a minimum height of 6 feet at planting and shall grow to a minimum of 15 feet at maturity.
 - c. Existing vegetation on and around the site shall be preserved to the greatest extent possible.
 - d. The Planning Commission may permit a combination of existing vegetation, topography, walls, decorative fences or other features when it achieves the intent of this Section.
- 8. All guy wires associated with a guyed communications tower shall be clearly marked so as to be visible at all times and shall be located within a fenced enclosure. Guy wires and their anchors shall be setback at least 25 feet from property lines.
 - 9. No signs or lights shall be mounted on a communications tower, except as may be required by the Federal Communications Commission (FCC), Federal Aviation (FAA), another governmental agency which has jurisdiction, or which may be needed for emergency repair.
 - 10. Access shall be provided to the communications tower and communications equipment building by means of a street or easement to a street. The easement shall be a minimum of 33 feet in width and shall be improved to a width of at least 16 feet with a driveway for its entire length. Additionally the easement must be in compliance with Article V of this Ordinance.
 - 11. A communications tower may occupy a leased area within a lot provided that the lease area meets the minimum lot size as per Appendix I.
 - 12. A proposed communications tower shall comply with all applicable Federal and State regulations. The applicant shall request a written statement of compliance from the Federal Aviation Administration (FAA), Federal Communications Commission (FCC), and other regulatory agencies. Such statement shall be sent by the agency to the Planning Commission. The applicant shall provide to the Planning Commission a copy of a written request to each agency for delivery at least 30 days prior to the Planning Commission Meeting of such application and of such request for a written statement of compliance.
 - 13. A communications tower shall be securely anchored in a fixed location on the ground and the applicant shall provide qualified evidence that the proposed structure will withstand wind and other natural forces.
 - 14. If a communications tower remains unused for a period of 12 consecutive months, the owner or operator shall dismantle and remove the communications tower within six months of the expiration of such 12 month period. If there are two or more users of a single tower, this provision shall not become effective until all users cease using the tower. Furthermore, prior to construction of any tower, a bond or escrow account shall be posted with the County in an amount sufficient to ensure such removal. The bond or escrow shall be held by the County for a maximum 20 years and shall be used by the County in the event the owner or operator of the communications tower fails to remove the facility within the time period prescribed above. Any portion of

the bond or escrow not used by the County shall be returned to the owner or operator.

516 Public Utility Subdivisions and Land Developments

Public Utility Subdivisions and Land Developments are to be submitted for utility sites such as: water tank sites, water treatment plants, water pump stations, sewage treatment plants and sewage pump stations.

Public Utility Subdivisions and Land Developments shall comply with this Ordinance

- A. Public utility lots shall be large enough to house the appropriate facilities and equipment and include the required setback distances as outlined in Section 512.
- B. Any easements must be a minimum of 33' in width and meet all other requirements as outlined in Articles IV and V of this Ordinance.

517 Flag Lot Requirements

Flag lots may be permitted but only in accordance with the following requirements and all applicable requirements of this ordinance. Nothing in this section shall be construed to recognize flag lots as a generally available design technique to be used as a matter of right by any person subdividing land. Flag lots are generally to be considered an unacceptable design technique. Flag lots may be utilized in the following circumstances:

- A. Flag lots may be utilized to recognize unique physical or environmental characteristics of a parent tract, which preclude efficient and logical subdivision in accordance with normally applicable frontage requirements.
- B. The following limitations shall apply to flag lots:
 - 1. One lot, or a maximum of five percent (5%) of the total lots in a subdivision, whichever is greater, may be flag lots. This limitation shall be cumulative for subdivisions consisting of more than one (1) phase. The Planning Commission may waive this limitation upon finding that authorizing the use of additional flag lots would preserve environmentally sensitive land or have a direct positive impact on designated environmental management areas.

2. Flag lots shall not be permitted whenever the effect would be to increase the number of lots with direct access to a major collector or arterial street.
3. That portion of a flag lot comprising the "staff" shall not be counted for the purpose of determining minimum lot area compliance.
4. The minimum width of the "staff" portion of a flag lot shall be fifty feet (50').
5. The depth of the staff shall be not less than one (1) nor more than four (4) times its width.

518 Storm Water Management

Storm water management controls are intended to reduce the impact of storms, enhance groundwater recharge, prevent erosion, sedimentation and flooding and maintain natural drainageways. The specific intent of these controls is that storm water runoff from any site during and after site disturbance be no greater than that which existed prior to development.

Where storm water management is required by local ordinance or state permit, written evidence of the approved plan must be provided by the local municipality or state agency.

A. Ownership and Maintenance of Storm Water Management Facilities

1. An agreement, suitable for recording, shall be entered into between the Applicant and the Municipality which shall contain provisions which clearly set forth the ownership and maintenance responsibility of all temporary and permanent storm water management facilities, including but not limited to the following:
 - (a) Description of maintenance requirements;
 - (b) Provisions to ensure that the storm water management facilities shall be maintained in proper working order;
 - (c) Provisions to ensure that the site shall continue to meet all of the design criteria of The Storm Water Management Plan as approved by the Commission;

- (d) Identification of the legal party or entity responsible for ownership and maintenance of both temporary and permanent storm water management and erosion and sedimentation control facilities.

519 Erosion and Sedimentation Control

- A. All Subdivisions and Land Developments shall be designed to adequately control soil erosion and sedimentation, as required under Chapter 102 of the Pennsylvania Clean Streams Law, P. 1. 1987 of 1937 as revised. Unless waived by the Armstrong Conservation District, the Applicant shall submit proof of an approved Soil Erosion and Sedimentation Control Plan for each phase of construction to the Commission at the time of major subdivision or land development plan submission. Preliminary or Final Plan approval shall not be granted by the Commission until the Erosion and Sedimentation Control plan has been approved by the Armstrong Conservation District or until a waiver of said planning requirements has been issued.

520 Standards for Sewage Disposal Systems

- A. The following standards shall be applied to meet the requirements for sewage disposal planning as applicable:
 - 1. In all cases where on-lot sewage disposal is proposed, sewage disposal shall be approved by the designated sewage enforcement officer and or the Department of Environmental Protection in accordance with the Pennsylvania Sewage Facilities Act, No. 537 of 1966, as amended. A certification must be submitted prior to final plan approval. Submission may include but not limited to the Department of Environmental Protection's *Site Investigation and Percolation Test Form* or *10 Acre Permit Exemption Form*. Documents can be found at www.eLibrary.dep.state.pa.us
 - 2. In all cases where connection to a public sanitary sewage system is proposed, such installations shall be in accordance with the rules and regulations of the applicable sanitary sewer authority. All plans and installations shall be subject to the approval of the sanitary sewer authority as provided for in Article III, Section 306.B of this Ordinance.
 - 3. Where sewage treatment is proposed as a community sewage system using package treatment or subsurface disposal, written approval by the Pennsylvania Department of Environmental Protection is required. In addition, *the Applicant must submit such agreements or covenants as deemed necessary* by the Municipal Solicitor and the Pennsylvania Department of Environmental Protection to guarantee maintenance of said systems. This agreement or covenant must be referred to on the approved Subdivision or Land Development Final Plan and in all deeds for lots, parcels or tracts within said Subdivision or Land Development.

- B. The owner/developer may propose a non-building lot to be created thus waiving the requirements of Section 520(A). Any plan proposing the creation of a non-building lot shall be accompanied by a completed Department of Environmental Protection's *Request for Planning Waiver & Non-building Declaration* form. Documents can be found at www.eLibrary.dep.state.pa.us.
- C. All plans proposing non-building lots shall contain within the plot plan the following language:

“As of the date of this subdivision, the subdivision described herein is and shall be dedicated for the express purpose of _____ use. No portion (of lot number(s) _____) of this property/subdivision are approved by _____ (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 *et seq.*) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of _____ (municipality), who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.”

- D. Proposed subdivisions and/or land developments meeting the requirements of Article 515 and or 516 of this Ordinance are not required to meet the standards of Section 520(A). Proposed plans shall be accompanied by a completed Department of Environmental Protection's *Request for Planning Waiver & Non-building Declaration* form. Documents can be found at www.eLibrary.dep.state.pa.us.

521 Standards for Water Supply Systems

If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the governing body or planning agency, as the case may be, that the subdivision or development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.

- A. In all cases where connection to a public water system is proposed, such installations shall be in accordance with the rules and regulations of the applicable public water supply authority. All plans and installations shall be subject to the approval of the water supply authority as provided for in Section 306.B of this Ordinance.
- B. In Subdivisions and Land Developments utilizing on-lot or a community water supply, the Commission reserves the right to require the Applicant to drill a test well to determine water quality and/or quantity in that area. Test results may be forwarded to the Department of Environmental Protection for review and comment.

522 Floodplain Regulations

A. General Purpose

The general purpose and intent to impose these requirements for floodplain areas is as follows:

- 1. Consistent with the purposes stated in Section 103 of this Ordinance, it is the policy of the County that floodplains shall be either maintained in their undeveloped state or be put to uses compatible with the floodplain environment.
- 2. Further, it is recognized by the County that the limitations of the soil are a major factor in determining the use of land. Therefore, the County supports the policy that development should not take place in floodplain areas where the soil presents severe engineering and environmental restrictions.
- 3. Finally, it is the County's intent that surface and groundwater quality, flow and recharge should be maintained at levels, which are environmentally acceptable. To this end, it is the policy of the County to direct future growth patterns away from floodplain areas to ensure the protection of municipal and private water supplies.

B. Specific Purposes

The specific purpose and intent to impose these requirements for floodplain areas is as follows:

- 1. To regulate the Subdivision or Land Development of flood prone areas in order to promote the public health, safety and welfare.
- 2. To require that each Subdivision lot and-or Land Development tract in a flood prone area be provided with a safe building site with adequate access; and that the public, common and or private facilities and improvements which serve such uses, be designed and installed to preclude flood damage at the time of initial construction.

3. To protect individuals from buying lands which are unsuitable for use because of flood hazards by regulating or restricting the Subdivision and or Land Development of flood prone areas.

C. Scope of Regulations

The Commission shall, when it deems necessary for the health, safety and welfare of the present and future population of the area and for the conservation and protection of local water resources and environmental qualities, prohibit or restrict the Subdivision or Land Development of any portion or portions of any tract or lot which lies within or directly adjacent to the floodplain of any stream or drainage course, unless adequate methods are formulated by the Applicant to solve the problems created by the floodplain environment. In considering such methods, the Commission shall take into account the recommendations of the local Governing Body, the Armstrong Conservation District, the Municipal Engineer, and other appropriate agencies.

D. Application Procedures

1. It shall be the responsibility of the Applicant to determine the existence of flood prone areas, which may traverse, be adjacent to, or affect the area to be subdivided or developed. Regulatory flood boundaries and elevations shall be shown on the submitted plans in accordance with the plan requirements set forth in Article IV of this Ordinance. Such regulatory flood boundaries and elevations shall be determined pursuant to the procedures described in the applicable Municipal Floodplain Ordinance.
2. The following note must be placed on all plans with lots located in part or in whole within a floodplain and or floodway: "Lots shown on plan are located in part or in whole within a floodplain and or floodway all proposed building/development must meet the requirements of the local municipal floodplain ordinance as applicable. No building or development can occur within a floodway."

ARTICLE VI

MOBILE HOME PARK REGULATIONS

601 Definition

"Mobile Home Park," a parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

602 Applicability

- A. No person, firm or corporation shall construct, operate or maintain a Mobile Home Park in a Municipality, which falls under the jurisdiction of this Ordinance until a Final Plan of said Mobile Home Park has been unconditionally approved by the Commission.
- B. Where the Applicant intends to offer Mobile Home Lots for sale, standards and requirements shall be the same as for Subdivisions and Land Developments in accordance with the applicable provisions of this Ordinance.

603 Compliance with Other Provisions

Unless otherwise specified in this Section, all Mobile Home Parks shall comply with all applicable provisions of this Ordinance, including but not limited to Article III - Review and Approval Process, Article IV - Plan Requirements, Article V - Design Criteria, and Article VIII - Improvements.

604 General Design Standards

Proposed Mobile Home Parks shall comply with all applicable regulations of the Pennsylvania Department of Environmental Protection regarding Mobile Home Parks, all applicable standards and regulations set forth in this Ordinance, and in addition the design of Mobile Home Parks shall conform to the following standards:

A. Grading and Ground Cover Requirements

The ground surface in all areas of a proposed Mobile Home Park shall be graded and equipped to drain all surface water in a safe and effective manner. Exposed ground surfaces throughout the Mobile Home Park shall be planted or surfaced in a manner approved by the Commission, which shall effectively prevent soil erosion and eliminate excessive amounts of mud and dust.

B. Lot Requirements

1. The minimum mobile home lot size shall not be less than five thousand (5000) square feet in area, nor less than fifty (50) feet in width at the building line, provided, however, both public/off site water and sewer systems are available. Where on-lot sewage disposal or water supplies are proposed, the minimum lot size shall be increased to a size as indicated for residential dwelling units (Appendix I).
2. All mobile home lots shall abut on and be accessible from a street of the Mobile Home Park internal street system.

C. Setback Requirements

1. All mobile homes, auxiliary park buildings and other park structures shall be located at least forty (40) feet from the Mobile Home Park boundaries.
2. Minimum mobile home setback lines shall not be less than fifteen (15) feet from the edge of the street right-of-way.
3. Mobile homes shall be located not less than fifty feet from any auxiliary park buildings, and any repair, maintenance or storage areas of buildings. The minimum distance between mobile homes shall not be less than twenty (20) feet.

D. Screening Requirements

Screening may be required by the Commission along all property and street boundary lines separating the Mobile Home Park from adjacent uses. Such screening shall consist of a well maintained fence, wall, hedge or other vegetative material at least five (5) feet in height and of sufficient density to conceal the Mobile Home Park from view of adjoining property owners.

E. Recreational Space Requirements

A minimum of ten (10) percent of the gross area of the Mobile Home Park shall be provided for recreational space. This recreational space shall be easily accessible to all Park residents, shall be suitable for a variety of recreational uses and shall be located so as to be free from traffic hazards.

F. Park Internal Street System

The street system within a Mobile Home Park shall be designed and constructed according to required standards as set forth in Sections 504 - 508 of this Ordinance.

G. Parking Space Requirements

A minimum of two (2) off-street parking spaces per each mobile home lot within the Mobile Home Park shall be provided. Each off-street parking space shall be at least eighteen (18) feet long and nine (9) feet wide and shall not exceed a distance of one hundred (100) feet from the mobile home lot that it is intended to serve.

H. Anchoring and Skirting

1. Each mobile home shall be anchored to a permanent concrete foundation, and each lot shall have available adequate provisions, such as anchor bolts and tie-down straps, to assure that each mobile home has available to it a means of securing the home to its site.
2. Skirting of compatible design and material shall be erected around the entire base of each mobile home.

605 Utilities

A. Sewer and Water Systems

Sewage disposal and water supply system connections shall be provided to each mobile home lot within a Mobile Home Park. The Mobile Home Park shall meet all applicable requirements of this Ordinance with regard to said sewer and water systems, as specified in Section 520 and Section 521 of this Ordinance.

B. Electrical Distribution

Underground electrical distribution system connections shall be provided to each mobile home lot within a Mobile Home Park. Such systems shall be installed and maintained in accordance with all applicable specifications regulating the same, including but not limited to the local electric power company's specifications regulating such systems.

606 Non-Residential Uses

No part of any Mobile Home Park shall be used for non-residential purposes, except such uses that are necessary for the direct servicing of park residents and for the management and maintenance of the park.

ARTICLE VII

RECREATIONAL LAND DEVELOPMENT

701 Definition

A Recreational Land Development includes the improvement and development of land for seasonal or leisure time activities (not intended now or in the future for year-round dwelling purposes) including cottages, cabins, travel trailers, and other forms of camping accommodations intended for recreational and/or educational purposes and land intended for various other outdoor recreation activities.

Recreational Land Developments include, but are not limited to, the following categories of Land Development:

- A. Campground - Any portion of land, used for the purpose of providing a space or spaces for travel trailers, tents or other forms of living accommodations, for camping purposes regardless of whether a fee has been charged for the leasing, renting or occupancy of such space.
- B. Organized Camp - Any combination of programs and facilities established for the primary purpose of providing an outdoor group living experience for children, youth and adults, with social, recreational and educational objectives, i.e. church, scouts, etc.

702 Procedure

A Recreational Land Development, as defined in Section 701 above, shall be subject to the same review and approval process as contained in Article III of this Ordinance. Preliminary Plan requirements shall be waived for Minor Recreational Land Developments which consist of ten (10) lots or less where each lot will be served with on-lot sewer and on-lot water systems, and where access is to be provided by existing public streets and/or a recorded existing private street of adequate design.

703 Design Requirements

- A. A Recreational Land Development located in a municipality without local regulations, shall be designed pursuant to the applicable standards contained in Article V except for the following:
 - 1. Street Criteria – General; (Section 504)
 - 2. Street and Intersection Design Specifications; (Section 505)
 - 3. Curbs; (Section 506)
 - 4. Block Criteria; (Section 508)

5. Sidewalks; (Section 511)

- B. The Land Development shall be designed to provide an access street system adequate to accommodate the type and volume of traffic anticipated to be generated and shall be constructed to provide a permanently passable driving surface. Where streets are to be provided, they shall be a minimum right-of-way width of 33'.

The following standards are recommended:

1. Cartway width - 18 feet;
2. Maximum allowable grade - twelve (12) percent slope;
3. Cul-de-sacs - Cul-de-sacs exceeding one thousand five hundred (1500) feet in length shall provide at the terminus a turnaround constructed of the same material as the road or street cartway. Said turnaround should have an eighteen (18) foot wide moving lane with a minimum outside turning radius of forty (40) feet. The central area of the turnaround may be left unsurfaced and planted or used as a retention or recharge basin.

C. Camps and Campgrounds Additional Design Standards

Camps and campgrounds, in addition to other standards, are required to comply with the following for the intended purpose of promoting the safety, health and general welfare of the present or future inhabitants or occupants of the proposed Land Development.

Where the following standards conflict with the applicable design standards from Article V of this Ordinance, the following standards shall prevail:

1. Screening Requirements

Screening may be required by the Commission to separate the camp or campground from adjacent residential areas. Such screening shall consist of a hedge or other natural vegetative materials or a well maintained fence at least five (5) feet in height and of sufficient density to conceal the camp or campground from the view of adjoining residential areas.

2. Street and Access Roads

- (a) The internal street system shall be privately owned, constructed and maintained, and shall be designed for safe and convenient access to camping spaces and to facilities for common use by the Land Development occupants.

- (b) The proposed internal street system and all proposed parking and loading/unloading areas shall be designed to be compatible with the layout of all buildings and camping spaces, with truck loading and maneuvering areas and with walks and parking areas so as to minimize potential conflicts between pedestrian and vehicular traffic and to reduce congestion and avoid hazardous intersections.
- (c) Each camping space shall be directly accessible from an approved internal street without the necessity of crossing any other individual camping space or common area. Direct access to individual camping spaces from public streets should be discouraged.

3. Campground Lot Design Requirements

(See Sample Campground Lot Layout – Appendix F)

Individual camping spaces, designed to accommodate travel trailers or other types of mobile camping units which require hookups to off-site water and sewer systems shall, at a minimum, meet the following standards:

- (a) Minimum Lot Size - 2,000 square feet per unit;
- (b) Minimum Lot Width - 40 feet;
- (c) Leveled Areas - Each lot shall contain at least one thousand three hundred fifty (1350) square feet of leveled land to provide sufficient area for a travel trailer, one car and an outdoor living space. The leveled area shall have a maximum slope of four (4) percent and shall have direct access from the approved internal street network. This area may not be included within space designated by building setback lines.
- (d) Recreation Area – 100 square feet per campsite will be set aside collectively and designated as a recreation area. This area may not exceed a five (5) percent slope.

4. Setback Requirements

- (a) Individual camping spaces shall be so dimensioned, improved and arranged so that when any space is occupied, no portion of any unit (including awnings and accessory attachments) shall be within ten (10) feet of any portion of any other unit or any other building. A five (5) foot side and rear setback line shall be provided on all camping sites.
- (b) Individual camping spaces or structures intended for occupancy for sleeping purposes or any other accessory buildings shall not be located within fifty (50) feet of any arterial highway; within twenty-five (25) feet

of any local or collector street; or ten (10) feet of any internal campground road.

5. Compliance with Other Provisions

All Recreational Camps and Campgrounds shall provide written proof of compliance with all applicable local Municipal land use controls as well as the provisions of the Department of Environmental Protections' rules and regulations (as they now exist or may subsequently be amended or otherwise changed), as contained in the Pennsylvania Code Title 28 Chapter 19 which is entitled ORGANIZED CAMPS AND CAMPGROUNDS. Chapter 19 provides regulations covering food service, water supply, plumbing, sewage disposal, bathing places, vector control, toilet facilities, sanitary stations and garbage and refuse.

ARTICLE VIII
IMPROVEMENTS

801 Completion of Improvements

No Subdivision or Land Development Plan shall receive Final Plan approval until all improvements required by this Ordinance or by the Commission have been installed in accordance with the design standards and construction requirements specified in this Ordinance. All required improvements including but not limited to streets, sidewalks, curbs, screening, storm water management facilities, sanitary sewers and water lines shall be completed by the Applicant at no expense to the Municipality or the County.

802 Guarantee in Lieu of Completion

In lieu of the completion of any improvements required by this Ordinance or by the Commission as a condition for final approval of any Subdivision or Land Development Plan, the Commission shall require that the Applicant deposit a financial guarantee for the installation of said improvements in accordance with the requirements of this Article.

803 Types of Guarantees

Guarantee of the completion of improvements shall be submitted by the Applicant to the Municipality in which the Subdivision or Land Development is located. The Applicant shall post financial security with the bonding or lending institution of choice, provided that it is either a Federal or Commonwealth chartered lending institution. Said guarantee shall be subject to the approval of the Commission and the Commission's Solicitor as well as the Municipality and the Municipal Solicitor. The following types of financial security shall be accepted by the Commission:

- A. Performance bond or Corporate bond either of which shall be accompanied with an acceptable surety and, of form satisfactory to the Commission;
- B. Irrevocable letter of credit from a qualified lending institution, which guarantees payment to the Municipality should the Applicant fail to complete all improvements satisfactorily;
- C. Escrow agreement, between the Applicant, the Municipality and a qualified lending institution, which provides for the payment of all or a portion of the proceeds from the sale of lots, tracts or parcels into an escrow account until sufficient funds are deposited to cover the cost of the improvements;
- D. Any other form of financial security acceptable to the Commission, the Commission's Solicitor, the Municipality and the Municipal Solicitor.

- E. In the event that no municipal dedication will take place, the bond will be posted with the Armstrong County Planning Commission.

804 Amount of Financial Security

- A. The amount of the financial security to be posted for the completion of the required improvements shall be equal to one hundred ten percent (110%) of the cost of completion estimated as of ninety (90) days following the date of completion by the Developer. The Municipality may adjust the amount of financial security on an annual basis in accordance with the provisions set forth in Article V, Section 509(f) of the Municipalities Planning Code.
- B. The cost of improvements shall be based upon an estimate of the cost of completion of the required improvements, submitted by the Applicant and prepared by a Pennsylvania Registered Professional Engineer. Said estimate shall be certified by the Applicant's Engineer to be a fair and reasonable estimate of such costs and shall be subject to the approval of the Municipality. If the Municipality refuses to accept said estimate, the estimate shall be recalculated and recertified by another Pennsylvania Registered Professional Engineer chosen mutually by the Applicant and the Municipality. This estimate shall be presumed to be fair and reasonable and shall be the final estimate. In the event that a second Engineer is chosen, fees for the services of said Engineer shall be shared equally between the Applicant and the Municipality.
- C. If the party posting the financial security requires more than one year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional ten percent (10%) for each one (1) year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten percent (110%) of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one (1) year period by using the procedures outlined in Section 804.B above.

805 Guarantee of Improvements - Phased Development

In the case where development is projected over a period of years, the Commission may authorize submission of Final Plans by section or stages of development. The approval of sections or stages of development shall be subject to such requirements or guarantees of improvements in future sections or stages of development as the Commission finds essential for the protection of any finally approved section of the development.

806 Partial Release from Improvement Guarantee

- A. As the work of installing the required improvements proceeds, the Applicant may request the Municipality to release or authorize the release, from time to time, such portions of the financial security necessary for payment to the contractor or contractors performing the work.

- B. Any such request shall be in writing and shall be sent by certified or registered mail to the Municipality and the Commission. The Municipality shall have forty-five (45) days from receipt of such requests within which to allow the Municipal Engineer, or if none exists, the County Engineer to certify, in writing, to the Municipality, the Commission and the Applicant that such portion of the required improvements has been completed in accordance with the approved Plan.
- C. Upon approval by the Municipal Engineer or County Engineer, where appropriate, the Municipality shall authorize the release by the bonding company or lending institution of the amount estimated by the Municipal or County Engineer fairly representing the value of the improvements completed. If the Municipality and or Municipal Engineer fail to act within the aforesaid time periods, the Municipality shall be deemed to have approved the release of funds requested.

807 Guarantee of Improvements - Sanitary Sewer and Water Facilities

If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the Municipality, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included with the financial security as otherwise required by this Article.

808 Release from Improvement Bond

- A. When the Applicant has completed all of the necessary and required improvements, the Applicant shall notify the Municipality and the Commission, in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Municipal Engineer and the County Engineer. The Municipality shall, within ten (10) days after receipt of such notice direct and authorize the Municipal or County Engineer to inspect all of the aforesaid improvements and to file a report, in writing, with the Municipality and the Commission. The report shall be made and mailed within thirty (30) days after the receipt by the Municipal or County Engineer of the aforesaid authorization from the Municipality; said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, are not approved by the Municipal or County Engineer, said report shall explain in detail the reasons for such rejection.
- B. The Municipality or County where applicable shall notify the Applicant within fifteen (15) days of receipt of the Engineer's report, in writing, by certified or registered mail, of their acceptance or rejection of said improvements. If said improvements are not approved, in whole or in part, the letter shall contain a statement of reasons for such rejection.

- C. If the Municipality or the Municipal or County Engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the Applicant shall be released from all liability, pursuant to his performance guaranty bond or other security agreement.
- D. If any portion of the said improvements shall not be approved or shall be rejected by the Municipality, the Applicant shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.

809 Costs of Inspection

All reasonable and necessary costs of inspection, including but not limited to costs incurred by the County or Municipal Engineer, shall be reimbursed by the Applicant subject to the provisions of this Ordinance.

810 Remedies to Effect the Completion of Improvements

In the event that any improvements, which may be required have not been installed in accordance with the provisions of this Ordinance or with the approved Final Plan, the Commission and/or the Municipality is hereby granted the power to enforce any corporate bond, or other security by appropriate legal and equitable remedies. If proceeds of such bond, or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Commission and/or the Municipality may, at its option, install all or part of such improvements in all or part of the Subdivision or Land Development and may institute appropriate legal or equitable action to recover the monies necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the Applicant, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other municipal purpose.

811 Dedication and Acceptance of Improvements

All improvements shall be deemed to be private improvements and only for the benefit of the specific Subdivision or Land Development until such time as the same have been offered for dedication and formally accepted by the Municipality or Authority by ordinance, resolution, deed or other formal document. Responsibility with respect to improvements shown on the Final Plan shall be transferred once the improvements have been formally accepted.

812 Maintenance Guarantee

Where the municipality accepts dedication of all or some of the required improvements following completion, the Municipality may require the posting of financial security to secure structural integrity of said improvements as well as the proper functioning of said improvements in accordance with the design and specifications as depicted in the Final Plan for a term not to exceed eighteen (18) months from the date of acceptance of dedication.

Said financial security shall be of the same type as required in Section 803 of this Ordinance and shall not exceed fifteen (15) percent of the actual cost of installation of said improvements.

ARTICLE IX
ADMINISTRATION

901 Enforcement

The Armstrong County Planning Commission and Staff shall have the duty and authority to enforce the provisions of this Ordinance, as specified or implied herein.

902 Penalties

Any person, partnership or corporation who or which has violated the provisions of this Ordinance, upon being found liable therefore in a civil enforcement proceeding commenced by the County, shall pay a judgment of not more than five hundred (500) dollars plus all court costs, including reasonable attorney fees incurred by the County as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the County may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the District Justice, determines that there has been a violation, further determines that there is a good faith basis for the person, partnership or corporation violating this Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the District Justice and thereafter each day that a violation continues shall constitute a separate violation.

903 Injunctions

- A. In addition to other remedies specified herein, the Armstrong County Planning Commission and Staff, as authorized by the Armstrong County Commissioners, shall have the power to institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
- B. The Armstrong County Planning Commission and Staff, as authorized by the Armstrong County Board of Commissioners, may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision or development of real property in violation of this Ordinance. This authority to deny such permit or approval shall apply to any of the following Applicants:
 - 1. The owner of record at the time of violation;

2. The vendee or lessee of the owner of record at the time of such violation without regard to whether such vendee or lessee had actual or constructive knowledge of the violation;
 3. The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation;
 4. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
- C. As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Armstrong County Planning Commission and Staff may require compliance with the conditions that would have been applicable to the property at the time the Applicant acquired an interest in such real property.

904 Amendments

Amendments to this Ordinance shall be made pursuant to the provisions of the Municipalities Planning Code or other applicable law or regulation in effect at the time of said amendment.

905 Appeals

The Armstrong County Planning Commission, as authorized by the Armstrong County Board of Commissioners, shall have exclusive jurisdiction to hear and render final adjudications for all Subdivision and Land Development applications in the County. All appeals from the decision of the Planning Commission shall be to the Common Pleas Court in accordance with Article IX of the Municipalities Planning Code.

ARTICLE X

ADOPTION

It is the intent that this Ordinance shall replace the former Subdivision and Land Development Ordinance adopted by the Armstrong County Board of Commissioners on September 2, 2010. Any and all Subdivisions and Land Development Plans submitted after the effective date of this amended Ordinance shall comply with the provisions contained herein.

1001 Effective Date

This Ordinance shall take effect on the 21 day of July, 2016.

1002 Enactment

Enacted and ordained this 21 day of July, 2016.


ARMSTRONG COUNTY
BOARD OF COMMISSIONERS

(County Seal)




Pat Fabian
Chairman


ATTEST



Dan Lucovich
County Administrator/
Executive Director of Administration



Jason Renshaw
Commissioner



George Skamai
Commissioner

APPENDIX A PROCEDURAL GUIDE

Any landowner or developer who is considering the subdivision or development of land in communities under the jurisdiction of the Armstrong County Subdivision and Land Development Ordinance should adhere to the procedural requirements outlined therein. The following represents a general summary of these procedures.

A. General Guidelines for All Subdivisions and Land Developments

1. A pre-application conference with the Planning Commission Staff is recommended, but not required, prior to commencing the preparation of a Subdivision or Land Development Plan. At this initial meeting, the Commission Staff may assist the landowner or developer wherever possible to insure compliance with this Ordinance and to expedite the approval process. The necessity of obtaining permits or approvals from other agencies and the possibility of obtaining a waiver or modification of certain requirements in the Subdivision and Land Development Ordinance can also be discussed.
2. Assure adequate sewage disposal and water supply for the lot. If sewage disposal or water supply is proposed via a public system, have the municipal authority or agency having jurisdiction certify that it is capable of serving the lots by submitting Appendix K to the Planning Commission. If on-lot subsurface sewage disposal is proposed, have the soils tested by the Municipal Sewage Enforcement Officer (S.E.O.) to determine if the soils are suitable for such disposal.
3. Contact the Armstrong County Conservation District to determine whether a Soil Erosion and Sediment Pollution Control Plan will be required. If a plan is not necessary, obtain a waiver of said planning requirements in writing from the Conservation District.
4. Have the Subdivision or Land Development surveyed by a Pennsylvania Registered Professional Land Surveyor, who will prepare the Preliminary and/or Final Subdivision or Land Development Plan.
5. Complete the Application Form available at the Armstrong County Planning and Development Office and submit the same along with copies of the completed Preliminary or Final Subdivision or Land Development Plan and any other required documentation to the Planning Commission for review.

B. Single Lot Subdivisions:

1. In order to expedite the review and approval process, any residential subdivisions which consists of the first four (4) lots being subdivided from the original tract of land which existed on December 31, 1991 or meeting the requirements of Section 316 Lot Additions may be granted final approval by the Staff based upon the following considerations:

- a. There shall be a total of not more than four (4) lots being subdivided from the same landholding including all prior submissions from said landholding, regardless of prior land ownership, since January 1, 1992.
 - b. The Subdivision shall not include, any proposed improvements that require bonding.
 - c. The proposed Subdivision complies with all applicable provisions of this Ordinance.
 2. A decision of the Commission Staff will be rendered upon review of a completed plan.
 3. Within ninety (90) days after approval of the Plan by the Commission Staff, the Subdivision must be recorded in the Office of the Register and Recorder of Deeds.
- C. Minor Subdivisions:
1. The County Planning Commission will review the Final Plan at a regular monthly meeting. Plans must be submitted at least ten (10) calendar days prior to the meeting to allow adequate time for review by the Staff.
 2. A decision of the Planning Commission shall be rendered within ninety (90) days.
 3. Within ninety (90) days of approval of the Plan by the Commission, the Subdivision must be recorded with the Office of the Register and Recorder of Deeds.
- D. All other Subdivisions and Land Development Plans
1. The County Planning Commission will review the Preliminary Plan at a regular monthly meeting. Plans must be submitted at least ten (10) calendar days prior to the meeting to allow adequate time for review by the Staff.
 2. A decision of the Planning Commission will be rendered not later than ninety (90) days after submission of the Plan.
 3. The landowner or developer shall submit the Final Plan, incorporating any changes required pursuant to Preliminary Plan approval.
 4. The Planning Commission will review and approve, reject or conditionally approve the Final Plan at a regular monthly meeting not later than ninety (90) days after submission of the Final Plan.
 5. Within ninety (90) days of approval of the Plan by the Commission, the Final Plan must be recorded in the Office of the Register and Recorder of Deeds.

APPENDIX B

REQUEST FORM FOR MODIFICATION/WAIVER

Date: _____

Applicant _____ Address _____

Owner _____ Address _____

Location of Property (Municipality) _____

This Application is for:

A. Waiver _____

B. Modification _____

Indicate the Section of the Armstrong County Subdivision and Land Development Ordinance for which the waiver and/or modification is being sought:

Describe the modification requested or reasons for a waiver:

Please explain the undue hardship caused by the above referenced Section of the Armstrong County Subdivision and Land Development Ordinance or describe how your proposal meets or exceeds the requirements of the Section:

_____ Granted

_____ Denied

Owner

Planning Commission Chairman

Date

APPENDIX C

PRELIMINARY PLAN CERTIFICATES

The applicable certificates shown below shall be inscribed with black waterproof India ink or veritype on the plan, exactly as stated, and shall be properly signed in reproducible ink by the appropriate officials/individuals.

1. Certification by Professional Land Surveyor

I, _____, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

_____ SEAL _____
Date Signature of Surveyor

2. Preliminary Plan approval granted by the Armstrong County Planning Commission/Staff this _____ day of _____, 20____.

3. Landowners Declaration of Intent

I, _____, being duly affirmed according to the law, depose that I am the owner of record of the lands shown herein being considered for subdivision approval. In addition, I have reviewed the plans and am in agreement with what is presented for approval.

Signature of Property Owner

APPENDIX D

FINAL PLAN CERTIFICATES

The Applicable Certificates shown below shall be inscribed with black waterproof India ink or veritype on the plan, exactly as stated, and shall be properly signed in reproducible ink by the appropriate officials.

1. Certification by Professional land Surveyor:

I, _____, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

Date SEAL _____
Signature of Surveyor

2. Armstrong County Planning Commission

Final Plan approval granted by the Armstrong County Planning Commission/Staff this _____ day of _____, 20____.

3. Recording Certificate

Recorded this ____ day of _____, 20____ in the Register and Recorder of Deeds Office, in Plat Book Vol.____, Page ____.

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

Recorder of Deeds

4. Landowners Declaration of Intent

I, _____, being duly affirmed according to the law, depose that I am the owner of record of the lands shown herein being considered for subdivision approval. In addition, I have reviewed the plans and am in agreement with what is presented for approval.

Signature of Property Owner

APPENDIX E

DESIGN STANDARDS

Table 1 STREET DESIGN SPECIFICATIONS

(These specifications are MINIMUM standards except where noted)

Street Type	Minimum Right-of-way	Cartway Width	Shoulder Width	Maximum Grade	Minimum Grade	Minimum Curve Radius	Tangent Length Between Curves	Vertical Curves
Arterial	As deemed appropriate by the Commission and the Pennsylvania Department of Transportation							The following shall apply to changes of grade exceeding 1%. To provide proper sight distances, length of vertical curve measured at centerline shall be as follows:
Collector w/curbs	60'	28'	-	7%	0.5%	400'	100'	Collector Streets 30 x algebraic difference in grade
w/shoulders	60'	20'	8'	7%	0.5%	400'	100'	
Local w/curbs	33'	26'	--	12%	0.5%	200'	50'	Local Streets 15 x algebraic difference in grade
w/ shoulders	33'	18'	6'	12%	0.5%	200'	50'	
Private		As per Local Streets above						Example: 4% upgrade followed by 3% downgrade
Service Alley	25'	12'	-	12%	0.5%	200'	50'	Algebraic difference is 4 + 3 = 7
Commercial/Industrial		As per Collector Streets above						For Collector Streets, 30 x 7 = 21 For Local Streets, 15 x 7 = 105
Mobile Home Park		As per Local Streets above						

Shoulder Width: includes right and left shoulders

APPENDIX E (Continued)

Table 2 INTERSECTION DESIGN SPECIFICATIONS
(These specifications are MINIMUM standards except where noted)

	Intersection Types					
	Arterial with Arterial	Arterial with Collector	Arterial with Local or Private	Collector with Collector	Collector with Local or Private	Local/Private with Local/Private
Maximum number of Intersecting streets	As Per PennDOT Specifi- cations	2	2	2	2	2
Minimum distance between centerlines of streets Intersecting with the same street same side/opposite side		800'/800'	800'/300'	500'/300'	500'/300'	300'/150'
Angle at Intersection of street centerlines		90 degree	90 degree	90 degree	75 to 105 degrees	75 to 105 degrees
Length and grade of Inter- section approached measured from the nearest right-of-way of the street being Intersected		50'/4%	50'/4%	50'/4%	50'/4%	50'/4%
Minimum Curb Radius		50'	50'	15'	15'	10'
Minimum Corner Sight Distance		500'	500'	350'	350'	250'

*No structure or obstruction exceeding thirty-six (36) inches in height shall be permitted in sight triangles except for utility poles, light fixtures, street signs and fire hydrants.

APPENDIX E (Continued)

Whenever a street intersects with another street of higher order (i.e. greater vehicular capacity), the street of the lower order shall be made a stop street. The stop street shall be designed to provide a minimum corner sight distance as specified on Appendix H. The following diagram illustrates a typical sight triangle:

Diagram 1
CLEAR SIGHT TRIANGLES
AT STREET INTERSECTIONS

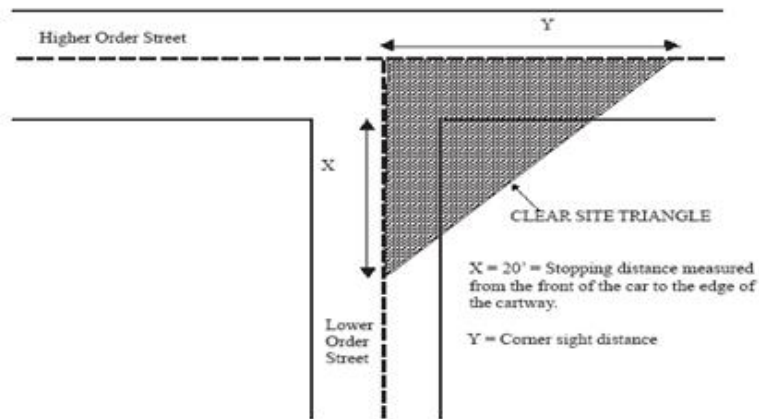
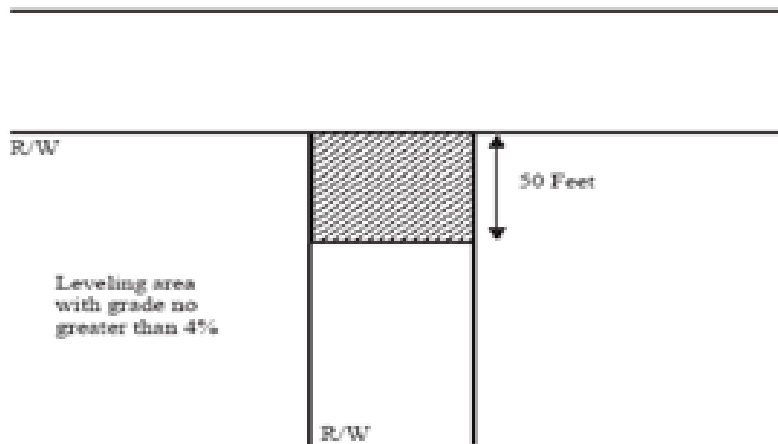
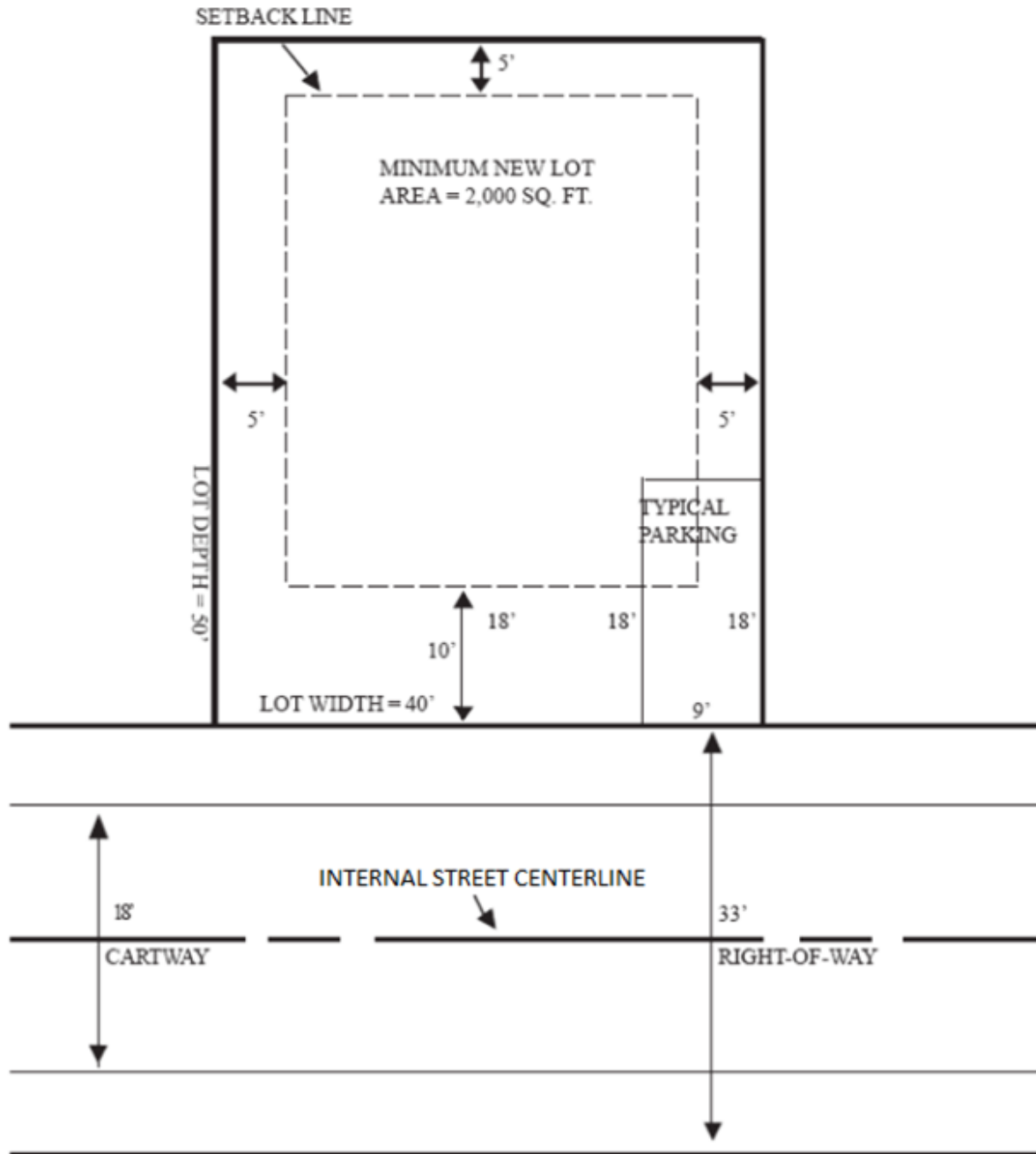


Diagram 2
LEVELING AREAS AT STREET INTERSECTIONS



APPENDIX F

SAMPLE CAMP LOT LAYOUT



APPENDIX G
EXAMPLE SUBDIVISION PLAN

<p>USE THIS AREA FOR LOT INFORMATION</p> <p>NOTE: THIS PLAT REPRESENTS A FINISHED DRAWING SIZE OF 18" X 24" OR 24" X 36"</p>					TRACT MAP	
					TRACT MAP SCALE	
NOTES OR LEGEND	PROPERTY OWNER SIGNATURE BLOCK	SURVEYOR SIGNATURE BLOCK		NAME OF SUBDIVISION		
REGISTER AND RECORDERS SIGNATURE BLOCK	ARMSTRONG CO. PLANNING COMMISSION/STAFF CERTIFICATION	COUNTY SEAL	SURVEYORS SEAL	OWNER		
				LOCATION	FINAL/PRELIM	
				DEED BK./Pg	TAX MAP #	
				DATE: SURVEYED BY: DRAWN BY: SCALE:		

APPENDIX H PLAN REQUIREMENTS CHECKLIST

Subdivision Name: _____
 Owner: _____ Staff: _____ Sketch: _____
 Municipality: _____ PC: _____ Prelim: _____
 Reviewed: _____ Final: _____





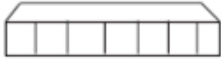


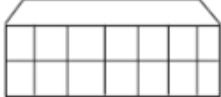


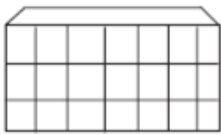
Plan Requirements	Reference	Yes	No	NA	Comments
Documentation					
Completed and Signed Application	305.B				
Zoning Approval	106				
Utilities Approval	306.B				
Sewage Approval	520				
E & S Plan Certification	519				
Storm water Management Plan	518				
Right-of-way Agreement	504.E.1				
General Plan Requirements					
Title Block	402.A.1				
Name of Property Owner	402.A.2				
Name of Developer	402.A.3				
Signature Blocks	402.A.6				
Highway Occupancy Note	306.C				
North Point	402.A.4				
Scale	402.A.4				
Surveyor's Seal	402.A.5				
Engineer's Seal (if required)	402.A.7				
Tract and Parcel #	402.A.8				
Deed Book Volume and Page	402.A.8				
Tract Boundaries/Exist. Property Lines	402.A.9				
Remainder Requirements	402.A.10				
Distance to Nearest Intersection	402.A.13				
100'/200' Well Setback	402.A.14				
Monumentation	402.B.3/510				
Proposed Lot Lines	402.D.4				
Building Setback Lines	402.D.5/512				
Road Frontage	504.A.8				
Lot Area and Width	514				
3 to 1 Ratio	513.D				
Lot Addition Note	316.D.1				
Existing Manmade Features					
Streets, Easements, Right-of-ways	402.B.1				
Structures	402.B.2				
Sewer and Water Lines	402.B.2				
Distance to existing water and sewage	402.B.2				
Existing Natural Features					
Existing Watercourses	402.C.1				
Floodplain Boundaries	402.C.2				
Contours	401.C.3				
Proposed Improvements					
Location/Width of Streets	402.D.1/504				
Proposed Easements	402.D.2				
Curve Data	402.D.3				
Proposed Public Water/Sewer	402.D.7				
Number of Structures (LD)	402.D.8				
Proposed Sidewalks	402.D.9				
Location of On-lot Sewage and Water	402.D.7				
Additional Requirements					
Proposed Street Names	402.E.1				



[illegible]

APPENDIX I
Lot Area Requirements

Table 1
Typical Examples of Unit Types

	Detached Unit	Semi-detached Unit	Attached Units
Single-Family/ Single-Occupancy			
Two-Family/ Double Occupancy			
Multi-Family/ Multi-Occupancy			

APPENDIX I (Continued)

Table 2
Minimum Lot Requirements per Unit

	Single Family/Single Occupancy			Two Family/Double Occupancy			Multi-Family/Multi-Occupancy		
	Detached (sq. ft.)	Semi-detached (sq. ft.)	Attached (sq. ft.)	Detached (sq. ft.)	Semi-detached (sq. ft.)	Attached (sq. ft.)	Detached (sq. ft.)	Semi-detached (sq. ft.)	Attached (sq. ft.)
Public Water and Sewage	8,500	8,500	3,000 X No. of Units*	8,500	12,000	2,000 X No. of Units*	3,000 X No. of Units*	2,000 X No. of Units*	2,000 X No. of Units*
Public Sewage and Private Water	15,000	15,000	3,000 X No. of Units*	15,000	15,000	2,000 X No. of Units*	3,000 X No. of Units*	2,000 X No. of Units*	2,000 X No. of Units*
Public Water and Private Sewage/Private Water and Sewage	30,000	30,000	3,000 X No. of Units*	30,000	30,000	2,000 X No. of Units*	3,000 X No. of Units*	2,000 X No. of Units*	2,000 X No. of Units*

*In no case shall the minimum lot size be less than the minimum outlined for a single family detached unit with appropriate water and sewage classification.

Table 3
Minimum Lot Width Requirements

Public Water and Sewage	60'
Public Sewage and Private Water	80'
Public Water and Private Sewage/Private Water and Sewage	100'

APPENDIX J

MUNICIPAL ZONING COMMENT FORM

MUNICIPALITY

NAME OF SUBDIVISION and/or LAND DEVELOPMENT PLAN:

The _____ plan

(Plan Name)

For _____, located in _____

(Subdivision and/or Land Development)

(Municipality)

in the _____ Zoning District, **does / does not** comply with all

(circle one)

provisions of the _____ Zoning Ordinance

(Municipality)

as of _____.

(Date)

PLAN DESCRIPTION: (i.e. number of lots, lot sizes, etc.)

ADDITIONAL COMMENTS:

Municipal Zoning Officer

Date

APPENDIX K

WATER/SEWER AUTHORITY APPROVAL FORM

This date I have reviewed a request to verify the availability of **WATER / SEWER**

(Circle one)

service for the property located along _____, in

(Street name)

_____. The property is owned by _____.

(Municipality)

(property owners name)

The drawing presented is that of _____ dated _____.

(Surveyor's Name)

(Date)

The drawing number is _____.

(Drawing number)

Upon review, it has been determined that **WATER / SEWER** service **IS / IS NOT**

(Circle one)

(Circle one)

available to lot(s) _____. This project **WILL / WILL NOT**

(Lot number(s))

(Circle one)

require an extension.

(Authorizing Agent for the Authority)

(Date)