

SCHUYLKILL COUNTY

Proposed Subdivisions and/or Land Developments located in municipalities that have not adopted their own Subdivision and Land Development Ordinance (SALDO). shall be submitted for review and approval to the Schuylkill County Planning Office, 401 North Second St., Pottsville, PA 17901.

Questions on fees and submission procedures should be directed to the Planning Office at (570)-628-1415.

The following municipalities have not adopted their own SALDO:

TOWNSHIPS

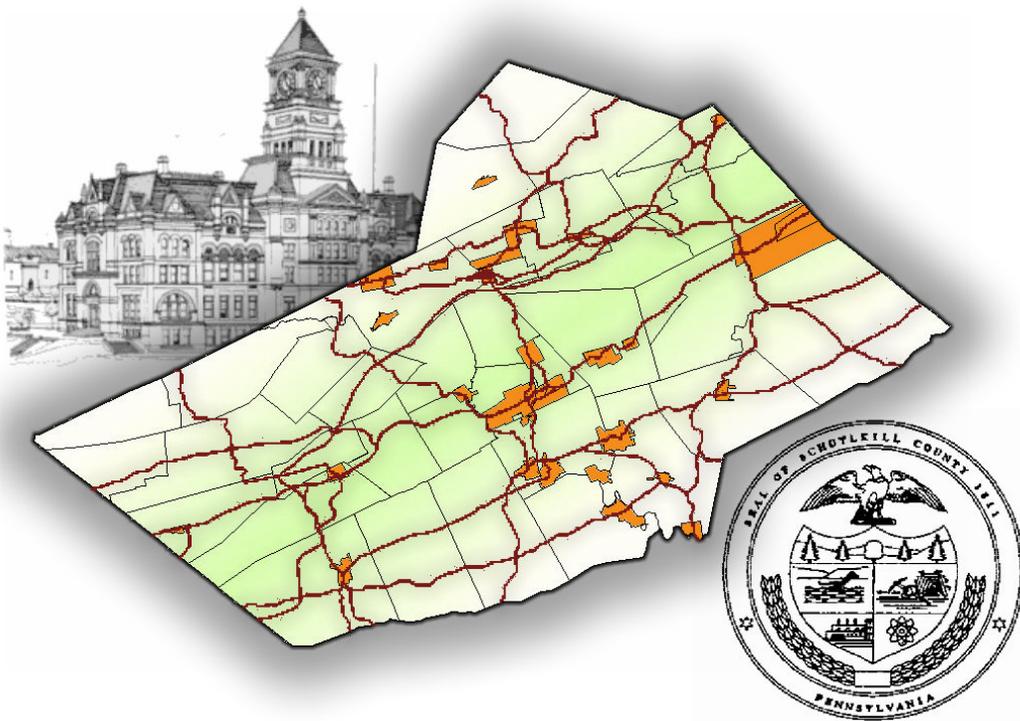
Barry Township
East Norwegian Township
Eldred Township
Frailey Township
North Union Township
Porter Township
Reilly Township
Union Township
Upper Mahantongo Township
Washington Township

BOROUGHES

Ashland Borough
Auburn Borough
Deer Lake Borough
Frackville Borough
Gilberton Borough
Girardville Borough
Gordon Borough
Landingville Borough
Mahanoy City Borough
McAdoo Borough
Mechanicsville Borough
Middleport Borough
Minersville Borough
Mount Carbon Borough
New Philadelphia Borough
New Ringgold Borough
Palo Alto Borough
Pine Grove Borough
Port Carbon Borough
Port Clinton Borough
Tower City Borough
Tremont Borough

Applications for proposed subdivisions and/or land developments located in a municipality other than those shown above shall be submitted to the appropriate municipal official. Municipal phone numbers and addresses may be found under "Towns/Municipality" on the home page of the County website.

SCHUYLKILL COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE



Adopted February 25, 2009

**Schuylkill County Planning Commission
Court House 401 North Second Street
Pottsville, Pennsylvania 17901-2528**

ARTICLE 1 GENERAL PROVISIONS

101	Adoption, Authority and Repealer	1-1
102	Jurisdiction	1-1
103	Title	1-2
104	Purpose	1-2
105	Application	1-3
106	Consideration of Modification Requests	1-3
107	Fees	1-4
108	Revised Plans and Resubdivisions	1-4
109	County Records	1-5
110	Amendments	1-5
111	Appeals to Courts	1-5
112	Enforcement	1-5
113	Penalties for Violations	1-5
114	Severability	1-6
115	Enactment	1-7

ARTICLE 2 DEFINITIONS

201	General	2-1
202	General Interpretations	2-1
203	Specific Terms	2-1

ARTICLE 3 GENERAL PROCEDURES

301	Purpose	3-1
302	General Procedure for Subdivision or Land Development Plans	3-1
303	General Plan Submission Procedures	3-3
304	Procedures for Preliminary Plans	3-3
305	Procedures for Final Plans	3-4

ARTICLE 4 ANNEXATION FINAL PLAN

401	Purpose	4-1
402	Submission and Review Procedure	4-1
403	Recording of Final Plan	4-3
404	Annexation Plan Requirements	4-3

ARTICLE 5 MINOR SUBDIVISION FINAL PLAN

501	Purpose	5-1
502	Submission and Review Procedure	5-1
503	Recording of Final Plan	5-3
504	Minor Subdivision Final Plan Requirements	5-3

ARTICLE 6 SKETCH PLAN

601	Purpose	6-1
602	Submission and Review Procedure	6-1
603	Sketch Plan Requirements	6-2

**ARTICLE 7 MAJOR SUBDIVISION OR LAND DEVELOPMENT
PRELIMINARY PLAN**

701	Purpose	7-1
702	Submission and Review Procedure	7-1
703	Preliminary Plan Requirements	7-4
704	Supportive Documents and Information	7-12

**ARTICLE 8 MAJOR SUBDIVISION OR LAND DEVELOPMENT
FINAL PLAN**

801	Purpose	8-1
802	Submission and Review Procedure	8-1
803	Recording of Final Plan	8-4
804	Final Plan Requirements	8-5
805	Supportive Documents and Information	8-13

ARTICLE 9 GUARANTEE OF IMPROVEMENTS INSTALLATION

901	Guarantee of Improvements Installation Required	9-1
902	Improvements to be provided by the Applicant	9-1
903	Development Agreement	9-1
904	Performance Guarantee	9-3
905	Approval of Improvements	9-4
906	Remedies to Effect Completion of Improvements	9-5
907	Maintenance Agreement	9-6
908	Maintenance Guarantee	9-7

ARTICLE 10 RECORDING OF FINAL PLAN

1001	Recording of Final Plan	10-1
1002	Recording of Plan	10-1
1003	Effect of Recording	10-1

ARTICLE 11 DESIGN STANDARDS

1101	Application	11-1
1102	Design Standards	11-1
1103	Community Facilities and Master Plan Requirements	11-2
1104	Lots and Lot Sizes	11-2
1105	Lot Access	11-2

1106	Easements	11-3
1107	Block Design Standards	11-4
1108	Street Design Standards	11-5
1109	Street Right-of-Way and Cartway Widths	11-6
1110	Horizontal Curves	11-6
1111	Street Grades	11-7
	Typical Street Cross Section (<i>Figure 1</i>)	11-10
	Typical Street Cross Section with Curbs (<i>Figure 2</i>)	11-11
	Minimum Street Construction Standards (<i>Table 11-1</i>)	11-12
1112	Vertical Curves	11-13
1113	Street Intersections	11-13
1114	Cul-De-Sacs	11-15
1115	Half Streets	11-16
1116	Street Names	11-16
1117	Access Drives and Driveways	11-17
1118	Curbing	11-18
1119	Water Supply	11-18
1120	Sanitary Sewer System	11-19
1121	Storm Water Management	11-20
1122	Underground Utilities and Easements	11-35
1123	Erosion and Sediment Controls	11-36
1124	Off-Street Parking and Loading	11-38
1125	Sidewalks, Pathways, and Drive Aprons	11-38
1126	Identification Signs	11-39
1127	Regulatory Signs	11-39
1128	Landscaping	11-39
1129	Floodplains	11-43

ARTICLE 12 REQUIRED IMPROVEMENTS

1201	Introduction	12-1
1202	General Requirements	12-1
1203	Streets	12-1
1204	Sidewalks	12-2
1205	Street Signs	12-2
1206	Water Supply	12-2
1207	Sanitary Sewer System	12-2
1208	Storm Drainage Systems	12-2
1209	Underground Utilities and Easements	12-2
1210	Erosion and Sediment Controls	12-3
1211	Monuments and Markers	12-3

ARTICLE 13 COMMERCIAL OR INDUSTRIAL DEVELOPMENTS
MOBILE HOME PARKS
RECREATION VEHICLE PARKS
OFF ROAD VEHICLE PARKS

1301	Application	13-1
1302	Commercial and Industrial Developments	13-1
1303	Mobile Home Parks	13-2
1304	Recreational Vehicle Parks and Off Road Vehicle Parks	13-3

APPENDIX

Appendix A	Certificate of Planning Commission Approval	A-1
Appendix B	Application for Subdivision/Land Development Plan Approval	B-1
Appendix C.1	Annexation Final Plan Checklist	C-1
Appendix C.2	Minor Subdivision Final Plan Checklist	C-2
Appendix C.3	Sketch Plan Checklist	C-3
Appendix C.4	Major Subdivision/Land Development Preliminary Plan Checklist	C-4
Appendix C.5	Major Subdivision/Land Development Final Plan Checklist	C-5
Appendix D	Certification of Accuracy	D-1
Appendix E	Recommended Offer of Dedication Form	E-1
Appendix F	Certification of Ownership (Individuals)	F-1
Appendix G	Certification of Ownership (Corporation)	G-1
Appendix H	General Hydrologic and Hydraulic Data	H-1

ARTICLE 1
GENERAL PROVISIONS

101. ADOPTION, AUTHORITY AND REPEALER.

- A. The Board of Commissioners of Schuylkill County, pursuant to the Pennsylvania Municipalities Planning Code, MPC of 1968, as reenacted and amended by Act 170 of 1988, and as subsequently amended, 53 P.S. 10101 et seq., hereby enacts and ordains the following Ordinance governing subdivisions and land developments within the limits of Schuylkill County and does hereby designate the Schuylkill County Planning Commission as its agency to administer and enforce this Ordinance.
- B. All provisions of the Schuylkill County Subdivision Regulations of 1968, as enacted and subsequently amended, are hereby repealed and the provisions of this Ordinance shall substitute for the former.

102. JURISDICTION.

- A. These regulations shall apply to any city, borough, and township within the County of Schuylkill that does not have a subdivision and land development ordinance or a subdivision ordinance in effect. This Ordinance will be administered by the Schuylkill County Planning Commission as a service to the municipalities. The adoption of a subdivision and land development ordinance by any city, borough, or township shall act as a repeal in its entirety of these regulations within said Municipality.
- B. The standards and requirements contained in this Ordinance shall apply as minimum standards for subdivisions and land developments located within municipalities that do not have a subdivision and land development ordinance or a subdivision ordinance in effect. However, when such a Municipality, in its zoning ordinance, building code, road ordinance, or other ordinance, code, resolution, or regulation other than a subdivision and land development ordinance or a subdivision ordinance, imposes more restrictive standards and requirements than contained herein, such other standards and requirements shall prevail. In addition, if any provisions of this Subdivision and Land Development Ordinance is inconsistent with any laws of the Commonwealth of Pennsylvania or of the United States, then such state and/or federal law shall control. These municipal standards and requirements shall be subject to enforcement by the agency assigned such jurisdiction by said ordinance, code, resolution, or regulation. All municipal ordinance requirements should be met or agreed to by the developer to the satisfaction of the Municipality prior to approval of the plan by the Planning Commission. Approval of a plan by the Planning Commission shall not be construed as an indication that the plan complies with the local standard or requirement, only that the plan complies with the standards of this Ordinance and relevant requirements of law.

In addition, if any provisions of this Subdivision and Land Development Ordinance is inconsistent with any laws of the Commonwealth of Pennsylvania or of the United States, then such state and/or federal law shall control.

- C. The provisions of this Ordinance shall not affect an application for approval of a preliminary or final plan which is pending Planning Commission action at the time of the effective date of this Ordinance, in which case applicant shall be entitled to a decision in accordance with the governing ordinances as they stood at the time the application for the Plan was filed. Additionally, this Ordinance shall not affect any suit or prosecution pending or to be instituted, to enforce any provision of the Schuylkill County Subdivision Regulations of 1968, or its applicable subsequent amendments thereto, on an act done, contract executed, or liability incurred prior to the effective date of this Ordinance, nor shall any provisions of this Ordinance be construed to waive the obligations imposed upon an applicant to complete a previously approved preliminary or final plan including the installation of all improvements required hereunder, in strict compliance with the requirements of the Schuylkill County Subdivision Regulations of 1968 or any applicable subsequent amendments thereto.
- D. If an applicant has received approval of a preliminary or final plan prior to the effective date of this Ordinance, no provision of this Ordinance shall be applied to adversely affect the right of the applicant to commence and complete any aspect of the approved preliminary or final plan in accordance with the terms of such approval within five (5) years of the date of such application. When approval of a final plan has been preceded by approval of a preliminary plan, the five (5) years shall be counted from the date of preliminary plan approval. If there is any doubt as to the terms of approval, the terms shall be construed in light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.

103. TITLE.

This Ordinance shall be known and may be cited as the “Schuylkill County Subdivision and Land Development Ordinance.”

104. PURPOSE.

The purpose of this Ordinance shall be to guide and regulate planning, morals, and general welfare of the citizens by:

- A. Assisting in the orderly and efficient integration of subdivisions and land development within the County.
- B. Ensuring conformance of subdivision and land development plans with the Comprehensive Plan and other municipal documents.
- C. Ensuring sites are suitable for building purposes and human habitation.
- D. Facilitating the efficient movement of traffic.
- E. Securing equitable handling of all subdivision and land development plans by providing uniform procedures and standards.
- F. Improving land records by establishing standards for surveys and plans.

- G. Safeguarding the interests of the public, the homeowner, the subdivider and all municipalities.
- H. Preserving natural and historic features.
- I. Promoting economic growth.

105. APPLICATION.

- A. No subdivision or land development of any lot, tract, or parcel of land shall be effected, and no street, sanitary sewer, storm sewer, water main, gas, oil, or electric transmission line, 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 or to abut thereon, except in strict accordance with the provisions of this Ordinance.
- B. No lot in a proposed subdivision may be sold, unless and until:
 - 1. A final plan has been approved by the Planning Commission and recorded and
 - 2. Either
 - a. The County has been assured by means of a Development Agreement and Performance Guarantee acceptable to the Planning Commission that the improvements will subsequently be installed, or
 - b. The required improvements in connection therewith have been constructed.
- C. All subdivisions and land developments, as defined in Article 2 of this Ordinance, shall be submitted for review by the Planning Commission pursuant to the provisions of this Ordinance.
- D. Subdivisions and Land Developments involving tracts of land in two or more municipalities, one of which administers its own regulations, must apply and obtain approval from both the County and the Municipality. The Planning Commission may review reports from any Municipality, when applicable.

106. CONSIDERATION OF MODIFICATION REQUESTS.

A subdivider may request a modification of a requirement of this Ordinance relative to a specific subdivision or land development. All requests for modifications shall be made in accordance with the following procedure:

- A. All requests for modifications shall be made in writing and shall accompany and be a part of the application for plan review. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, or the alternative standard proposed to provide equal or better results, the section or sections of this Ordinance which are requested to be modified, and the minimum modification necessary. It is not sufficient proof of hardship to show that greater profit would result if the modification were granted.

Furthermore, hardship complained of cannot be claimed by one who purchases with or without knowledge of restrictions; it must be from the application of this Ordinance; it must be suffered directly by the property in question; and evidence of a modification granted under similar circumstances shall not be considered.

- B. Requests for modifications shall be considered by the Planning Commission at a public meeting. The Planning Commission shall grant or deny the request for such modification.
- C. All modification requests, including section number and brief description of the requested modifications, must be labeled on the plan.
- D. Should a revision to a submitted plan require a modification which was not apparent at the time of initial plan submission, the request for a modification shall be submitted in accordance with subsection (A) and (B) above, at the time of submission of the revised plan.
- E. All modifications granted by the Planning Commission, including section number and brief description of the requested modifications, must be labeled on the plan.
- F. The Planning Commission shall keep a written record of all requests for modifications.
- G. Any modification granted shall be referenced in the conditions of approval of the plan and shall apply only to that plan.

107. FEES.

- A. The Board of Commissioners has established by resolution a schedule of fees and a collection procedure for all applications and other matters, including inspections, pertaining to this Ordinance.
- B. Plans shall not be considered filed until all fees are paid and the applications are fully completed and properly signed.
- C. If the applicant disputes the fees, the applicant can appeal in accordance with Section 503 and Section 510 of the Pennsylvania Municipalities Planning Code, as amended.

108. REVISED PLANS AND RESUBDIVISIONS.

- A. **Revised Plans.** Until a submission is approved or disapproved by the Planning Commission, the applicant may submit a revised plan following the submission and review procedures, which apply, to that plan. Additionally, the applicant may withdraw the submission at any time prior to the approval or disapproval of the plan.
- B. **Resubdivisions.** A revision or resubdivision of a recorded plan or a final plan approved by the Planning Commission shall be considered as a new subdivision application and shall come under the jurisdiction of this Ordinance.

109. COUNTY RECORDS.

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

110. AMENDMENTS.

- A. The regulations set forth in this Ordinance may, from time to time, be amended by the Board of Commissioners.
- B. A public hearing (held pursuant to public notice) on the proposed amendment shall be held by the Board of Commissioners.
- C. The Planning Commission shall submit each proposed amendment to the Board of Commissioners for recommendations at least thirty (30) days prior to the date set for the public hearing on such proposed amendment.
- D. The Planning Commission will give earnest consideration to amendments suggested by any developer when such amendments protect and promote the health, safety and welfare of the general public. Thereafter, the decision whether or not to submit those suggested amendments to the Board of Commissioners lies within the discretion of the Planning Commission.

111. APPEALS TO COURTS.

Decisions of the Planning Commission may be appealed in accordance with the Pennsylvania Municipalities Planning Code.

112. ENFORCEMENT.

- A. **Inspectors.** The Board of Commissioners may appoint an engineering consulting firm to inspect construction and enforce the provisions of this Ordinance and the accompanying design standards and improvement specifications.
- B. **Inspection.** Inspection of actual construction under any approved subdivision or land development plan shall be the sole responsibility of the County. The construction of the project must conform to the approved plans and shall be the responsibility of the developer in the absence of full time inspection.

113. PENALTIES FOR VIOLATIONS.

- A. Any action inconsistent with the provisions of this Ordinance shall be subject to a cease and desist order and/or other appropriate measures by the Planning Commission, the Court of Common Pleas, district justice, or other legal tribunals having jurisdiction over such matters.

- B. In addition to other remedies, the Board of Commissioners may institute and maintain appropriate actions in law or in equity to restrain, correct or abate violations; to prevent unlawful construction; to recover damages; and to prevent illegal occupancy or a building, structure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
- C. Any person, partnership, or corporation who or which has violated the provisions of any subdivision or land development ordinance enacted under this act or prior enabling laws shall, upon being found liable therefore in a civil enforcement proceeding commenced by the County, pay judgment of not more than \$500 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 determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation. All fines collected for such violation shall be paid to the County of Schuylkill.
- D. **Authority to Initiate Court Actions.** In addition to the penalties imposed in the event of violations, the Board of Commissioners may also institute and maintain appropriate or abate violations including but not limited to, requiring compliance with all applicable provisions of this Ordinance, including the requirement of submitting the plans in compliance with the provisions of this Ordinance to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises.
- E. **Notice of Violation.** Upon discovery of an alleged violation, the Planning Commission shall notify the Municipality in which the affected property is located of the unlawful action, and may request, pursuant to Section 515.1 of the Pennsylvania Municipalities Planning Code, as subsequently amended, that the Municipality refuse to issue any permit or grant any approval necessary to further improve or develop any real property held in violation of the requirements of this Ordinance.
- F. **Abatement of Violations.** No approval shall be granted to any subsequent phases of a development until all outstanding violations are abated and the project is in full compliance with the standards and conditions of this Ordinance.

114. SEVERABILITY.

It is hereby declared to be the legislative intent that:

- A. If a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those

provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.

- B. If a court of competent jurisdiction finds the application of any provision or provisions of this Ordinance to any lot, building, structure, or tract of land to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to the person, property, or situation immediately involved in the controversy, and the application of any such provision to other persons, property, or situations shall not be effective.
- C. The County of Schuylkill hereby declares that it would have passed this Ordinance and each section or part thereof irrespective of the fact that any one or more sections or parts thereof be declared invalid.

115. ENACTMENT.

Enacted and ordained into a Subdivision and Land Development Ordinance this 25th day of February, 2009.

This Subdivision and Land Development Ordinance shall become effective February 25, 2009.

SCHUYLKILL COUNTY BOARD OF COMMISSIONERS

/s/ Mantura M. Gallagher
Mantura M. Gallagher, Commissioner, Chair

/s/ Francis V. McAndrew
Francis V. McAndrew, Commissioner

/s/ Frank J. Staudenmeier
Frank J. Staudenmeier, Commissioner

ATTEST: /s/ Darlene Laughlin
Darlene Laughlin, Chief Clerk

ARTICLE 2
DEFINITIONS

201. GENERAL.

Unless otherwise expressly stated, the following terms shall, for the purpose of this Ordinance, have the meaning indicated below.

202. GENERAL INTERPRETATIONS.

For the purposes of this Ordinance, words and terms used herein shall be interpreted as follows:

- A. Words in the present tense shall include the future tense.
- B. The singular shall include the plural, and the plural shall include the singular.
- C. The masculine gender shall include the feminine and the neuter and vice-versa.
- D. The word “shall” is always mandatory, and the word “may” or “should” is always permissive.
- E. If a word or term is not defined in this ordinance but is defined in the applicable zoning ordinance, the zoning ordinance definition shall apply. Otherwise, any word or term not defined in this Subdivision and Land Development Ordinance shall be used with a meaning of standard usage.

203. SPECIFIC TERMS.

Other terms or words used herein shall be interpreted or defined as follows:

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

Access Drive. A privately owned, constructed and maintained vehicular access roadway accessing two (2) or more dwelling units or two (2) or more commercial, institutional or industrial principal uses (see driveway definition).

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

Adjacent. A state of being side by side, next to, adjoining, contiguous, or abutting one to another.

Agricultural Land. Land used exclusively for the cultivation of the soil, the production of crops or livestock, or the science of forestry; also, land diverted from agricultural use by an active Federal farm program, provided the diverted land has a conservation cover of grass, legume, trees, or wildlife shrubs. Agricultural land may include, to a minor degree, farmsteads inhabited by the cultivator of the land housing for farm employees, and land, used for preparation of agricultural products by the cultivator of the land.

Alley. A minor public right-of-way providing secondary vehicular access to the side or rear of two or more properties.

Alluvial Soil. Soils formed from material such as gravel, sand, or silt deposited by a stream of water and showing little or no modification of the original materials by soil forming processes. These soils may be identified by the Soil Survey of Schuylkill County, Pennsylvania, or through an on-site analysis.

Annexation Plan. Also referred to as a Boundary Line Adjustment Plan. Physical combining of two (2) or more adjacent parcels into one parcel, for the sole purpose of increasing lot size where no new, additional or substandard lot will be created.

Applicant. A developer and/or landowner, as hereinafter defined, including heirs, successors, and assigns, who has filed an application for subdivision and/or land development.

Application for Development. Every application, whether preliminary or final, is required to be filed and approved prior to the start of development or construction for the approval of a subdivision plat or plan or for the approval of a development plan.

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

Block. A tract of land, which is entirely bounded by streets, public parks, cemeteries, railroads, and/or watercourses.

Board of Commissioners. Board of Commissioners of Schuylkill County.

Buffer. A strip of land that is not occupied by any building, parking, outdoor storage, or any other use than open space or approved pedestrian walkway. A fence or natural obstruction of sufficient height used to effectively and visually obscure the area being screened from adjoining areas. A buffer yard may be part of the minimum set back distance, but land within an existing or future street, right-of-way, shall not be used to meet buffer yard requirements.

Building. Any structure having a roof supported by columns or walls, used or intended to be used for the shelter or enclosure of persons, animals, or property. When a structure is divided into separate parts by one or more unpierced walls extending from the ground up, each part is deemed a separate building, except as regards to minimum side yard requirements.

Cartway. The surface of a street, drive, or alley, paved or unpaved, available for vehicular traffic.

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

Clear 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 street right-of-way lines.

Community Water Supply. A utility operated by a Municipality or a company, regulated by the Public Utility Commission, which supplies potable, domestic water for use by more than one household, business, or institution.

Comprehensive Plan. The official public document prepared in accordance with the Pennsylvania Municipalities Planning Code, MPC of 1968, as reenacted and amended by Act 170 of 1988, and as subsequently amended in 2006, consisting of maps, charts, and textual material, that constitutes a policy guide to decisions about the physical and social development of a Municipality.

Condominium. Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions, created under either the Pennsylvania Unit Property Act of July 3, 1963 or the Pennsylvania Uniform Condominium Act of 1980, as amended.

County Engineer. A registered professional engineer licensed by the State of Pennsylvania designated by the Board of Commissioners to perform all duties required of the engineer by the provisions of this Ordinance.

County. Schuylkill County, Pennsylvania.

Cul-de-sac Street. A local street which is permanently terminated at one end by a vehicular turnaround and intersects another street at the other end.

Culvert. A structure designed to convey water underground.

Datum. A reference point from which elevations are measured. The standard datum is sea level as established by the U.S. Geological Survey (USGS).

Dedication. The deliberate appropriation of land by its owner for general public use.

Deed. A written instrument which conveys an interest in real property.

Deed Restriction. A restrictive covenant expressed in a deed.

Density. The number of dwelling units or units of occupancy per acre, exclusive of street rights-of-way.

DEP. The Pennsylvania Department of Environmental Protection, or its successor, and its relevant subparts.

Detention Basin. A structure designed, built and used for the temporary storage of stormwater runoff.

Developer. Any landowner, agent of such landowner, equitable owner, or tenant with the permission of the landowner, for whom subdivision or land development plans are being or have been made.

Development Agreement. An agreement (in a form and manner acceptable to County) requiring a developer to install the improvements required by this Ordinance and any improvements or appurtenances which appear on the plan in accordance with the requirements of this Ordinance.

Ditch. A small drainage channel.

Diversion Channel. A channel constructed on, across, or at the bottom of a slope.

Double Frontage Lot. A lot with front and rear street frontage.

Drainage Easement. The land required for the installation of storm sewer or drainage facilities, or required along a natural stream or watercourse for preserving the channel and providing for the flow of water therein, or to safeguard the public against flood damage.

Driveway. A privately owned, constructed, and maintained vehicular access from a street or access drive to a dwelling unit, commercial unit or industrial unit.

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

- A. **Conversion Apartment.** A new dwelling unit created within an existing building within the standards of the applicable Zoning Ordinance.
- B. **Apartment.** Three or more dwelling units within a building that are separated by only horizontal floors or by a combination of horizontal floors and vertical walls (see definition of “townhouses” below). The individual dwelling units may be leased or sold for condominium ownership.
- C. **Sectional or “Modular” Home.** A type of dwelling that meets a definition of single family detached dwelling, single family semi-detached dwelling, townhouse or garden apartment that is substantially but not wholly produced in two or more major sections off the site and then is assembled and completed on the site, and that does not meet the definition of a “mobile/manufactured home” and that is supported structurally by its exterior walls and that rest on a permanent foundation.
- D. **Single Family Detached Dwelling.** One dwelling unit in one building accommodating only one family and having open areas on all sides.
 - 1. **Mobile/Manufactured Home.** A type of single-family detached dwelling that meets all of the following requirements: a) is transportable, b) is designed for permanent occupancy, c) is contained in a single piece, or two substantial pieces designed to be joined into one integral unit capable of again being separated for repeated towing, d) which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations e) is constructed so that it may be used with or without a permanent foundation, f) is not a “Recreation Vehicle”, g) includes a minimum of 300 square feet of interior floor space. The term “mobile home” and “manufactured home” have the same meaning.
- E. **Single Family Semi-Detached Dwelling Half of a Twin Dwelling.** One dwelling unit accommodating one family that is attached to and completely separated by a vertical unpierced fire resistant wall to only one additional dwelling unit. One side yard shall be adjacent to each

dwelling unit. This use is commonly known as one-half of a duplex. Each unit may or may not be on a separate lot.

- F. **Townhouse.** One dwelling unit that is attached to two or more dwelling units, and with each dwelling unit being completely separate from and attached to each other by unpierced vertical fire-resistant walls. Each dwelling unit shall have its own outside access. Side yards shall be adjacent to each end unit. Townhouses are also commonly referred to as “row houses” or “single-family attached dwellings.”
- G. **Two-Family Detached Dwelling.** Two dwelling units accommodating one family each with both dwelling units within a single building on a single lot, and without the dwelling units being completely separated by a vertical wall. The building shall have two side yards.

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

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

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

Final Stabilization. A minimum uniform 70% perennial vegetative cover, with a density capable of resisting accelerated erosion and sedimentation or an acceptable BMP which permanently minimizes accelerated erosion and sedimentation.

Fire Lane. A way cleared of obstacles and vegetation at all times so as to allow ingress and egress for vehicles during a fire emergency.

Flag Lot. A lot created out of an existing parcel of land using a private driveway or street for vehicular access and not meeting the lot width requirements at the minimum building setback line measured from the public street frontage.

Grade. The elevation of finished ground or paving.

Future Access Strip. A right-of-way reserved for the future improvement of a street.

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

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

Infiltration Test. A field test in accordance with criteria of PA DEP conducted to determine the suitability of the soil for on-site storm water infiltration structures by measuring the infiltration capacity of the soil at a given location and depth.

Improvements. Physical changes to the land, including but not limited to, grading, paving, curbs, gutters, storm sewers and drains, improvements to existing watercourses, sidewalks, street signs, monuments, water supply facilities, and sewage disposal facilities.

Land Development. The development of property as specified below:

- 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 a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - 2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose streets, common areas, leaseholds, condominiums, building groups, or other features.
- B. A subdivision of land.
- C. Development in accordance with section 503(1.1) in the MPC.
- D. The following shall not be considered a Land Development:
 - 1. The addition of an accessory residential building, including farm buildings, on a lot or lots subordinate to an existing principal building.

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

Landscape Architect. A licensed landscape architect registered in the Commonwealth of Pennsylvania.

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

Landscaping Plan. A plan for the installation and maintenance of a landscaped area.

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

Lateral. A utility line between a main line, located in a utility easement or street right-of-way, and the building, which the line serves.

Level-of-Service. A measure of the effect of traffic on the capacity of a road.

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

- A. **Lot Area.** Square footage or acreage of a lot or parcel. The computed area contained within the lot lines and the ultimate right-of-way line. The area within the right-of-way shall not be computed as part of the lot area.
- B. **Lot Depth.** The mean horizontal distance between the front and rear lot lines.
- C. **Lot Frontage.** The distance of the ultimate right-of-way line of the street or road.
- D. **Lot Lines.** The property lines bounding the lot.

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

Maintenance Guarantee. Financial security (which is acceptable to the County) to secure the promise made by a developer in the Maintenance Agreement that dedicated improvements shall be maintained by the developer (including acceptable letters of credit, performance bonds, escrow agreements, and other similar collateral or surety agreements).

Mobile/Manufactured Home Park. A parcel of land under single ownership which has been planned and improved for the placement of two (2) or more mobile/manufactured homes for nontransient residential use. A development of mobile/manufactured homes with each dwelling on its own subdivided and approved individual lot of record shall not be considered to be a “mobile home park” but rather regulated in the same manner as a subdivision of site built homes.

Modification. A modification of a requirement of the Ordinance granted by the Planning Commission, relative to a specific subdivision or land development.

Monument. A concrete or stone monument used to identify street line intersections.

MPC. Pennsylvania Municipalities Planning Code, MPC of 1968, as reenacted by Act 170 of 1988, as subsequently amended, and as may be further amended.

Municipal Governing Body. The council in cities and boroughs, the board of supervisors in townships of the second class, or any other similar body with the final decision-making, budgeting, and appointing authority of a general purpose unit of government.

Municipal Planning Commission. The planning agency appointed by the municipal governing body.

Municipality. Shall be construed to mean either a township, borough, or city as set forth and permitted under the provisions of the constitution of the Commonwealth of Pennsylvania.

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

Off Road Vehicle Park. An area of land utilized by 4 x 4 vehicles, pickup trucks, all terrain vehicles (ATV's), motorcycles and many other types of motorized off-road vehicles.

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

Parcel. A tract, lot or area of land.

Pavement. The travel lane portion of the road.

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

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

Performance Guarantee. Financial security, from a Pennsylvania lending institution which is acceptable to the County, to secure the promise made by a developer in the Development Agreement that certain improvements shall be made by the developer (including acceptable letters of credit, performance bonds, escrow agreements, and other similar collateral or surety agreements).

Phase. A section or sections of which an applicant proposes to commence development at the same time, as part of a timetable for development.

Plan (or Plat). A drawing, together with supplementary data, that describes property.

- A. **Sketch Plan.** A plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings, with the general layout of proposed subdivision and improvements, as specified in Article 6 of this ordinance.
- B. **Preliminary Plan.** A tentative subdivision and/or land development plan, showing details on all proposed improvements and lot layout as a basis for consideration prior to preparation of a final plan, as specified in Article 7 of this Ordinance.
- C. **Final Plan.** A complete and exact subdivision and/or land development plan, identified as such with the title "Final Plan", prepared for official recording as required by this Ordinance including all supplementary data, as specified in Articles 5 & 8 of this Ordinance.
- D. **Annexation Plan.** A complete and exact subdivision plan, including the preparation of a new deed, as specified in Article 4 of this Ordinance. The purpose is to physically combine two (2) or more adjoining parcels into one parcel, for the sole purpose of increasing lot size where no new, additional or substandard lot will be created.

Planning Commission. The Schuylkill County Planning Commission, of Schuylkill County, Pennsylvania.

Public Grounds. Include:

- A. Parks, playgrounds, trails, paths, other recreational areas and other public areas;
- B. Sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities; and
- C. Publicly owned or operated scenic and historic sites.

Recreational Vehicle. A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel uses that either has its own motive power or is mounted or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home. A mobile home/manufactured home shall not be considered a recreational vehicle.

Recreational Vehicle Park. A plot of land upon which twenty (20) or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

Restrictive Covenant. A promise existing as part of an agreement restricting the use of real property of the kind of buildings that may be erected thereupon, that can only be enforced by the landowner or the developer.

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

Retention Basin. A reservoir designed to retain storm water runoff with its primary release of water being through the infiltration of said water into the ground or by evaporation.

Right-of-Way. The total width of any land reserved or dedicated as a street, alley, pedestrian way, or for other public or private use. Unless otherwise stated, “right-of-way” shall mean the existing street right-of-way line.

- A. **Right-of-Way, Existing or Legal.** The line separating a lot from the established official street right-of-way that either the Municipality of the Commonwealth will own after the completion of any proposed subdivision or land development under this Subdivision and Land Development Ordinance.
- B. **Right-of-Way, Future or Ultimate.** Land that is dedicated or is required to be defined or reserved for future use as a street and for related public improvements. The terms “ultimate right-of-way”, “right-of-way reserved for future dedication” and future right-of-way” shall have the same meaning. If a future right-of-way is not required to be defined, then future right-of-way shall have the same meaning as existing right-of-way.

Runoff. The surface water discharge and rate of discharge of a given watershed after a full rain or snow that does not enter the soil but runs off the surface of the land.

Schuylkill Conservation District. The Conservation District for Schuylkill County, unless otherwise noted.

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

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

Sediment Basin. A structure designed and built to retain sediment during construction.

Set-Back or Building Line.

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

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

- A. **Centralized Sewage Disposal System.** A sewage disposal system which collects, treats, and disposes sewage serving a minimum of twenty (20) dwelling units or five (5) principal non-residential units.
- B. **Public Sewage Disposal System.** A centralized sewage disposal system owned and operated by a public authority.
- C. **Private Sewage Disposal System.** A centralized sewage disposal system not owned and operated by a public authority.
- D. **On-Lot Sewage Disposal System.** A sewage disposal system which collects, treats, and disposes of sewage or holds sewage from only one (1) dwelling, principal use, or lot.

Sewer Connection. The connection consisting of all pipes, fittings, and appurtenances from the drain outlet of a dwelling or building to the inlet of the street or main collector sewer pipe of the sewerage system serving the Subdivision or Land Development.

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

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

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

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

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

Soil Erosion and Sediment Control Plan. A plan and related narrative as required by this Ordinance and DEP.

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

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

Solicitor. Unless otherwise stated, shall mean the appointed Solicitor to the Schuylkill County Planning Commission.

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

Staff. The staff of the Schuylkill County Planning Commission.

State. The Commonwealth of Pennsylvania and its agencies.

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

Stormwater. That water which accumulates from precipitation and is manifest in surface runoff.

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

Stormwater Management Plan. A plan for controlling surface water runoff so that it will preclude erosion or flooding and/or the adverse effects of impervious areas on surface water runoff as required by the County ordinances, DEP, codes, regulations, plans and maps.

Storm Water Management Data. The plan information, which identifies design and construction details for managing the quantity and quality of storm water runoff.

Street. A public or private thoroughfare which affords the principal means of access to abutting property and contains a right-of-way area (in addition to the cartway); including avenue, place, way, parkway,

drive, lane, boulevard, highway, road and any other thoroughfare except an alley, access drive, or driveway.

- A. **Arterial or Major Traffic.** Streets designed primarily to carry medium to heavy volumes of traffic at moderately high speeds, and generally should not provide access to land which would interfere with their primary traffic functions. Arterial Streets are those streets which are so designated on the Official Street Classification Map and facilities classified as main and secondary highways by the Pennsylvania Department of Transportation.
- B. **Collector Street.** Streets designed to carry a moderate volume of traffic between Local Streets and Arterials at moderate speeds, and provide only limited vehicular access to the abutting properties.
- C. **Local or Minor Street.** Streets designed to provide direct access from abutting properties to Collector and Arterial Streets.
- D. **Cul-de-sac Street.** A cul-de-sac street is a local street which is permanently terminated at one end by a vehicular turnaround and intersects another street at the other end.

Street, Private. A street intended for vehicle use, but not planned for dedication.

Street, Public. A street owned by a municipality or the state.

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

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

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

Subdivision, Major. Any subdivision which does not qualify as a minor subdivision. A major subdivision also includes those instances where a minimum of five (5) lots, for any purpose, and including the residue have been cumulatively subdivided from the original parent tract.

Subdivision, Minor. A Minor Subdivision is:

- A. Any subdivision:
 - 1. four (4) or less lots, including the residual tract or lot,
 - 2. which involves no major trunk line extension of public facilities, no new street, or an extension or improvement of an existing street,

3. which is not located in a commercial or industrial zoning district, and
4. which provides for and does not adversely affect the potential development of the remainder of the tract, or

B. Any subdivision:

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

Substantially Completed. By judgment of the County Engineer, at least 90% (based on the cost of the required improvements for which financial security was posted pursuant to Section 509 of the MPC).

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

Tract. See Lot.

Unbuildable Site. A portion of a tract of land which due to physical or environmental conditions cannot support or is inappropriate for construction of a road, structure, or any other man-made improvement. Examples include, but not limited to, wetlands, sinkholes, landslides, endangered species habitats, and hazardous waste dumps.

UPI-Uniform Parcel Identifier. Parcel identification number (also known as the tax parcel number), in connection with the Pennsylvania Uniform Parcel Identifier (UPI) Act of 1988 and the Schuylkill County UPI Implementation Ordinance. All Subdivision and Land Development plans, with the exception of Sketch Plans, must have the UPI on the plan and certified by the Schuylkill County Mapping Department prior to plan submission to the Planning Office.

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

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

Watershed. All land and water within the confines of a drainage basin.

Water Supply System. A system designed to transmit water from a source to users, in compliance with the requirements of the appropriate state agencies and the County.

- A. **Centralized Water Supply System.** A water supply system which transmits water from a common source to more than thirty (30) dwellings or principal use.
- B. **Public Water Supply System.** A centralized water supply system owned and operated by a public authority.

- C. **On-Lot Water Supply System.** A water supply system which transmits water from a source on the lot to one (1) dwelling, principal use, or lot.

Wetlands. An area of land or water meeting one or more definitions of a “wetland” under Federal or Pennsylvania law or regulations.

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

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

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

ARTICLE 3
GENERAL PROCEDURES

301. PURPOSE.

This Article provides an overview of the general procedure for the County review of proposed subdivisions and land developments and of the general procedures for submitting plans to the County. This article is intended to be instructional and exemplary only and does not set forth mandatory requirements which are binding on the County or an applicant.

302. GENERAL PROCEDURE FOR SUBDIVISION OR LAND DEVELOPMENT PLANS.

A. Review and Approval Stages.

1. Three (3) types of plan submissions are included in the procedure for filing and approving subdivision and land development plans: sketch, preliminary, and final.
2. These submissions enable the Planning Commission to have an adequate opportunity to review the submission and to ensure that their formal recommendations are reflected in the final plan and that it is prepared in accordance with this article prior to recording.
3. The table below outlines the stages for the different types of proposed subdivision or land development.

STAGE	SUBDIVISION ORDINANCE ARTICLE	TYPE OF PROPOSED SUBDIVISION OR LAND DEVELOPMENT*		
		LAND DEVELOPMENT	MAJOR SUBDIVISION	MINOR SUBDIVISION
Sketch Plan	6	Not Required	Not Required	Not Required
Preliminary Plan	7	Not Required	Required	Not Required
Final Plan	8	Required	Required	Required
Guarantee of Improvements Installation	9	Required**	Required	N/A
Recording of Final Plan	10	Required	Required	Required

* See Article 2 for precise definitions.

** Required for Off Site Improvements

B. Sketch Plan.

1. While sketch plans are not required, the applicant may consider the filing of a sketch plan for major subdivisions and land developments to allow the applicant to consult early with the Planning Commission before preparing a preliminary plan in order to resolve potential differences and avoid unnecessary expense and delay.
2. The sketch plan will also be used to classify the subdivision as a Major Subdivision, Minor Subdivision or Land Development.

C. Preliminary Plan.

1. Except for any sketch plan which is filed, the initial plan filed to the Planning Commission for formal review of a major subdivision or land development shall be considered the official preliminary plan.
2. The purpose of the preliminary plan is to achieve formal approval by the Planning Commission of the overall development scheme proposed in order to minimize the need for any revisions of final plans.
3. List of any modifications shall be requested, in writing, from the standards of this Ordinance. Refer to Section 106.
4. A preliminary plan is not required for Minor Subdivision or Land Development Plans.

D. Final Plan.

1. After approval of the preliminary plan of a major subdivision or land development, if preliminary plan was submitted, the applicant files a final plan.
2. The purpose of the final plan is to require formal approval by the Planning Commission before plans for all subdivisions and land developments are recorded.
3. List of any modifications shall be requested, in writing, from the standards of this Ordinance. If the applicant requested modifications in the preliminary plan submission and received approval by the Planning Commission, all modifications shall be noted on the final plan.

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

303. GENERAL PLAN SUBMISSION PROCEDURES.

A. Submission.

1. Applicants shall file a minimum of eight (8) copies of the plan to the Planning Commission, original and one (1) copy each of the completed Application Form (Appendix B), Checklist (Appendix C) and if required, Supporting Documents. The full application fee shall also be submitted. Plans shall be filed as per “Subdivision and Land Development Review Schedule Meeting Dates”.
2. **Incomplete Applications.** All plan applications shall be accompanied by the required number of plans, documents and filing fee, as well as any provisions listed in each article under “Required Submission”. The Director or the Director’s designee shall check all plans and documents to determine administrative completeness. If defective, the application shall be returned to the applicant with a statement that the application is incomplete; otherwise, the application shall be deemed accepted for filing as of the date of submission. Acceptance shall not, however constitute a waiver of any deficiencies or irregularities.
3. **Plans to be Filed with Municipality.** One copy of the preliminary or final plan shall be forwarded by the County to the appropriate officials of the Municipality in which the plan is located for their information or action, as may be required.

B. Attendance.

1. The applicant or his duly authorized representative should endeavor to attend the Planning Commission meeting to discuss the plan.
2. The Planning Commission may request such attendance, and failure to appear when so requested may result in plan disapproval.

C. Public Hearing. The Planning Commission may hold a public hearing prior to rendering its decision on any final plan.

D. Action by the Planning Commission. Within ninety (90) days following the date of the regular meeting, next following the date the application is filed, the Commission shall act to approve, conditionally approve or disapprove the plan.

E. Notification of Applicant. The Planning Commission shall communicate its decision in writing to the applicant by mail to his last known address, not later than fifteen (15) days following the day such decision has been made.

304. PROCEDURES FOR PRELIMINARY PLANS.

A. Changes and Modifications. The Planning Commission may require or recommend changes and modifications of the preliminary plan before approval of the preliminary plan is granted.

- B. **Approval of Preliminary Plans.** Approval or recommended approval of the preliminary plan, subject to conditions, revisions and modifications as stipulated or suggested by the Planning Commission, shall constitute conditional approval of the subdivision as to the character and intensity of the development, and the general layout and approximate dimensions of streets, lots, and other proposed features.

305. PROCEDURES FOR FINAL PLANS.

- A. **Final Plan to be Submitted.** Within one (1) year after Planning Commission action on the preliminary plan, a final plan with supporting data shall be submitted to the Planning Commission for review. Otherwise, the plan submitted shall be considered as a new preliminary plan.
- B. **Plan May be Submitted in Phases or Sections.** The Planning Commission may permit submission of the final plan in phases each covering a portion of the entire proposed subdivision as shown and approved on the preliminary plan, noting that each phase will require a separate filing fee and recording fee. Each phase shall be shown at a minimum of 25% of the entire project, with the exception of the last phase.
- C. **Final Plan Shall Conform with Preliminary Plan.** The final plan shall conform in all important respects with the preliminary plan as previously reviewed by the Planning Commission and shall incorporate revisions and modifications specified or suggested by the Planning Commission in its conditional approval of the preliminary plan. Otherwise, the plan submitted shall be considered as a revised preliminary plan.
- D. **Reasons for Disapproval to be Stated.** Whenever a plan is disapproved, the Planning Commission will notify the applicant, in writing, of the defects and will identify the requirements which have not been met, citing the provisions of this Ordinance.
- E. **Recording of Final Plan.**
 - 1. **Deadline.** The applicant shall record the final plan approved by the Planning Commission in the County Recorder of Deeds office within ninety (90) days of such final approval.
 - 2. **Failure to Record.** If the plan is not recorded within the required time period, the approval shall become null and void.

ARTICLE 4

ANNEXATION FINAL PLAN

401. PURPOSE.

The purpose of an annexation plan, also referred to as a boundary line adjustment plan, is to physically combine two (2) or more adjoining parcels into one parcel, for the sole purpose of increasing lot size where no new, additional or substandard lot will be created and the resultant action will not adversely affect the future development of property.

402. SUBMISSION AND REVIEW PROCEDURE.

- A. **Final Plan Submission Required.** The final plan submission for an annexation plan must be filed by the applicant and reviewed in accordance with the provisions of Article 4.
- B. **Administrative Submission Requirements:**
1. The applicant shall file the plan according to the “Schuylkill County Subdivision and Land Development Review Schedule” along with:
 - a. Original and one (1) copy of the Application Form (Appendix B).
 - b. Original and one (1) copy of the Annexation Final Plan Checklist (Appendix C.1).
 - c. Minimum of eight (8) copies of plan.
 - d. Full application fee submitted with application.
 - e. Plan sheet size shall be no larger than 24” x 36”.
 - f. Certificate of Ownership Affidavit affixed to each plan and signed, in ink, by owner(s) (Appendix F and G).
 - g. The seal of a notary public impressed to the plan acknowledging owner’s statement of intent, and signed in ink.
 - h. Name, address, signature, license number and seal of the professional engineer, landscape architect or surveyor responsible for the preparation of the plan shall be affixed to each plan utilizing the Certification of Accuracy (Appendix D).
 - i. If applicable, a written request, stating in full, the grounds and facts pertaining to any modification from the requirements of this Ordinance. Refer to Section 106.
 - j. Certification of Uniform Parcel Identifier (UPI) on each copy of plan.

2. **Incomplete Application.** If the applicant does not satisfactorily complete the items listed in Section 402.B or requires a hearing before the Schuylkill County or Municipal Zoning Hearing Board, the application shall be returned to the applicant stating the reasons for being incomplete within seven (7) days of the submission. If a zoning hearing is required, plan applications shall be submitted to Planning Office after Zoning Hearing Board approval is granted.
3. Each annexation plan filed shall provide the information required in this Article.
4. When feasible, all sheets shall be folded to 9” x 12” size in such a manner that the title of the sheet faces out.

C. Review by County Engineer.

1. As per the “Schuylkill County Planning Commission Subdivision and Land Development Plan Review Schedule” the County Engineer shall review the engineering considerations in the plan and prepare an initial written report on such considerations. The report shall be made available to the applicant and Planning Commission.
2. Determine whether the final plan submission meets the objectives and requirements of this Ordinance, other applicable ordinances and statutes.
3. The County Engineer may make additional reports and recommendations to the Planning Commission during review of the plan.

D. Review by Planning Commission. Within ninety (90) days following the date of the regular Planning Commission meeting the plan was submitted for review the Planning Commission shall:

1. Review all applicable reports received from the appropriate review agencies and officers.
2. Determine whether the annexation plan submission meets the objectives and requirements of this Ordinance, other applicable ordinances, and statutes.
3. Review the plan submission with the applicant, his agent, or representative and recommend any needed revisions so that the submission will conform to this Ordinance, other applicable ordinances, and statutes.

E. Decision by Planning Commission.

1. The Planning Commission can approve, conditionally approve or disapprove the final plan.
2. The decision of the Planning Commission shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.
3. When the final plan submission is disapproved, the decision shall specify the

defects found in the submission, shall describe the requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.

4. Failure of the Planning Commission to render a decision and communicate it to the applicant within the time and in the manner required by MPC shall be deemed an approval of the plan as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of communication of the decision.
5. The County shall communicate to the applicant, in writing, indicating conditional approval of the applicant's annexation final plan contingent upon the applicant satisfying all conditions. The conditional approval shall expire and the plan will be deemed null and void if the conditions are not satisfied within 90 days, as further defined in the Pennsylvania Municipalities Planning Code, unless a written extension is granted by the Planning Commission.

403. RECORDING OF FINAL PLAN.

The applicant shall record the final plan approved by the Planning Commission in the County Recorder of Deeds office within ninety (90) days of such an approval. If the plan is not recorded within such period, the action of the Planning Commission shall become null and void.

404. ANNEXATION PLAN REQUIREMENTS.

A. Drafting Standards.

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

B. General Information.

1. Name of subdivision and Municipality it is located in. Include title of submission (e.g. Annexation Final Plan).

2. Name and address of landowner(s).
3. Certificate of Ownership (Appendix F & G):
 - a. The owner shall acknowledge said statement before an officer authorized to take acknowledgments.
 - b. The seal of a notary public shall be impressed to the plan acknowledging owner's statement of intent, and signed in ink.
4. Name, address, signature, license number and seal of the professional engineer, landscape architect or surveyor responsible for the preparation of the plan shall be indicated in the Certification of Accuracy (Appendix D).
5. Approval/review signature blocks showing appropriate identifying title and shall preferably be placed above the general title block for the following:
 - a. Recorder of Deeds (Minimum size 4 ½" wide by 4 ½" high).
 - b. UPI Certification (Minimum size 2" wide by 3" high).
6. Location (Quad) map preferably at 1"=1000' scale showing location of site.
7. Vicinity (Key) map at a suitable scale showing the relation of the site to adjoining properties and streets within 1000' of the site.
8. Tract boundaries with bearings and distances.
9. Boundaries of all adjoining properties, including those across adjacent roads, with names of landowners, Deed Book volume and page number and UPI number.
10. The Deed Book volume and page number, as entered by the County Recorder, referencing the latest source of title to the land being subdivided.
11. UPI for the tract being subdivided certified by the Mapping Department.
12. North arrow.
13. Graphic and written scales.
14. Date of plan.
15. Indicate all monuments as set or found.
16. Lot size(s), including residual lot size, in acres and square feet.
17. Certificate of Planning Commission approval (Appendix A) shall be affixed to each plan.

- C. **Zoning Requirements.** From Schuylkill County Zoning Ordinance or applicable Municipal Zoning Ordinance. If zoning is administered locally, provide written correspondence from the municipal zoning officer stating that the plan meets all zoning regulations.
- a. Applicable zoning district(s).
 - b. Minimum lot size and width requirements.
 - c. Building set back lines requirements.
 - d. Intended use of subdivision or land development.
 - e. Lot access:
 - (i) by fronting on a public road.
 - (ii) by a lot line along a public road no less than required width as per applicable Zoning Ordinance.
 - (iii) by an easement, as per applicable Zoning Ordinance.
- Note:* If a zoning hearing is required, plans shall be submitted after Zoning Hearing Board approval.
- D. **Deed of Annexation.** The applicant shall submit new deeds so that the description of the metes and bounds for the property include the new area(s). The deed shall provide a description of the receiving tract, which reflects the proposal to join it in common with the acreage to be conveyed. The proposed deed shall include “Parcel [A] has been annexed to Parcel [B] pursuant to the Schuylkill County Subdivision and Land Development Ordinance and neither Parcel [A] nor Parcel [B] can be sold or developed separately from the other.” The proposed deed of annexation must be reviewed by the Planning Commissions’ Solicitor prior to plan approval.
- E. **Additional Information.** The Planning Commission may require the submission of additional information.

ARTICLE 5

MINOR SUBDIVISION FINAL PLAN

501. PURPOSE.

The purpose of minor subdivision final plan requirements is to permit applicants and the County to use a simplified procedure for reviewing minor subdivisions prior to approval for recording.

502. SUBMISSION AND REVIEW PROCEDURE.

- A. **Final Plan Submission Required.** A final plan submission for each minor Subdivision and Land Development must be filed by the applicant and reviewed in accordance with the provisions of Article 5.

- B. **Administrative Submission Requirements.**
 - 1. The applicant shall file the plan according to the “Schuylkill County Subdivision and Land Development Review Schedule” along with:
 - a. Original and one (1) copy of the Application Form (Appendix B).
 - b. Original and one (1) copy of the Minor Subdivision Final Plan Checklist (Appendix C.2).
 - c. Minimum of eight (8) copies of plan.
 - d. Full application fee submitted with application.
 - e. Plan sheet size shall be no larger than 24” x 36”.
 - f. Certificate of Ownership Affidavit affixed to each plan and signed, in ink, by owner(s) (Appendix F and G).
 - g. The seal of a notary public impressed to the plan acknowledging owner’s statement of intent, and signed in ink.
 - h. Name, address, signature, license number and seal of the professional engineer, landscape architect or surveyor responsible for the preparation of the plan shall be affixed to each plan utilizing the Certification of Accuracy (Appendix D).
 - i. If applicable, a written request, stating in full, the grounds and facts pertaining to any modification from the requirements of this Ordinance. Refer to Section 106.
 - j. Certification of Uniform Parcel Identifier (UPI) on each copy of plan.

2. **Incomplete Application.** If the applicant does not satisfactorily complete the items listed in Section 502.B or requires a hearing before the Schuylkill County or Municipal Zoning Hearing Board, the application shall be returned to the applicant stating the reasons for being incomplete within seven (7) days of the submission. If a zoning hearing is required, plan applications shall be submitted to Planning Office *after* Zoning Hearing Board approval is granted.
3. Each final plan filed for minor subdivisions shall provide the information required in this Article.
4. When feasible, all sheets shall be folded to 9” x 12” size in such a manner that the title of the sheet faces out.

C. **Review by County Engineer.**

1. As per the “Schuylkill County Planning Commission Subdivision and Land Development Plan Review Schedule” the County Engineer shall review the engineering considerations in the plan and prepare an initial written report on such considerations. The report shall be made available to the applicant and Planning Commission.
2. Determine whether the final plan submission meets the objectives and requirements of this Ordinance, other applicable ordinances and statutes.
3. The County Engineer may make additional reports and recommendations to the Planning Commission during review of the plan.

D. **Review by Planning Commission.** Within ninety (90) days following the date of the regular Planning Commission meeting the plan was submitted for review the Planning Commission shall:

1. Review all applicable reports received from the appropriate review agencies and officers.
2. Determine whether the final plan submission meets the objectives and requirements of this Ordinance, other applicable ordinances, and statutes.
3. Review the plan submission with the applicant, his agent, or representative and recommend any needed revisions so that the submission will conform to this Ordinance, other applicable ordinances, and statutes.

E. **Decision by Planning Commission.**

1. The Planning Commission can approve, conditionally approve or disapprove the final plan.
2. The decision of the Planning Commission shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.

3. When the final plan submission is disapproved, the decision shall specify the defects found in the submission, shall describe the requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.
4. Failure of the Planning Commission to render a decision and communicate it to the applicant within the time and in the manner required by MPC shall be deemed an approval of the plan as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of communication of the decision.
5. The County shall communicate to the applicant, in writing, indicating conditional approval of the applicant's minor final plan contingent upon the applicant satisfying all conditions. The conditional approval shall expire and the plan will be deemed null and void if the conditions are not satisfied within 90 days as further defined in the Pennsylvania Municipalities Planning Code, unless a written extension is granted by the Planning Commission.
6. Offers of Dedication.
 - a. The approval of the final plan shall not constitute an acceptance of the dedication of any street or other proposed public way, open space or such other area shown on the final plan.
 - b. Any intent of dedication shall be specifically stated on the plan.

503. RECORDING OF FINAL PLAN.

The applicant shall record the final plan approved by the Planning Commission in the County Recorder of Deeds office within ninety (90) days of such an approval. If the plan is not recorded within such period, the action of the Planning Commission shall become null and void.

504. MINOR SUBDIVISION FINAL PLAN REQUIREMENTS.

A. Drafting Standards.

1. Plans shall be prepared on a standard sheet no larger than 24" x 36".
2. All information shall be legibly and accurately presented.
3. Plans shall be drawn preferably at a scale of one (1") inch equals fifty (50') feet or one (1") inch equals one hundred (100') feet. The Planning Commission may approve other acceptable scales.
4. All dimensions shall be set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.
5. Each sheet shall be numbered and shall show its relationship to the total number of sheets.

6. Plans shall be prepared and shall bear an adequate legend to indicate clearly which features exist and which are proposed.

B. General Information.

1. Name of subdivision and Municipality it is located in. Include title of submission (e.g. Minor Subdivision Final Plan).
2. Name and address of landowner(s).
3. Certificate of Ownership (Appendix F & G):
 - a. The owner shall acknowledge said statement before an officer authorized to take acknowledgments.
 - b. The seal of a notary public shall be impressed to the plan acknowledging owner's statement of intent, and signed in ink.
4. Name, address, signature, license number and seal of the professional engineer, landscape architect, or surveyor responsible for the preparation of the plan shall be indicated in the Certification of Accuracy (Appendix D).
5. Approval/review signature blocks showing appropriate identifying title and shall preferably be placed above the general title block for the following:
 - a. Recorder of Deeds (Minimum size 4 ½" wide by 4 ½" high).
 - b. UPI certification (Minimum size 2" wide by 3" high).
6. Location (Quad) map preferably at 1"=1000' scale showing location of site.
7. Vicinity (Key) map at a suitable scale showing the relation of the site to adjoining properties and streets within 1000' of the site.
8. Boundary lines of tract. The total tract boundary lines of the area being subdivided showing bearings and distances, and a statement of total tract acreage (in acres and square feet). Perform property survey of residue or remnant of tract if less than 10 acres or such other size as determined by the Planning Commission.
 - a. The boundaries of the lots being newly created shall be determined by accurate field survey closed with an error not to exceed one in five thousand and balanced.
 - b. The boundaries of any residual tract which is ten (10) acres or less shall be determined by accurate field survey, closed with an error not to exceed one in five thousand and balanced.
 - c. The boundaries of any residual tract which is greater than ten (10) acres may be determined by deeds (and noted on the plan).

9. Boundaries of all adjoining properties, including those across adjacent roads, with names of landowners, Deed Book volume and page number and UPI number.
10. The Deed Book volume and page number, as entered by the County Recorder, referencing the latest source of title to the land being subdivided.
11. UPI for the tract being subdivided certified by the Mapping Department.
12. North arrow.
13. Graphic and written scales.
14. Date including month, day and year that the final plan was completed and the month, day and year for all subsequent revision dates.
15. Indicate all monuments as set or found.
16. Lot size(s), including residual lot size, in acres and square feet.
17. Location of natural features on the site and within one hundred feet (100') from the site being subdivided or developed.
 - a. Contour lines at an interval of two feet (2') shall be shown.
 - b. Datum to which contour elevations refer. Where reasonably practicable, data shall refer to known, established elevations.
 - c. Permanent and seasonal high water table areas, if any, should be noted.
 - d. Watercourses, lakes, flood-prone areas and wetlands with names, if any.
 - e. Location and extent of various soil types with Natural Resources Conservation Service (NRCS) definitions and Department of Environmental Protection (DEP) classifications for each.
 - f. Forested areas.
 - g. Rock outcrops and stone field, if any, should be noted.
 - h. Any other significant topographical features.
18. Location of existing man-made features on the site and within one hundred (100') feet from the site being subdivided or developed.
 - a. Streets and rights-of-way widths (including street name) on the site and on immediately adjacent tracts.
 - b. Existing lot layout on the site, including lot numbers.
 - c. Historic sites or structures, including name and description.

- d. Sewer lines, storm water drains and culverts including, but not limited to, water lines and electric lines, including size, location, and invert elevations of each, as applicable.
- e. Utility easements and restrictive covenants and easements for purposes which might affect development.

19. Proposed layout.

- a. Total acreage of site, acreage to be developed and residual acreage.
- b. Proposed lot layout with identification number and total number of lots.
- c. Lot width, depth and area (in acres and square feet).
- d. Rights-of-way, restrictive covenants, and easements for all drainage, utilities, and other purposes which might affect development, with designation of areas to be dedicated to the Municipality.
- e. If on-lot water system is being proposed, location of all wells (existing and proposed) and isolation distance between well and septic system, if applicable.

The following items shall be shown on the plan using the symbols shown:

- | | | | |
|-----|---------------------------|---|---------------------|
| ○ | Proposed Well | ■ | Existing Well |
| ★ | Primary Absorption Field | ▲ | Soil Probe Location |
| ●●● | | | |
| ●●● | Percolation Test Location | | |

- f. Any storm drainage facilities or structures.
- g. Location and type of material of all existing or set monuments.
- h. All lots shall front on a public street, existing or proposed.
- i. Lots for annexation or not for development shall be noted.

20. Certificate of Planning Commission approval (Appendix A) shall be affixed to each Plan.

C. **Zoning Requirements.** From Schuylkill County Zoning Ordinance or applicable Municipal Zoning Ordinance. If zoning is administered locally, provide written correspondence from the municipal zoning officer stating that the plan meets all zoning regulations.

- a. Applicable zoning district(s).
- b. Minimum lot size and width requirements.
- c. Building set back lines requirements.

- d. Intended use of subdivision or land development.
- e. Lot access:
 - (i) by fronting on a public road.
 - (ii) by a lot line along a public road no less than required width as per applicable Zoning Ordinance.
 - (iii) by an easement, as per applicable Zoning Ordinance.

Note: If a zoning hearing is required, plans shall be submitted after Zoning Hearing Board approval.

D. Supportive Documents and Information.

- 1. Type of water system proposed with a letter from the governing water authority stating sufficient capacity is available to serve the proposed lots when public water is proposed.
- 2. Type of sanitary sewer system proposed with a letter from the governing sewer authority stating sufficient capacity is available to serve the proposed lots when public sewer is proposed.
- 3. Residual land sketch. Where the plan covers only a part of the subdividers entire holdings, the Planning Commission may require a sketch plan be submitted of the prospective street layout of the remainder.
- 4. Where applicable, a complete report on subsurface coal and mining conditions which shall indicate conditions of mining, if any, and a statement of the possibility of subsidence.

E. Highway Occupancy Permit (H.O.P.).

- 1. If a State road is involved, no subdivision or land development which will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945, known at the “State Highway Law” before driveway access to a State highway is permitted.
- 2. If a driveway will access a municipal road, the plat shall contain a notice that states “Prior to construction of a new driveway, permission to connect to a municipal road shall be requested from the Municipality by the individual lot owner(s).”

F. Sewage Facilities Planning Module. Submit Sewage Facilities Planning Module signed by the appropriate municipal official and the Sewage Enforcement Officer (SEO). Written correspondence must be received from PADEP approving the proposed installation of the on-lot septic system prior to final plan approval.

Any lot 10 acres or less that is not being developed is required to submit a Non-Building Waiver signed by the appropriate municipal official and the SEO, or may be subjected to probes and percolation tests as required by the SEO.

G. **Covenants.** All private deed restrictions already imposed or to be imposed as a condition to sale references to the drawing shall be submitted in form for recording. The County may require the inclusion of any specific restrictive covenants which will carry out the purposes of this Ordinance.

H. **Easement Agreements.** If plan proposes access through an adjoining property, an Easement Agreement is required. The Planning Commission Solicitor shall review and approve Agreement prior to final plan approval. The easement must meet the following requirements:

1. The grant of easement shall be in the deed creating the lot.
2. The easement shall be appurtenant to the dominant tenement.
3. The easement shall be the actual route of access to the lot.
4. The level of service shall be specified in the grant of easement.
5. The grant of easement shall provide that the level of use of the easement shall include use of the easement as the route for provision of all utility services to the dominant tenement.
6. The grant of easement shall define the level of improvement of the easement provided that the minimum level of improvement shall be “mud free”.
7. The grant of easement shall specify who is responsible for maintenance of the easement.
8. The route of the easement shall be field surveyed.
9. The route of the easement shall be described in metes and bounds.
10. All easements shall be at least thirty-three feet wide.

I. **Not for Development.**

1. For those lots that are not being proposed for development, i.e. residue, the following note shall be placed on the plan: “[Residue] is not for further development without the prior approval of the governing body responsible for the approval of the subdivision and land development.”
2. A Non-Building Waiver shall be required for all lots not being proposed for development, including the residue. If the lot is greater than 10 acres, a non-building waiver is not needed.

3. When a lot is proposed for development that was previously approved by the Planning Commission for “not for development” and included a non-building waiver, the plan must be submitted as a new plan with the applicable fees for review and approval.

J. Erosion and Sediment Control.

1. All plans must conform to the requirements of the current Pennsylvania Code, Title 25, Chapter 102 Erosion and Sediment Control Regulations and the PA Clean Streams Law.
2. If an NPDES Permit is required, the application shall be submitted to the Schuylkill Conservation District and a copy of the application shall be submitted to the Planning Commission.
3. Written correspondence from the Schuylkill Conservation District or PA DEP (when applicable) indicating that Chapter 102 requirements have been satisfied, shall be submitted to the County Planning office prior to final approval.

Note: Information regarding Chapter 102 is available on the Schuylkill County web site or by contacting the Schuylkill Conservation District office.

- K. Additional Information.** The Planning Commission may require the submission of additional information.

ARTICLE 6
SKETCH PLAN

601. PURPOSE.

Prior to the submission of a preliminary plan, developers are encouraged to submit a sketch plan to the Planning Commission to receive the advice and assistance of the Planning Commission and staff and to determine general conformance with this Ordinance.

602. SUBMISSION AND REVIEW PROCEDURE.

A. **Submission Requirement.** A sketch plan submission for each subdivision and land development plan may be filed by the applicant and reviewed in accordance with the provisions of Article 6.

B. **Administrative Submission Requirements.**

1. The applicant shall file the plan according to the “Schuylkill County Planning Commission Subdivision and Land Development Plan Review Schedule” along with:
 - a. Original and one (1) copy of the Application Form (Appendix B).
 - b. Original and one (1) copy of the Sketch Plan Checklist (Appendix C.3).
 - c. Minimum of four (4) copies of plan.
 - d. Full application fee submitted with application.
 - e. Plan sheet size shall be no larger than 24” x 36”.
 - f. If applicable, a written request, stating in full, the grounds and facts pertaining to any modification from the requirements of this ordinance. Refer to Section 106.
2. **Incomplete Application.** If the applicant does not satisfactorily complete the items listed in Section 602.B, the application shall be returned to the applicant stating the reasons for being incomplete within seven (7) days of submission.
3. Each sketch plan filed shall provide the information required in this Article.
4. When feasible, all sheets shall be folded to 9” x 12” size in such a manner that the title of the sheet faces out.

C. **Review by County Engineer.**

1. As per the “Schuylkill County Subdivision and Land Development Plan Review Schedule” the County Engineer shall review the engineering considerations in the

plan and comment on such considerations.

2. Determine whether the plan submission meets the objectives and requirements of this Ordinance, other applicable ordinances and statutes.
3. The County Engineer may make additional reports and recommendations to the Planning Commission during review of the plan.

603. SKETCH PLAN REQUIREMENTS.

A. Drafting Standards.

1. All information shall be legibly and accurately presented.
2. Plans shall be drawn preferably at a scale of one inch (1”) equals fifty feet (50’) or one inch (1”) equals one hundred feet (100’). The Planning Commission may approve other acceptable scales.
3. All dimensions shall be set in feet and decimal parts thereof, and all bearings shall be set in degrees, minutes and seconds.
4. Each sheet shall be numbered and shall show its relationship to the total number of sheets. If match lines are employed, a legend showing sheet relationship shall be provided.
5. Plans shall be so prepared and shall bear an adequate legend to indicate clearly which features exist and which are proposed.

B. General Information.

1. Name of subdivision/land development and Municipality it is located in, including title of submission (e.g. Sketch Plan).
2. Name and address of landowner(s) and developer.
3. Date that sketch was completed.
4. North arrow.
5. Graphic and written scales.
6. Tract boundaries of lot to be subdivided.
7. Boundaries of all adjoining properties.
8. Proposed lot and street layout with dimensions of lots, lot area (in acres and square feet), and street right-of-way to nearest foot.
9. Significant topographical and man-made features.

10. Location map showing the general location of the subject property, with enough information to locate with respect to Township or Borough.
11. Site data including:
 - a. Statement of total acres of the tract.
 - b. Number of lots.
 - c. Zoning districts.
 - d. Zoning Data. Minimum lot size, width and set back requirements.
 - e. Intended use of lots and/or building within the development.
12. Proposed methods of water supply.
13. Proposed sewage disposal to be used.
14. UPI for the tract being subdivided.
15. Lot size(s), including residual lot size, in acres and square feet.

ARTICLE 7

MAJOR SUBDIVISION OR LAND DEVELOPMENT

PRELIMINARY PLAN

701. PURPOSE.

The purpose of the preliminary plan is to achieve formal approval of the overall development scheme proposed in order to minimize the need for any revisions of final plans.

702. SUBMISSION AND REVIEW PROCEDURE.

A. Preliminary Plan Submission Required.

1. A preliminary plan submission for a major subdivision or land development must be filed by the applicant and reviewed in accordance with the provisions of Article 7.
2. A preliminary plan submission need not be filed for a minor subdivision or annexation plans (see Articles 4 & 5).

B. Administrative Submission Requirements.

1. The applicant shall file the plan according to the “Schuylkill County Subdivision and Land Development Review Schedule” along with:
 - a. Original and one (1) copy of the Application Form (Appendix B).
 - b. Original and one (1) copy of the Major Subdivision or Land Development Preliminary Plan Checklist (Appendix C.4).
 - c. Minimum of eight (8) copies of plan.
 - d. Full application fee submitted with plan application.
 - e. Plan sheet size shall be no larger than 24” x 36”.
 - f. Certificate of Ownership Affidavit affixed to each plan and signed, in ink, by owner(s) (Appendix F and G).
 - g. The seal of a notary public impressed on each plan acknowledging owner’s statement of intent, and signed in ink.
 - h. Name, address, signature, license number and seal of the professional engineer, landscape architect or surveyor responsible for the preparation of the plan shall be affixed to each plan utilizing the Certification of Accuracy (Appendix D).

- i. If applicable, a written request, stating in full, the grounds and facts pertaining to any modification from the requirements of this Ordinance. Refer to Section 106.
 - j. Certification of Uniform Parcel Identifier (UPI) on each copy of plan.
- 2. Incomplete Application. If the applicant does not satisfactorily complete the items listed in Section 702.B or requires a hearing before the Schuylkill County or Municipal Zoning Hearing Board, the application shall be returned to the applicant stating the reasons for being incomplete within seven (7) days of the submission. If a zoning hearing is required, plan applications shall be submitted to Planning Office *after* Zoning Hearing Board approval is granted.
- 3. Each preliminary plan filed for major subdivision or land development shall provide the information required in the Article.
- 4. When feasible, all sheets shall preferably be folded to 9" x 12" size in such a manner that the title of the sheet faces out.
- 5. The applicant is required to forward plans to the following agencies and submit the agencies comments to the Planning Commission prior to final plan approval (if applicable):
 - a. Department of Environmental Protection.
 - b. Municipal Authorities.
 - c. Schuylkill Conservation District.
 - d. PA Department of Transportation (if State roads are involved, highway occupancy permits must be filed).
 - e. PA Historical and Museum Commission, Bureau of Historical Preservation.
 - f. Sewage Enforcement Officer.
 - g. Appropriate Utility Companies.

C. Review by the County Engineer.

- 1. As per the "Schuylkill County Planning Commission Subdivision and Land Development Plan Review Schedule" the County Engineer shall review the engineering considerations in the plan and prepare an initial written report on such considerations. The report shall be made available to the applicant and Planning Commission.
- 2. Determine whether the preliminary plan submission meets the objectives and requirements of this Ordinance, other applicable ordinances and statutes.
- 3. The County Engineer may make additional reports and recommendations to the Planning Commission during review of the plan.

D. **Review by Planning Commission.** Within ninety (90) days following the date of the regular Commission meeting the preliminary plan was submitted for review, the Planning Commission shall:

1. Review all applicable reports received from the agencies and officers.
2. Determine whether the preliminary plan submission meets the objectives and requirements of this Ordinance, other applicable ordinances, and statutes.
3. Review the preliminary plan submission with the applicant, his agent, or representative and recommend any needed revisions so that the submission will conform to this Ordinance, other applicable ordinances, and statutes.

E. **Decision by Planning Commission.**

1. The Planning Commission can approve, conditionally approve or disapprove the preliminary plan.
2. The decision of the Planning Commission shall be in writing and shall be communicated to the applicant personally or by mail at his last known address not later than fifteen (15) days following the decision.
3. Approval of the preliminary plan submission shall constitute conditional approval of the subdivision or land development as to the character and intensity, but shall not constitute approval of the final plan or authorize the sale of lots or construction of buildings.
4. When the preliminary plan submission is disapproved, the decision shall specify the defects found in the submission, shall describe the requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.
5. Failure of the Planning Commission to render a decision and communicate it to the applicant within the time and in the manner required by Pennsylvania Municipalities Planning Code, MPC shall be deemed an approval of the plan as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of communication of the decision.
6. The County shall communicate to the applicant, in writing, indicating conditional approval of the applicant's preliminary plan contingent upon the applicant satisfying all conditions. The conditional approval shall expire and the plan will be deemed null and void if the conditions are not satisfied within 90 days as further defined in the Pennsylvania Municipalities Planning Code, unless a written extension is granted by the Planning Commission.

F. Development in Phases.

1. The preliminary plan shall provide a plan for the entire subdivision. If requested by the applicant, the Planning Commission may permit submission of the final plan in phases, each covering a portion of the entire proposed subdivision as shown and approved on the preliminary plan, noting that each phase will require a separate filing fee and recording fee. Each phase shall be shown at a minimum of 25% of the entire project, with the exception of the last phase.
2. If the final plan is to be filed in phases, each phase shall relate logically to provide continuity of access, extension of utilities, and availability of amenities.
3. The Planning Commission shall approve the boundaries and configuration of phases of a development.
4. The undertaking of improvements cannot commence until final approval is obtained for the phase for which plans have been submitted for.

G. Final Plan Submission Deadline.

1. An applicant shall file a final plan within one (1) year from the date of the approval of the preliminary plan by the Planning Commission.
2. Failure to comply with this requirement shall render the preliminary plan null and void, and a new preliminary plan shall be submitted.

703. PRELIMINARY PLAN REQUIREMENTS.

A. Plans Required.

1. The following plans shall be required for all major subdivisions and land developments and shall show the information set forth in Sections 703.B through 703.L, as applicable:
 - a. Layout Plan (see Sections 703B, C, D and E).
 - b. Grading and Storm Drainage Plan (see Sections 703.B, C, D and F).
 - c. Utility Plan (see Sections 703.B, C, D and G).
 - d. Erosion and Sediment Plan (see Sections 703.B, C, D and H).
 - e. Road Profiles (see Sections 703.B, C and I).
 - f. Sanitary Sewer and Storm Drain Profiles (see Sections 703.B, C and J).
 - g. Construction Details (see Sections 703.B, C and K).
 - h. Key Plans, if preliminary plan contains more than one sheet.
 - i. Landscape Plan (see Sections 703.B, C and L)

2. The plans listed in Section 703.A.1 may be combined if, in the discretion of the Planning Commission, clarity of such plans will not be impaired.

B. Drafting Standards.

1. Plans shall be prepared on a sheet no larger than 24" x 36".
2. All information shall be legibly and accurately presented.
3. Appropriate scales.
 - a. Plans shall be drawn preferably at a scale of:
 - (i) one inch (1") equals fifty feet (50') or
 - (ii) one inch (1") equals one hundred feet (100').
 - b. Profiles shall be drawn at a vertical scale of
 - (i) five feet (5') per inch or ten feet (10') per inch (for horizontal scale of 1"=50') or
 - (ii) ten feet (10') per inch (for horizontal scale of 1"=100').
 - c. The Planning Commission may approve other acceptable scales.
4. All dimensions shall be set in feet and decimal parts thereof, and all bearings shall be set in degrees, minutes and seconds.
5. Each sheet shall be numbered and shall show its relationship to the total number of sheets. If match lines are employed, a legend showing sheet relationship shall be provided.
6. Plans shall be so prepared and shall bear an adequate legend to indicate clearly which features exist and which are proposed.
7. Where any revision is made, or when the plan is a revision of a previously approved plan, dotted lines shall be used to show features or location to be abandoned and solid lines to show the currently proposed features. Notations of revisions shall be dated.

C. General Information.

1. Name of subdivision or land development and Municipality it is located in.
 - a. Include title of submission (e.g. Major Subdivision Preliminary Plan).
 - b. Include sheet title (e.g. Layout Plan).

2. Names and addresses of:
 - a. Landowner(s).
 - b. Developer.
3. Certificate of Ownership (Appendix F & G):
 - a. The owner shall acknowledge said statement before an officer authorized to take acknowledgments.
 - b. The seal of a notary public shall be impressed to the plan acknowledging owner's statement of intent, and signed in ink.
4. Name, address, signature, license number and seal of the professional engineer, landscape architect or surveyor responsible for the preparation of the plan shall be affixed to each plan utilizing the Certification of Accuracy (Appendix D).
5. Location (Quad) map preferable at 1"=1000' scale showing location of site.
6. Vicinity (Key) map at a suitable scale showing the relation of the site to adjoining properties and streets within 1000' of the site.
7. Date of plan completion and all subsequent revision dates.
8. UPI for the tract being subdivided or developed certified by the Mapping Department.

D. General Information Required on all Layout Plans, Grading and Storm Drainage Plans, Utility Plans, and Erosion and Sediment Plans.

1. Boundary lines of tract. The total tract boundary lines of the area being subdivided showing bearings and distances, and a statement of total tract acreage (in acres and square feet). Perform property survey of residue or remnant of tract if less than 10 acres or such other size as determined by the Planning Commission.
 - a. The boundaries of the lots being newly created shall be determined by accurate field survey closed with an error not to exceed one in five thousand and balanced.
 - b. The boundaries of any residual tract which is ten (10) acres or less shall be determined by accurate field survey, closed with an error not to exceed one in five thousand and balanced.
 - c. The boundaries of any residual tract which is greater than ten (10) acres may be determined by deeds (and noted on the plan).
2. Boundaries of all adjoining properties, including those across adjacent roads, with names of landowners, Deed Book volume and page number and UPI number.

3. North arrow and graphic and written scales.
4. Location, type and material of all existing or set monuments.
5. Location of natural features on the site and within one hundred feet (100') from the site being subdivided or developed.
 - a. Contour lines at an interval of two feet (2') shall be shown.
 - b. Datum to which contour elevations refer. Where reasonably practicable, data shall refer to known, established elevations.
 - c. Permanent and seasonal high water table areas, if any, should be noted.
 - d. Watercourses, lakes, flood-prone areas and wetlands with names, if any.
 - e. Location and extent of various soil types with the Natural Resources Conservation Service (NRCS), definitions and Department of Environmental Protection (DEP) classifications for each.
 - f. Forested areas.
 - g. Rock outcrops and stone field, if any, should be noted.
 - h. Any other significant topographical features.
6. Location of existing man-made features on the site and within one hundred feet (100') from the site being subdivided or developed:
 - a. Street and right-of-way widths (including street name) on the site and on the immediately adjacent tracts.
 - b. Existing lot layout on the site, including lot numbers.
 - c. Historic sites or structures, including name and description.
 - d. Sewer lines, storm water drains and culverts including, but not limited to, water lines and electric lines, including size, location, and invert elevations of each.
 - e. Utility easements and restrictive covenants and easements for purposes which might affect development.
 - f. Bridges.
7. Proposed features:
 - a. Layout of streets with centerlines, cartways and right-of-ways, and proposed names.
 - b. Lot layout, and size of each lot, including residual lot, expressed in acres

and square feet. Perform property survey of residue or remnant of tract if less than 10 acres or such other size as determined by the Planning Commission.

- c. Building setback lines from all lot lines.
- d. In non-residential developments, the arrangement and use of buildings and parking areas, with all necessary dimensions and number of parking spaces (elevations and perspective sketches of proposed buildings are encouraged).
- e. Rights-of-way, restrictive covenants, and easements for all drainage, utilities, and other purposes which might affect development, with designation of areas to be dedicated to the public use.
- f. Sidewalks and pedestrian paths.
- g. Open space areas.
- h. Recreation facilities.
- i. The following items shall be shown on the plan using the symbols shown:
 - Proposed Well
 - ★ Primary Absorption Field
 - Percolation Test Location
 - Existing Well
 - ▲ Soil Probe Location

E. **Layout Plan.**

- 1. Name and addresses of landowner(s), developer.
- 2. **Zoning Requirements.** From Schuylkill County Zoning Ordinance or applicable Municipal Zoning Ordinance. If zoning is administered locally, provide written correspondence from the municipal zoning officer stating that the plan meets all zoning regulations.
 - a. Applicable zoning district(s).
 - b. Minimum lot size and width requirements.
 - c. Building set back lines requirements.
 - d. Lot access:
 - (i) by fronting on a public road.
 - (ii) by a lot line along a public road no less than required width as per applicable Zoning Ordinance.

(iii) by an easement, as per applicable Zoning Ordinance.

Note: If a zoning hearing is required, plans shall be submitted after Zoning Hearing Board approval.

3. Project summary list – the following information shall be listed on the plan:
 - a. Total acreage of site, acreage to be developed and residual acreage.
 - b. Total number of lots in development including residual.
 - c. Type of water system proposed.
 - d. Type of sanitary sewer disposal system proposed.
 - e. Lineal feet of new road.
 - f. Deed source: volume and page.
 - g. UPI number.
 - h. Parcels of land to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public, or community purposes must be noted on plans.
 - i. Zoning districts, lot size and width and setback requirements (from applicable Zoning Ordinance) and intended use of the subdivision or land development.

4. Proposed or existing features.
 - a. Streets:
 - (i) cartways and right-of-way width.
 - (ii) centerlines with bearings, distances, horizontal curve data and stations corresponding to the profile.
 - (iii) right-of-way and curb lines with horizontal curve radii at intersections.
 - (iv) beginning and end of proposed construction.
 - (v) tie-in by courses and distances to intersection of all public roads, with their names and widths of cartway and right-of-way.
 - (vi) name.
 - b. Curve data for all curves included in the plans.
 - c. Clear sight triangles for all intersections.

F. Grading and Storm Drainage Plan.

1. Location of natural features on the site and within one hundred feet (100') from the site being subdivided or developed.
 - a. Existing and proposed contour lines at an interval of two feet (2') shall be shown. Datum to which contour elevations refer.
2. Street centerline data and stations corresponding to the profile.
3. Storm drainage:
 - a. Location and size of facilities with stations corresponding to the profile.
 - b. Location of inlets with invert elevation, in and out, of flow line and grade at the top of each inlet.
 - c. Watershed areas for each drainage structure or swale.
 - d. Property lines and ownership, with details of easements where required.
 - e. Beginning and end of proposed construction.
 - f. Location of all other drainage facilities and public utilities in the vicinity of storm drain lines.
 - g. Hydraulic design standards for culverts, bridge structures and/or other storm facilities.
4. Location and size of proposed drainage swales.

G. Utility Plan.

1. If on-lot sanitary sewage disposal systems are being proposed:
 - a. Existing and proposed contour lines at an interval of two feet (2') shall be shown. Datum to which contour elevations refer.
 - b. Proposed location of wells.
 - c. Proposed or typical location of dwelling.
 - d. Proposed location of subsurface disposal field.
 - e. Location of percolation test holes and soil probe pit.
2. If centralized sanitary sewers are being proposed:
 - a. Location and size of line with stations corresponding to the profile.
 - b. Location of manholes with invert elevation, in and out, of flow line and grade at the top of each manhole.

- c. Property lines and ownership, with details of easements where required.
 - d. Beginning and end of proposed construction.
 - e. Location of laterals.
 - f. Location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines.
3. If centralized water system is being proposed:
 - a. Location and size of waterline, with stations corresponding to the profile.
 - b. Plans pertaining to water source.
 - c. An engineer's report shall be prepared and shall contain complete and accurate information relating to said community water supply. This report shall include, but shall not be limited to the following: mains, submains, valves, location and type of fire hydrants, water pressure to be delivered to the proposed properties and a statement from the water company that said company can and will supply the water as proposed in the developer's plan.
 4. If on-lot water system is being proposed, location of all wells (existing and proposed) and isolation distance between well and septic system, if applicable.
 5. If gas mains, street lighting, electric, telephone, and cable lines are proposed, show on plan.

H. Erosion and Sediment Plan.

1. All plans must conform to the requirements of the current Pennsylvania Code, Title 25, Chapter 102 Erosion and Sediment Control Regulations and the PA Clean Streams Law.
2. If an NPDES Permit is required, the application shall be submitted to the Schuylkill Conservation District and a copy of the application shall be submitted to the Planning Commission.

Note: Information regarding Chapter 102 is available on the Schuylkill County web site or by contacting the Schuylkill Conservation District office.

I. Road Profiles.

1. Profile of existing ground surface along centerline of street.
2. Proposed centerline grade with percent on tangents and elevations at fifty (50') foot intervals.
3. All vertical curve data including length, elevations and minimum sight distance as required by Article 11.

J. Sanitary Sewer and Storm Drain Profiles.

1. Profile of existing ground surface with elevations at top of manholes or inlets.
2. Profile of storm drain or sewer showing type and size of pipe, grade, cradle, manhole, and inlet locations, and invert elevations along flow line.
3. All line crossings of other utilities.
4. Invert elevations along flow line at manholes, inlets, and at line crossing of other utilities.

K. Construction Details.

1. Typical cross-section and specifications for street construction as required by Article 11.
2. Drainage swale cross-section and construction materials.
3. Pipe bedding details for all utilities.
4. Storm drainage structures, including ponds, and notes.
5. Sanitary sewer structures, typical appurtenances and construction details and notes.
6. Water system appurtenances, typical water connection detail and construction notes.
7. Curb and sidewalk details.

L. Landscaping Plan.

The need for landscaping will be determined by the Planning Commission dependent upon size, location and specifics of each subdivision, and shall be reviewed by the Schuylkill Conservation District. (Refer to Section 1128).

1. Existing vegetation to be removed.
2. Existing vegetation to be preserved.
3. Proposed planting schedule, including the locations, species and sizes of plantings.
4. Existing and proposed grades.

704. SUPPORTIVE DOCUMENTS AND INFORMATION.

- A. Residual Land Sketch.** A map of all property holdings of the owner within one thousand feet (1000') of the proposed subdivision, indicating the site of proposed subdivision shall be provided. Where the preliminary plan covers only a part of the subdivider's entire holdings, the Planning Commission may request that the plan show the prospective street

and lot layout of the remainder of the tract and any adjacent tracts held under the same ownership.

B. Certification of a Centralized Sewage Disposal System.

1. **Public.** If the subdivision or land development is to be served by an existing sewer company or authority, the developer shall submit a copy of a letter from the company or authority which states that the company or authority can adequately serve the subdivision and which states any conditions required by the company or authority for the provision of services.

Notification by letter from the authority approving the system layout and stating that they will assume ownership and maintenance responsibilities upon completion will be required prior to final approval.

In the alternative, if the proposed sewerage disposal system on a subdivision or land development plan is not accepted for dedication by the sewer authority or the Municipality, then a note shall be placed on the final plan stating that a cooperative association of lot owners or other similar entity shall be created for the purposes of ownership and maintenance of the sewerage disposal system.

2. **Private.** If the subdivision or land development is to be served by a private centralized sewage disposal system, the developer shall submit a copy of the application required to be submitted to PADEP.

C. Sewage Facilities Planning Module. When the subdivision or land development is to be served by individual on-lot sewage disposal systems, the developer shall submit a copy of a completed Sewage Facilities Planning Module signed by the appropriate municipal official and the Sewage Enforcement Officer (SEO). Written correspondence must be received from PADEP approving the proposed installation of the on-lot septic system prior to final plan approval.

Note: Any lot 10 acres or less that is not being developed is required to submit a Non-Building Waiver signed by the appropriate municipal official and the SEO, or may be subjected to probes and percolation tests as required by the SEO.

D. Not for Development.

1. For those lots that are not being proposed for development, i.e. residue, the following note shall be placed on the plan: “[Residue] is not for further development without the prior approval of the governing body responsible for the approval of the subdivision and land development.”
2. A Non-Building Waiver shall be required for all lots not being proposed for development, including the residue. If the lot is greater than 10 acres, a Non-Building Waiver is not needed.
3. When a lot is proposed for development that was previously approved by the Planning Commission for “not for development” and included a non-building waiver, the plan must be submitted as a new plan with the applicable fees for review and approval.

- E. **Certification of Public Water Supply System.** If the subdivision or land development is to be served with water by an existing water company or authority, the developer shall submit a copy of a letter from such water company or authority which states that the company or authority can adequately serve the subdivision and which states any conditions required by the company or authority for the provision of services.

Notification by letter from the authority approving the system layout and stating that they will assume ownership and maintenance responsibilities upon completion will be required prior to final plan approval.

In the alternative, if the proposed water supply system on a subdivision or land development plan is not accepted for dedication by the water authority or the Municipality, then a note shall be placed on the final plan stating that a cooperative association of lot owners or other similar entity shall be created for the purposes of ownership and maintenance of the water supply system.

- F. **Central Water.** For all subdivisions and land developments where the lots are to be served by other than individual wells, the applicant shall present evidence to the Planning Commission that the subdivision or land development is to be supplied by a certified public utility, a bona fide authority or utility. A copy of a Certificate of Public Convenience from the cooperative association of lot owners or by a municipal corporation, 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.

- G. **Stormwater Facilities.** If the subdivision or land development is to be served by new stormwater facilities, the developer shall submit a copy of a letter or other documentation issued by the Municipality which states that the Municipality will assume ownership and maintenance responsibilities for the new facilities upon completion. Such documentation must be received by the Planning Commission before it will grant final approval of the subdivision or land development plan. In the alternative, if one or more of the stormwater facilities on a subdivision or land development plan are not accepted for dedication by the Municipality, then a note shall be placed on the final plan stating that a cooperative association of lot owners or other similar entity shall be created for the purposes of ownership and maintenance of those facilities.

- H. **Stormwater Drainage Calculations.** All calculations (which shall be in accordance with Section 1121) relating to facilities appearing on the Grading and Storm Drainage Plan and the Erosion and Sediment Plan shall be submitted for review by the County Engineer and DEP. All storm water runoff calculations shall be governed by the parameters set forth in Appendix H.

- I. **Erosion and Sediment Control.**

As required in Section 703.H

- J. **Highway Occupancy Permit (H.O.P.).** If a State road is involved, no subdivision or land development which will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of

the Act of June 1, 1945, known as the "State Highway Law" before driveway access to a State highway is permitted.

If a driveway will access a municipal road, the plat shall contain a notice that states "Prior to construction of a new driveway, permission to connect to a municipal road shall be requested from the Municipality by the individual lot owner(s)."

- K. **Protective Covenants.** A description of the protective covenants or private restrictions to be incorporated in as though a part of the subdivision shall be submitted, in form to be recorded, to the Planning Commission.
- L. **Bridges.** Preliminary design of any bridges or culverts meeting the applicable requirement of the Pennsylvania Department of Transportation and Pennsylvania Department of Environmental Protection should be provided for review by the County Engineer.
- M. **Subsurface Coal.** A complete report on subsurface coal conditions must be filed for areas underlain by coal. Such a report shall show conditions of mining, if any, and a statement describing the possibility of subsidence. All strip mines, spoil banks and bodies of water in abandoned stripping pits within one-half (1/2) mile of any development must also be accurately located and shall be so shown.
- N. **Easement Agreements.** If plan proposes access through an adjoining property, an Easement Agreement is required. The Planning Commission Solicitor shall review and approve agreement prior to final plan approval. The easement must meet the following requirements:
 - 1. The grant of easement shall be in the deed creating the lot.
 - 2. The easement shall be appurtenant to the dominant tenement.
 - 3. The easement shall be the actual route of access to the lot.
 - 4. The level of service shall be specified in the grant of easement.
 - 5. The grant of easement shall provide that the level of use of the easement shall include use of the easement as the route for provision of all utility services to the dominant tenement.
 - 6. The grant of easement shall define the level of improvement of the easement provided that the minimum level of improvement shall be "mud free".
 - 7. The grant of easement shall specify who is responsible for maintenance of the easement.
 - 8. The route of the easement shall be field surveyed.
 - 9. The route of the easement shall be described in metes and bounds.
 - 10. All easements shall be at least thirty-three feet wide.

- O. **New Streets.** If the subdivision or land development is to be served by a new street, prior to final plan approval, the developer shall submit a copy of a letter or other documentation issued by the Municipality which states that the Municipality will assume ownership and maintenance responsibilities for the new street upon completion. Such documentation must be received by the Planning Commission before it will grant final approval of the subdivision or land development plan.

In the alternative, if one or more of the streets on a subdivision or land development plan are not accepted for dedication by the Municipality, then a note shall be placed on the final plan stating that a cooperative association of lot owners or other similar entity shall be created for the purposes of ownership and maintenance of those streets.

- P. **Additional Information.** The Planning Commission may require the submission of additional information.

ARTICLE 8

MAJOR SUBDIVISION OR LAND DEVELOPMENT

FINAL PLAN

801. PURPOSE.

The purpose of the final plan is to receive formal approval by the Planning Commission before plans for all major Subdivisions and Land Developments are recorded.

802. SUBMISSION AND REVIEW PROCEDURE.

- A. **Final Plan Submission Required.** A final plan submission for each major subdivision or land development must be filed by the applicant and reviewed in accordance with the provisions of Article 8.
- B. **Submission Deadline.**
1. An applicant shall file a final plan submission within one (1) year from the date of the approval of the preliminary plan by the Planning Commission.
 2. Failure to comply with this requirement shall render the preliminary plan submission null and void, and a new preliminary plan submission must be filed.
- C. **Administrative Submission Requirements.**
1. The applicant shall file the plan according to the “Schuylkill County Planning Commission Subdivision and Land Development Review Schedule” along with:
 - a. Original and one (1) copy each of the Application Form (Appendix B).
 - b. Original and one (1) copy each of the Major Subdivision and Land Development Final Plan Checklist (Appendix C.5).
 - c. Minimum of eight (8) copies of plan.
 - d. Full application fee submitted with application.
 - e. Plan sheet size shall be no larger than 24” x 36”.
 - f. Certificate of Ownership Affidavit affixed to each plan and signed, in ink, by owner(s) (Appendix F and G).
 - g. The seal of a notary public impressed on each plan acknowledging owner’s statement of intent, and signed in ink.
 - h. Name, address, signature, license number and seal of the professional engineer, landscape architect or surveyor responsible for the preparation of

the plan shall be affixed to each plan utilizing the Certification of Accuracy (Appendix D).

- i. All modifications from the requirements of this ordinance that were granted by the Planning Commission shall be listed on plan. Refer to Section 106.
 - j. Certification of Uniform Parcel Identifier (UPI) on each copy of plan.
2. **Incomplete Application.** If the applicant does not satisfactorily complete the items listed in Section 802.B or requires a hearing before the Schuylkill County or Municipal Zoning Hearing Board, the application shall be returned to the applicant stating the reasons for being incomplete within seven (7) days of the submission. If a zoning hearing is required, plan applications shall be submitted to Planning Office *after* Zoning Hearing Board approval is granted.
 3. Each major subdivision or land development final plan shall provide the information required in this Article.
 4. When feasible, all sheets shall preferably be folded to 9” x 12” size in such a manner that the title of the sheet faces out.
 5. The applicant is required to forward plans to the following agencies and submit the agencies comments to the Planning Commission prior to final plan approval (if applicable):
 - a. Department of Environmental Protection.
 - b. Municipal Authorities.
 - c. Schuylkill Conservation District.
 - d. PA Department of Transportation (if State roads are involved, highway occupancy permits must be filed).
 - e. PA Historical and Museum Commission, Bureau of Historical Preservation.
 - f. Sewage Enforcement Officer.
 - g. Appropriate Utility Companies.

D. Review by County Engineer.

1. As per the “Schuylkill County Planning Commission Subdivision and Land Development Plan Review Schedule” the County Engineer shall review the engineering considerations in the plan and prepare an initial written report on such considerations. The report shall be made available to the applicant and Planning Commission.
2. Determine whether the final plan submission meets the objectives and requirements of this Ordinance, other ordinances and statutes.

3. The County Engineer may make additional reports and recommendations to the Commission during review of the plan.

E. **Review by Planning Commission.** Within ninety (90) days following the date of the regular Planning Commission meeting the final plan was submitted for the Commission shall:

1. Review all applicable reports received from the agencies and officers.
2. Determine whether the final plan submission meets the objectives and requirements of this Ordinance, other ordinances, and statutes.
3. Review the final plan submission with the applicant, his agent, or representative and recommend any needed revisions so that the submission will conform to this Ordinance, other ordinances, and statutes.
4. Any final plan must comply with the preliminary plan as well as conditions under which the preliminary plan was approved. Conditional approval is not usually granted for a final plan. The exception is when state permits are required or obtaining financial security.

F. **Decision by Planning Commission.**

1. The Planning Commission can approve, conditionally approve or disapprove the final plan.
2. The decision of the Planning Commission shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.
3. Offers of Dedication.
 - a. The approval of the final plan by the Planning Commission shall not constitute an acceptance of the dedication of any street or other proposed public way, open space, or such other area shown on the final plan.
 - b. Any intent of dedication shall be specifically stated on the plan.
4. When the final plan submission is disapproved, the decision shall specify the defects found in the submission, shall describe the requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.
5. Failure of the Planning Commission to render a decision and communicate it to the applicant within the time and in the manner required by MPC shall be deemed an approval of the plan as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of communication of the decision.
6. The County shall communicate to the applicant in writing indicating conditional approval of the applicant's final plan contingent upon the applicant obtaining any

state permits and satisfactory financial security. The final plan will not be signed by the County officials until a satisfactory financial security is presented. The conditional approval shall expire and the plan will be deemed null and void if the financial security agreement is not executed within 90 days, unless a written extension is granted by the Planning Commission.

7. The County shall communicate to the applicant, in writing, indicating conditional approval of the applicant's final plan contingent upon the applicant satisfying all conditions. The conditional approval shall expire and the plan will be deemed null and void if the conditions are not satisfied within 90 days as further defined in the Pennsylvania Municipalities Planning Code, unless a written extension is granted by the Planning Commission.

G. Review by Various Agencies.

1. The final plan may be reviewed by the Township or Borough Engineer, and if deemed necessary, other officials. These reviewers will report their findings to the Planning Commission.
2. The Reviewing Agencies may make additional reports and recommendations to the Planning Commission during the review of the plan.

H. Development in Phases.

1. If requested by the applicant, the Planning Commission may permit submission of the final plan in phases, each covering a portion of the entire proposed subdivision as shown and approved on the preliminary plan, noting that each phase will require a separate filing fee and recording fee. Each phase shall be shown at a minimum of 25% of the entire project, with the exception of the last phase.
2. If the final plan is to be filed in phases, each phase shall relate logically to provide continuity of access, extension of utilities, and availability of amenities.
3. The Planning Commission shall approve the boundaries and configuration of phases of a development.

803. RECORDING OF FINAL PLAN.

As per the requirements of the Pennsylvania Municipalities Planning Code, the applicant shall record the final plan approved by the Planning Commission in the County Recorder of Deeds office within ninety (90) days of such an approval. If the plan is not recorded within such period, the action of the Planning Commission shall become null and void.

804. FINAL PLAN REQUIREMENTS.

A. Plans Required.

1. Final plans shall be required for all major subdivisions and land developments and shall show the information set forth in Sections 804.B through 804.L, as applicable:
 - a. Layout Plan (see Sections 804.B, C, D and E).
 - b. Grading and Storm Drainage Plan (see Sections 804.B, C, D and F).
 - c. Utility Plan (see Sections 804.B, C, D and G).
 - d. Erosion and Sediment Plan (see Sections 804.B, C, D and H).
 - e. Road Profiles (see Sections 804.B, C and I).
 - f. Sanitary Sewer and Storm Drain Profiles (see Sections 804.B, C and J).
 - g. Construction Details (see Sections 804.B, C and K).
 - h. Key Plans, if final plan contains more than one sheet.
 - i. Landscape Plan (see sections 804. B, C and L).
2. The plans listed in Section 804.A.1 may be combined if, in the discretion of the Planning Commission, clarity of such plans will not be impaired.

B. Drafting Standards.

1. Plans shall be prepared on a sheet no larger than 24" x 36".
2. All information shall be legibly and accurately presented.
3. Appropriate scales.
 - a. Plans shall be drawn preferably at a scale of:
 - (i) one inch (1") equals fifty feet (50') or
 - (ii) one inch (1") equals one hundred feet (100').
 - b. Profiles shall be drawn at a vertical scale of
 - (i) five feet (5') per inch or ten feet (10') per inch (for horizontal scale of 1"=50') or
 - (ii) ten feet (10') per inch (for horizontal scale of 1"=100').
 - c. The Planning Commission may approve other acceptable scales.

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

C. General Information.

1. Name of subdivision or land development and Municipality it is located in.
 - a. Include title of submission (e.g. Major Subdivision Final Plan).
 - b. Include sheet title (e.g. Layout Plan).
2. Names and addresses of:
 - a. Landowner(s)
 - b. Developer
3. Certificate of Ownership (Appendix F & G):
 - a. The owner shall acknowledge said statement before an officer authorized to take acknowledgments.
 - b. The seal of a notary public shall be impressed to the plan acknowledging owner's statement of intent, and signed in ink.
4. Name, address, signature, license number and seal of the professional engineer, landscape architect or surveyor responsible for the preparation of the plan shall be affixed to each plan utilizing the Certification of Accuracy (Appendix D).
5. Approval/review signature blocks showing appropriate identifying title and shall preferably be placed above the general title block for the following:
 - a. Recorder of Deeds (Minimum size 4 ½" wide by 4 ½" high).
 - b. UPI Certification-(Minimum size 2" wide by 3" high).
6. Location (Quad) map preferable at 1"=1000' scale showing location of site.
7. Vicinity (Key) map at a suitable scale showing the relation of the site to adjoining

properties and streets within 1000' of the site.

8. Date of plan and all subsequent revision dates.
9. UPI for the tract being subdivided or developed certified by the Mapping Department.
10. Certificate of Planning Commission approval (Appendix A) shall be affixed on each plan.

D. General Information Required on all Layout Plans, Grading and Storm Drainage Plans, Utility Plans, and Erosion and Sediment Plans.

1. Boundary lines of tract. The total tract boundary lines of the area being subdivided showing bearings and distances, and a statement of total tract acreage (in acres and square feet). Perform property survey of residue or remnant of tract if less than 10 acres or such other size as determined by the Planning Commission.
 - a. The boundaries of the lots being newly created shall be determined by accurate field survey closed with an error not to exceed one in five thousand and balanced.
 - b. The boundaries of any residual tract which is ten (10) acres or less shall be determined by accurate field survey, closed with an error not to exceed one in five thousand and balanced.
 - c. The boundaries of any residual tract which is greater than ten (10) acres may be determined by deeds (and noted on the plan).
2. Boundaries of all adjoining properties, including those across adjacent roads, with names of landowners, Deed Book volume and page number and UPI number.
3. North arrow and graphic and written scales.
4. Location, type, material and size of all existing or set monuments.
5. Location of natural features on the site and within one hundred feet (100') from the site being subdivided or developed.
 - a. Contour lines at an interval of two feet (2') shall be shown.
 - b. Datum to which contour elevations refer. Where reasonably practicable, data shall refer to known, established elevations.
 - c. Permanent and seasonal high water table areas, if any, should be noted.
 - d. Watercourses, lakes, flood-prone areas and wetlands with names, if any.
 - e. Location and extent of various soil types with Natural Resources Conservation Service (NRCS) definitions and Department of Environmental Protection (DEP) classifications for each.

- f. Forested areas.
 - g. Rock outcrops and stone field, if any, should be noted.
 - h. Any other significant topographical features.
6. Location of existing man-made features on the site and within one hundred (100') feet from the site being subdivided or developed:
- a. Streets and rights-of-way (including name and right-of-way widths) on the site and on immediately adjacent tracts.
 - b. Existing lot layout on the site, including lot numbers.
 - c. Historic sites or structures, including name and description.
 - d. Sewer lines, storm water drains and culverts including, but not limited to, water lines and electric lines, including size, location, and invert elevations of each.
 - e. Utility easements and restrictive covenants and easements for purposes which might affect development.
 - f. Bridges.
7. Proposed features.
- a. Layout of streets with centerlines, cartways and right-of-ways, and proposed names.
 - b. Lot layout, lot size(s), including residual lot size, in acres and square feet). Perform property survey of residue or remnant of tract if less than 10 acres or such other size as determined by the Planning Commission.
 - c. Building setback lines from all lot lines.
 - d. In non-residential developments, the arrangement and use of buildings and parking areas, with all necessary dimensions and number of parking spaces (elevations and perspective sketches of proposed buildings are encouraged).
 - e. Rights-of-way, restrictive covenants, and easements for all drainage, utilities, and other purposes which might affect development, with designation of areas to be dedicated to the public use.
 - f. Sidewalks and pedestrian paths.
 - g. Open space areas.
 - h. Recreation facilities.

i. The following items shall be shown on the plan using the symbols shown:

- | | | | |
|-----|---------------------------|---|---------------------|
| ○ | Proposed Well | ■ | Existing Well |
| ★ | Primary Absorption Field | ▲ | Soil Probe Location |
| ●●● | | | |
| ●●● | Percolation Test Location | | |

E. **Layout Plan.**

1. Name and addresses of landowner, developer.
2. **Zoning Requirements.** From Schuylkill County Zoning Ordinance or applicable Municipal Zoning Ordinance. If zoning is administered locally, provide written correspondence from the municipal zoning officer stating that the plan meets all zoning regulations.
 - a. Applicable zoning district(s).
 - b. Minimum lot size and width requirements.
 - c. Building set back lines requirements.
 - d. Lot access:
 - (i) by fronting on a public road.
 - (ii) by a lot line along a public road no less than required width as per applicable Zoning Ordinance.
 - (iii) by an easement, as per applicable Zoning Ordinance.

Note: If a zoning hearing is required, plans shall be submitted after Zoning Hearing Board approval.

3. Project summary list – the following information shall be listed on the Plan:
 - a. Total acreage of site, acreage to be developed and residual acreage.
 - b. Total number of lots in the development, including residual.
 - c. Type of water system proposed.
 - d. Type of sanitary sewer disposal system proposed.
 - e. Lineal feet of new road.
 - f. Deed source: volume and page.
 - g. UPI number.

- h. Parcels of land to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public, or community purposes must be noted on plans.
 - i. Zoning districts, lot size and setback requirements (from applicable zoning ordinance). Intended use of subdivision or land development.
4. Proposed or existing features:
- a. Dimensions, and areas of lots expressed in both square feet and acres.
 - b. Streets:
 - (i) cartways and right-of-way width.
 - (ii) centerlines with bearings, distances, horizontal curve data and stations corresponding to the profile.
 - (iii) right-of-way and curb lines with horizontal curve radii at intersections.
 - (iv) beginning and end of proposed construction.
 - (v) tie-in by courses and distances to intersection of all public roads, with their names and widths of cartway and right-of-way.
 - (vi) name.
 - c. Curve data for all curves included in the plans.
 - d. Clear sight triangles for all intersections as per PennDOT requirements.

F. Grading and Storm Drainage Plan.

- 1. Location of natural features on the site and within one hundred feet (100') from the site being subdivided or developed.
 - a. Existing and proposed contour lines at an interval of two feet (2') shall be shown. Datum to which contour elevations refer.
- 2. Street centerline data and stations corresponding to the profile.
- 3. Storm drainage:
 - a. Location and size of facilities with stations corresponding to the profile.
 - b. Location of inlets with invert elevation, in and out, of flow line and grade at the top of each inlet.
 - c. Watershed areas for each drainage structure or swale.

- d. Property lines and ownership, with details of easements where required.
 - e. Beginning and end of proposed construction.
 - f. Location of all other drainage facilities and public utilities in the vicinity of storm drain lines.
 - g. Hydraulic design standards for culverts, bridge structures and/or other storm facilities.
4. Location and size of proposed drainage swales.

G. Utility Plan.

- 1. If on-lot sanitary sewage disposal systems are being proposed:
 - a. Existing and proposed contour lines at an interval of two feet (2') shall be shown. Datum to which contour elevations refer.
 - b. Proposed location of wells.
 - c. Proposed or typical location of dwelling.
 - d. Proposed location of subsurface disposal field.
 - e. Location of percolation test holes and soil probe pit.
- 2. If centralized sanitary sewers are being proposed:
 - a. Location and size of line with stations corresponding to the profile.
 - b. Location of manholes with invert elevation of flow line and grade at the top of each manhole.
 - c. Property lines and ownership, with details of easements where required.
 - d. Beginning and end of proposed construction.
 - e. Location of laterals.
 - f. Location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines.
- 3. If centralized water system is being proposed:
 - a. Location and size of waterline with stations corresponding to the profile.
 - b. Plans pertaining to water source.
 - c. An engineer's report shall be prepared and shall contain complete and accurate information relating to said community water supply. This report

shall include, but shall not be limited to the following: mains, submains, valves, location and type of fire hydrants, water pressure to be delivered to the proposed properties and a statement from the water company that said company can and will supply the water as proposed in the developer's plan.

4. If on-lot water system is being proposed, show location of all wells (existing and proposed.) and isolation distance between well and septic system, if applicable.
5. If gas mains, street lighting, electric, telephone, and cable lines are proposed, show on plan.

H. Erosion and Sediment Plan.

1. All plans must conform to the requirements of the current Pennsylvania Code, Title 25, Chapter 102 Erosion and Sediment Control Regulations and the PA Clean Streams Law.
2. Written correspondence from the Schuylkill Conservation District or PA DEP (when applicable) indicating that Chapter 102 requirements have been satisfied shall be submitted to the County Planning office prior to final approval.

Note: Information regarding Chapter 102 is available on the Schuylkill County web site or by contacting the Schuylkill Conservation District office.

I. Road Profiles.

1. Profile of existing ground surface along centerline of street.
2. Proposed centerline grade with percent on tangents and elevations at fifty (50') foot intervals.
3. All vertical curve data including length, elevations and minimum sight distance as required by Article 11.

J. Sanitary Sewer and Storm Drain Profiles.

1. Profile of existing ground surface with elevations at top of manholes or inlets.
2. Profile of storm drain or sewer showing type and size of pipe, grade, cradle, manhole, and inlet locations, and invert elevations along flow line.
3. All line crossings of other utilities.
4. Invert elevations along flow line at manholes, inlets, and at line crossing of other utilities.

K. Construction Details.

1. Typical cross-section and specifications for street construction as required by Article 11.

2. Drainage swale cross-section and construction materials.
 3. Pipe bedding details for all utilities.
 4. Storm drainage structures and notes.
 5. Sanitary sewer structures, typical appurtenances and connection details, and construction notes.
 6. Water system appurtenances, typical water connection detail and construction notes.
 7. Curb and sidewalk details.
- L. **Landscaping Plan.** The need for landscaping will be determined by the Planning Commission dependent upon size, location and specifics of each subdivision, and shall be reviewed by the Schuylkill Conservation District (Refer to Section 1128).
1. Existing vegetation to be removed.
 2. Existing vegetation to be preserved.
 3. Proposed planting schedule, including the locations, species and sizes of plantings.
 4. Existing and proposed grades.

805. SUPPORTIVE DOCUMENTS AND INFORMATION.

- A. **Residual Land Sketch.** A map of all property holdings of the owner within one thousand feet (1000') of the proposed subdivision, indicating the site of proposed subdivision shall be provided. Where the final plan covers only a part of the subdivider's entire holdings, the Planning Commission may request that the plan show the prospective street and lot layout of the remainder of the tract and any adjacent tracts held under the same ownership.
- B. **Certification of a Centralized Sewage Disposal System.**
1. **Public.** If the subdivision or land development is to be served by an existing sewer company or authority, the developer shall submit a copy of a letter from the company or authority which states that the company or authority can adequately serve the subdivision and which states any conditions required by the company or authority for the provision of services.

Notification by letter from the authority approving the system layout and stating that they will assume ownership and maintenance responsibilities upon completion will be required prior to final approval.

In the alternative, if the proposed sewerage disposal system on a subdivision or land development plan is not accepted for dedication by the sewer authority or Municipality, then a note shall be placed on the final plan stating that a cooperative association of lot owners or other similar entity shall be created for the purposes of ownership and maintenance of the sewerage disposal system.

2. **Private.** If the subdivision or land development is to be served by a private centralized sewage disposal system, the developer shall submit written correspondence from PADEP approving the proposed sewer system.

C. **Sewage Facilities Planning Module.** When the subdivision or land development is to be served by individual on-lot sewage disposal systems, the developer shall submit written correspondence from PADEP approving the proposed installation of the on-lot septic system prior to final plan approval.

Note: Any lot 10 acres or less that is not being developed is required to submit a Non-Building Waiver signed by the appropriate municipal official and the SEO, or may be subjected to probes and percolation tests as required by the SEO.

D. **Not for Development.**

1. For those lots that are not being proposed for development, i.e. residue, the following note shall be placed on the plan: “[Residue] is not for further development without the prior approval of the governing body responsible for the approval of the subdivision and land development.”
2. A Non-Building Waiver shall be required for all lots not being proposed for development, including the residue. If the lot is greater than 10 acres, a non-building waiver is not needed.
3. When a lot is proposed for development that was previously approved by the Planning Commission for “not for development” and included a non-building waiver, the plan must be submitted as a new plan with the applicable fees for review and approval.

E. **Certification of Public Water Supply System.**

1. If the subdivision or land development is to be served with water by an existing water company or authority, the developer shall submit a copy of a letter from such water company or authority which states that the company or authority can adequately serve the subdivision and which states any conditions required by the company or authority for the provision of services.
2. Notification by letter from the authority approving the system layout and stating that they will assume ownership and maintenance responsibilities upon completion will be required prior to final approval.

In the alternative, if the proposed water supply system on a subdivision or land development plan is not accepted for dedication by the water authority or Municipality, then a note shall be placed on the final plan stating that a cooperative association of lot owners or other similar entity shall be created for the purposes of ownership and maintenance of the water supply system.

F. **Central Water.** For all subdivisions and land developments where the lots are to be served by other than individual wells, the applicant shall present evidence to the Planning Commission that the subdivision or land development is to be supplied by a certified

public utility, a bona fide authority or utility. A copy of a Certificate of Public Convenience from the cooperative association of lot owners or by a municipal corporation, 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.

- G. **Stormwater Facilities.** If the subdivision or land development is to be served by new stormwater facilities, the developer shall submit a copy of a letter or other documentation issued by the Municipality which states that the Municipality will assume ownership and maintenance responsibilities for the new facilities upon completion. Such documentation must be received by the Planning Commission before it will grant final approval of the subdivision or land development plan.

In the alternative, if one or more of the stormwater facilities on a subdivision or land development plan are not accepted for dedication by the Municipality, then a note shall be placed on the final plan stating that a cooperative association of lot owners or other similar entity shall be created for the purposes of ownership and maintenance of the stormwater facilities.

- H. **Storm Drainage Calculations.** All calculations (which shall be in accordance with Section 1121) relating to facilities appearing on the Grading and Storm Drainage Plan and the Erosion and Sediment Plan shall be submitted for review by the County Engineer and DEP. All storm water runoff calculations shall be governed by the parameters set forth in Appendix H.

- I. **Erosion and Sediment Control.**

As required in Section 804.H.

- J. **Highway Occupancy Permit (H.O.P.).** If a State road is involved, no subdivision or land development shall be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945, known as the "State Highway Law" before driveway access to a State highway is permitted.

If a driveway will access a municipal road, the plat shall contain a notice that states "Prior to construction of a new driveway, permission to connect to a municipal road shall be requested from the Municipality by the individual lot owner(s)."

- K. **Protective Covenants.** A description of the protective covenants or private restrictions to be incorporated in as though a part of the subdivision shall be submitted, in form to be recorded, to the Planning Commission.

- L. **Bridges.** Preliminary design of any bridges or culverts meeting the applicable requirement of the Pennsylvania Department of Transportation and Pennsylvania Department of Environmental Protection should be provided for review by the County Engineer.

- M. **Subsurface Coal.** A complete report on subsurface coal conditions must be filed for areas underlain by coal. Such a report shall show conditions of mining, if any, and a statement describing the possibility of subsidence. All strip mines, spoil banks and bodies of water in abandoned stripping pits within one-half (1/2) mile of any development must also be

accurately located and shall be so shown.

- N. **Easement Agreements.** If plan proposes access through an adjoining property, an Easement Agreement is required. The Planning Commission Solicitor shall review and approve Agreement prior to final plan approval. The easement must meet the following requirements:
1. The grant of easement shall be in the deed creating the lot.
 2. The easement shall be appurtenant to the dominant tenement.
 3. The easement shall be the actual route of access to the lot.
 4. The level of service shall be specified in the grant of easement.
 5. The grant of easement shall provide that the level of use of the easement shall include use of the easement as the route for provision of all utility services to the dominant tenement.
 6. The grant of easement shall define the level of improvement of the easement provided that the minimum level of improvement shall be “mud free”.
 7. The grant of easement shall specify who is responsible for maintenance of the easement.
 8. The route of the easement shall be field surveyed.
 9. The route of the easement shall be described in metes and bounds.
 10. All easements shall be at least thirty-three feet wide.
- O. **Development Statement and Schedule.** A statement setting forth in detail the character of the improvements the applicant proposes to make on the property to be developed and a development schedule indicating the approximate date when the construction will begin and be completed.
- P. **Development Cost Estimate.** An estimate, in full detail (refer to Sections 509 (f) & (g) in the PA MPC), of the construction costs for materials, supplies and labor to cover the full cost of installing the required improvements as estimated by the appropriate authority.
- Q. **Financial Security.** By posting financial security as approved by the Planning Commission’s Solicitor.
- R. **Maintenance Bond.** In submitting the final plan to the Planning Commission, the applicant shall submit a maintenance bond equal to fifteen (15%) percent of actual cost of installation of said improvements as provided in Section 509(k) in the PA MPC to guarantee maintenance and repair of the infrastructure in the subdivision or land development for eighteen (18) months after the construction thereof has been approved by the County Engineer, and acceptance of improvements has been consummated by the Municipality.
- S. **Additional Information.** The Planning Commission may require the submission of additional information.

1. A copy of all permits from PADEP for affecting watercourses, bodies of water or water obstructions must be obtained.
 2. The proposed location and type of traffic control devices must be shown on the plan.
 3. In the case of sewage disposal proposed by sub-surface or alternate methods, all approved local and state permits and planning modules must be submitted as approved.
 4. A letter from the PA Historical and Museum Commission, Bureau of Historical Preservation, if applicable.
 5. Written correspondence from the Schuylkill Conservation District or PA DEP (when applicable) indicating that Chapter 102 requirements have been satisfied, shall be submitted to the County Planning office prior to final approval.
- T. **Deed Restrictions.** All private deed restrictions, easement agreements or covenants already imposed or to be imposed as a condition to sale, shall be provided.
- U. **Dedicated Improvements.** The developer shall provide a deed of dedication together with an 8.5" x 11" plan of each such improvement.
- V. **New Streets.** If the subdivision or land development is to be served by a new street, the developer shall submit a copy of a letter or other documentation issued by the Municipality which states that the Municipality will assume ownership and maintenance responsibilities for the new street upon completion. Such documentation must be received by the Planning Commission before it will grant final approval of the subdivision or land development plan.

In the alternative, if one or more of the streets on a subdivision or land development plan are not accepted for dedication by the Municipality, then a note shall be placed on the plan stating that a cooperative association of lot owners or other similar entity shall be created for the purposes of ownership and maintenance of those streets.

ARTICLE 9

GUARANTEE OF IMPROVEMENTS INSTALLATION

901. GUARANTEE OF IMPROVEMENTS INSTALLATION REQUIRED.

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

902. IMPROVEMENTS TO BE PROVIDED BY THE APPLICANT.

- A. In all cases, the subdivider or land developer shall be responsible for the installation of all improvements required by this Ordinance.
- B. The County Engineer or the County's designee shall make such inspections of the required improvements to assure compliance with this Ordinance. The reasonable costs of such inspection shall be borne by the subdivider or land developer.

903. DEVELOPMENT AGREEMENT.

- A. **Development Agreement Required.**
 - 1. All applicants proposing any subdivision or land development which provided for the installation of improvements required by this Ordinance or any improvements or amenities which appear on the plan shall be required to enter into a legally binding Development Agreement with the County prior to final plan approval.
 - 2. The Development Agreement shall guarantee the installation of said improvements in strict accordance with all County requirements.
 - 3. The final plan shall not be approved by the Planning Commission prior to the execution of this agreement and the delivery of the Performance Guarantee.
- B. **Terms of Development Agreement.** The Development Agreement shall be in the manner and form approved by the Planning Commission's Solicitor and it shall consist of the following terms, where applicable:
 - 1. Required Improvements:
 - a. The construction depicted upon the approved plans in itemized format.
 - b. The construction of streets with related curbs, street signs, drainage facilities and related improvements.

- c. The installation of utility lines.
 - d. Setting property corners.
 - e. Top soil, seeding and soil supplements.
2. Schedules:
 - a. A work schedule prepared by the developer's engineer setting forth the beginning and ending dates and such other details as the County deems fit and appropriate for the improvements covered by the Development Agreement.
 - b. An inspection schedule approved by the County Engineer. The developer shall provide the County Engineer with notice at least forty-eight hours prior to scheduling inspections.
 3. Performance Guarantee:
 - a. The provision of a Performance Guarantee for completion of required Improvements which complies with Section 904.
 - b. The estimated cost of the improvements, including a detailed breakdown in a form acceptable to the Planning Commission and the County Engineer, and amount of the Performance Guarantee.
 - c. All improvements subject to the Development Agreement shall be approved according to the approved inspection schedule and Section 904.
 4. Liability:
 - a. The developer's responsibilities for damage to other property.
 - b. The developer shall secure or maintain public liability insurance for the duration of improvements construction. A copy (of other evidence of coverage) shall be submitted to the County.
 - c. A hold harmless clause to protect the County from liability.
 - d. The prevention of erosion, sediment and water damage to the subject and adjacent properties.
 5. The dedication of streets, transfer of water and sewer lines and easements.
 6. The developer shall provide the County with a set of "record drawings" plans prepared and certified by a professional engineer depicting all streets, storm and sanitary sewers, and water distribution facilities.
 7. The developer shall be responsible for all reasonable engineering and legal costs and expenses for review, inspection, consultations, and preparation of agreements.

8. The provisions for violation of the Development Agreement.
9. Any other lawful terms which the County Solicitor may require to carry out the provisions of this Ordinance.

904. PERFORMANCE GUARANTEE.

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

A. Security.

1. The Guarantee shall be secured by the credit of any of the following:
 - a. An irrevocable and unconditional letter of credit of a Federal or Commonwealth chartered lending institution.
 - b. A restrictive or escrow account in a Federal or Commonwealth chartered lending institution.
 - c. Such other financial security approved by the Planning Commission (which approval shall not be unreasonably withheld).
2. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required on or before the date fixed in the formal action of approval or the date fixed in the Development Schedule for the completion of such improvements.
3. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security executed by such sureties as are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (*amended*) by the Audit Staff, Bureau of Government Financial Operations, US Treasury Department.

B. Amount.

1. The amount of financial security shall be equal to one hundred ten (110%) percent of the cost of the required improvements for which financial security is to be posted.
2. Cost of Improvements:
 - a. The cost of the improvements shall be established by an estimate prepared by the developer's professional engineer, submitted for review and approval by the County and the County Engineer.
 - b. The cost of such improvements shall be the cost as of ninety (90) days

following the projected date of completion of such improvements plus ten (10%) percent of such cost. Annually, the County may adjust the amount of bond required to ensure it remains equal to the said one hundred and ten (110%) percent referenced in this subsection.

3. If the party posting the financial security requires more than one (1) year from the date of posting of the financial security to complete the required improvements, the amount of financial security shall be increased by an additional ten (10%) percent for each one-year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten (110%) percent of the cost of completing the required improvements as re-established on or about the expiration of the preceding one-year period by using the above bidding procedure.

- C. **Multi-Phase Development.** In the case where development is projected over a period of years, the Planning Commission may authorize submission of final plats by phases of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.

905. APPROVAL OF IMPROVEMENTS.

- A. **In General.** As the work of installing the required improvements proceeds, the party posting the financial security may request the County Engineer 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. **Notice of Completion.** When the developer has completed an improvement, the developer shall notify the County Engineer in writing by certified or registered mail of such completion and request for release and shall send a copy thereof to the County engineer.
- C. **Engineer's Report.**
 1. Within thirty (30) days of the receipt of such request, the County Engineer shall submit a written report certifying which improvements have been completed in accordance with the approved plan to the Planning Commission and mail a copy of such report by certified or registered mail to the developer at his last known address.
 2. This report shall be based on the inspections made according to the approved inspection schedule included in the Development Agreement and shall recommend approval or rejection of the improvements, either in whole or in part.
 3. If the County engineer finds any or all of the improvements to be not as required, he shall include a statement of the reasons for recommending their rejection in the report.
- D. **Decision by Planning Commission.**
 1. At its first regularly scheduled meeting after receiving the Engineer's Report (but

not later than forty-five (45) days of the receipt of the request) the Planning Commission shall review the Engineer's Report and shall authorize release of an amount as estimated by the developer's engineer fairly representing the value of the improvements completed after review and approval by the County Engineer.

2. The Planning Commission shall be deemed to have approved the release of funds as requested if the Planning Commission fails to act within forty-five (45) days of receipt of the developer's request.
 3. Until final release (completion of all improvements), the Planning Commission shall require retention of ten (10%) percent of the cost of each completed improvement.
 4. The Planning Commission shall notify the developer in writing by certified or registered mail of the decision.
- E. **Completion of Unapproved Improvements.** The developer shall proceed to complete any improvements not approved by the Planning Commission and, upon completion, request approval in conformance with the procedures specified in Section 905.
- F. **Final Release.** When the developer has completed all of the necessary and appropriate improvements, the developer shall request final approval in conformance with the procedures specified in Section 905. Such final release shall include all monies retained under Section 905.D.3.
- G. **Appeal.** Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise, any determination of the Planning Commission or the County Engineer.

906. REMEDIES TO EFFECT COMPLETION OF IMPROVEMENTS.

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

907. MAINTENANCE AGREEMENT.

A. Maintenance Agreement Required.

1. All applicants proposing any subdivision or land development which provides for the dedication of improvements required by this Ordinance or any improvements or amenities which appear on the plan shall be required to enter into a legally binding Maintenance Agreement with the affected Municipality prior to acceptance of dedication by the affected Municipality.
2. The dedication of any improvement shall not be accepted by the affected Municipality prior to the execution of a Maintenance Agreement and the delivery of the Maintenance Guarantee.

B. Terms of Maintenance Agreement.

1. The Maintenance Agreement shall be in the manner and form approved by the Planning Commission's Solicitor.
2. The Maintenance Agreement shall require the applicant to make any repair or reconstruction of any improvement stipulated in the Maintenance Agreement which is specified by the Planning Commission as necessary by reason of faulty construction, workmanship, or materials prior to acceptance of such improvement by the County Engineer.
3. The Maintenance Agreement shall require the applicant to maintain at his own cost all improvements stipulated in the Maintenance Agreement for a period not to exceed eighteen (18) months from the date of acceptance or dedication by the affected Municipality.
4. The Maintenance Agreement shall require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plat for a term not to exceed eighteen (18) months from the date of acceptance of dedication.

C. Nothing herein shall be construed as obligating the County or the affected Municipality to accept dedication of any roadway.

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

908. MAINTENANCE GUARANTEE.

- A. **Security.** The Maintenance Guarantee shall be secured by the credit of any of the following:
1. An irrevocable and unconditional letter of credit of a Federal or Commonwealth chartered lending institution.
 2. A restrictive or escrow account in a Federal or Commonwealth chartered lending institution.
 3. Such other financial security approved by the Planning Commission (which approval shall not be unreasonably withheld) and executed by such sureties as are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Audit Staff, Bureau of Government Financial Operations, US Treasury Department.
- B. **Terms.** Such Maintenance Guarantee shall be in the form approved by the County Solicitor, payable to the host Municipality, to guarantee the maintenance and repair of the streets and other improvements in the subdivision for eighteen (18) months from the date of acceptance thereof by the County.
- C. **Amount.** The amount of the Maintenance Guarantee shall be determined by the County Engineer, but shall not exceed fifteen (15%) percent of the actual cost of installation of such improvements.
- D. **Release.** After the expiration of eighteen (18) months from the date of acceptance of said improvements, the host Municipality shall release said Maintenance Guarantee to the developer (or party posting said Maintenance Guarantee) if all improvements are in satisfactory condition.

ARTICLE 10

RECORDING OF FINAL PLAN

1001. RECORDING OF FINAL PLAN.

- A. **Deadline.** As per the Pennsylvania Municipalities Planning Code, the applicant shall record the final plan approved by the Planning Commission in the office of the County Recorder of Deeds within ninety (90) days of such final approval.
- B. **Failure to Record.** If the plan is not recorded within the required time period, the approval shall become null and void.

1002. RECORDING OF PLAN.

The Record Plan shall be on two (2) clear and legible prints of the final plan and shall be submitted to the County Recorder of Deeds.

1003. EFFECT OF RECORDING.

- A. **Official Map.** After a subdivision or land development has been duly recorded, the streets, parks, and other public improvements shown thereon shall be considered to be a part of any official map of the County and/or Municipality.
- B. **Improvements Private.** Every street, park, or other improvement shown on a subdivision or land development plan that is recorded, as provided herein, shall be deemed to be a private street, park, or improvement until such time as:
 - 1. It has been offered for dedication to the Township or Borough and accepted, by resolution and recorded, or
 - 2. It has been condemned for use as a public street, park, or improvement.
- C. **Dedication of Improvements.** Streets, parks, and other public improvements shown on a subdivision or land development plan to be recorded:
 - 1. May be offered for dedication to the Township or Borough by formal notation thereof on the plan, or
 - 2. The owner shall note on the plan that such improvements have not been offered for dedication to the Township or Borough.

ARTICLE 11

DESIGN STANDARDS

1101. APPLICATION.

- A. **Standards to be Applied.** The following design standards and requirements will be applied by the Planning Commission in evaluating plans for proposed subdivisions.
- B. **Minimum Provisions.** The standards and requirements contained in Article 11 are intended as the minimum design standards for promotion of the public's health, safety and general welfare. Whenever developments increase these minimum standards the developer is assured of increased benefits to himself and to potential purchasers. The County recommends increases above these minimum standards and favors such increases whenever possible.
- C. **Municipal Regulations to Govern.** Whenever municipal regulations or ordinance impose more restrictive standards and requirements than those contained herein, the more stringent shall control the design.
- D. **Additional Improvements.** Additional or higher type improvements may be required in specific cases where, in the opinion of the Planning Commission, they are necessary to create conditions essential to the health, safety, morals, and general welfare of the citizens of the County, to protect the environment of the County, or to carry out the purposes of this Ordinance.

1102. DESIGN STANDARDS.

- A. **Land Requirements.** Land shall be suited to the purpose for which it is to be divided. In general, the Planning Commission shall take the following factors into consideration:
 - 1. Areas characterized by slopes in excess of twenty five percent (25%), rock formations, or other such features, shall not be developed.
 - 2. Areas subject to subsidence, settling, or within five hundred (500') feet of any open mining pits shall not be developed for residential purposes, unless adequate safeguards against such hazards are provided by the plan and a waiver of responsibility is clearly stated and accepted by applicant.
- B. **Natural and Historic Feature Preservation.**
 - 1. The Planning Commission may require that the design and development of subdivisions and land developments shall preserve, insofar as possible, natural, scenic, and historic features, which will add attractiveness by providing parks, adequate open space for recreation, light and air by proper distribution of population thereby creating conditions favorable to the health, safety, morals and general welfare of the citizens and for the harmonious development of the County.

2. Some of these features are the natural terrain and natural drainage, large trees or groves, watercourses and falls, historic areas and structures, scenic views and landmarks, and other community assets.
3. If any historic areas and/or structures are existing on the site, a letter shall be submitted to the PA Historic and Museum Commission, Bureau of Historic Preservation. The County may request a response from said Commission prior to approval of a final plan.

1103. COMMUNITY FACILITIES AND MASTER PLAN REQUIREMENTS.

The Planning Commission will consider the adequacy of existing or proposed community facilities to serve the uses proposed in the subdivision. Where a proposed park, playground, school or other public use shown in the County's Comprehensive Plan is located in whole or in part in a subdivision, the Planning Commission may require the provision or reservation of such area as may be deemed reasonable; provided, that such provision or reservation is acceptable to the Municipality.

- A. Areas provided or reserved for such community facilities should be adequate to provide for building sites, landscaping and off-street parking as appropriate to the use proposed.
- B. The use of the land in the subdivision or land development shall conform to the Schuylkill County or Municipal Zoning Ordinance.
- C. A subdivision or land development and its street pattern should be coordinated with existing nearby developments or neighborhoods so that the area as a whole may be developed harmoniously.

1104. LOTS AND LOT SIZES.

- A. All lots shall front on an existing or proposed public street or on a private street, if such street conforms to the standards contained in this Ordinance and are approved as such by the Planning Commission.
- B. The width of required frontage for any particular lot is dictated by the applicable Zoning Ordinance. Any variation from the required width must be addressed by the Zoning Hearing Board.
- C. Side lots shall be substantially at right angles or radial to street lines.
- D. Double frontage lots are prohibited, except where employed to prevent vehicular access to major traffic streets.
- E. Depth and width of parcels laid out or reserved for nonresidential use shall be sufficient to provide satisfactory space for off-street parking, loading and unloading, required setbacks, landscaping, etc.

1105. LOT ACCESS.

- A. Direct access from residential lots to arterial streets shall be avoided whenever possible.

Where such direct access cannot be avoided, adequate turnaround space shall be provided behind the right-of-way line.

- B. A valid Highway Occupancy Permit issued by the Pennsylvania Department of Transportation, must be displayed to prove that access to a state road or highway has been authorized.
- C. A valid driveway access permit to a municipal road issued by the affected Municipality must be displayed to prove that access to the municipal road has been authorized.
- D. The width of access roads or driveways shall be in accordance with the following:
For multi-family residential and all non-residential subdivisions, access roads shall be no less than twenty-two (22') feet in width at the street line, and shall clearly be defined by the use of curbing.

For single family residential subdivisions, individual driveways shall not be less than ten (10') feet in width and no greater than twenty (20') feet in width at the street line.

- E. In order to provide for safe and convenient ingress and egress points, access roads and driveway entrances shall be rounded at the following radius: For multi-family residential and all non-residential subdivisions, access road entrances shall be rounded at a minimum radius of ten (10') feet. For single family residential subdivision, driveway entrances shall be rounded at a minimum of five (5') feet.
- F. The grades on access roads or driveways shall not exceed the following:
 - 1. Eight (8%) percent when access is to an arterial street.
 - 2. Twelve (12%) percent when access is to a collector or minor street.
- G. The minimum distance from the centerline of an access road or driveway, at its point of access to a street, to the centerline of the intersecting street shall not be less than the following (for single family residential subdivisions):
 - 1. One hundred fifty (150') feet if the intersecting street is an arterial street.
 - 2. One hundred (100') feet if either street is a collector street.
 - 3. Seventy-five (75') feet if both streets are minor streets.
- H. The minimum distance from the centerline of an access road or driveway, at its point of access to a street, to the centerline of the intersecting street shall not be less than the following (for multi-family residential and all non-residential subdivisions):
 - 1. Three hundred (300') feet if either street is an arterial street.
 - 2. Two hundred (200') feet if either street is a collector street.
 - 3. One hundred fifty (150') feet if both streets are minor streets.
- I. All driveways will be designed in such a manner that they do not impede drainage flows along the intersecting roadway.

1106. EASEMENTS.

- A. Easements with a minimum width of ten (10') feet plus the width of any required pipe or other improvements shall be provided as necessary for utilities.
- B. To the fullest extent possible, easements shall be centered on or adjacent to rear or side lot lines.
- C. Where a subdivision is traversed by a watercourse as shown on the appropriate USGS topographic map, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse being fifty (50') feet, or as required in the applicable zoning ordinance, from the top of each side of the stream bank to preserve natural drainage. The drainage easement shall be naturally maintained and no structures shall be constructed within the easement. A description of the easement shall be created and recorded.
- D. A description of the easement shall be created and recorded in order to accommodate easement of an odd shape or through the interior of a parcel.

1107. BLOCK DESIGN STANDARDS.

A. Block Layout.

- 1. The length, width and shape of blocks shall be determined with respect to the following:
 - a. The provision of adequate sites for the type of building being proposed.
 - b. The Schuylkill County or Municipal Zoning Ordinance.
 - c. The existing topographical features.
 - d. The requirements for safe and convenient vehicular and pedestrian circulation.

B. Block Length.

- 1. Blocks in residential subdivisions shall generally be no less than five hundred (500') feet in length or no more than eighteen hundred (1800') feet in length. In subdivisions using an average lot size of one (1) acre or larger or 1200 feet in length using an average lot size of less than one (1) acre.
- 2. In the design of blocks longer than one thousand (1000') feet, special consideration shall be given to the requirements of satisfactory fire protection.
- 3. Blocks along collector streets, where feasible, shall not be less than one thousand (1000') feet in length.
- 4. Pedestrian interior walkways may be required where necessary to assist circulation or provide access to community facilities and shall have a width of not less than ten (10') feet and a paved walk of not less than four (4') feet.

- C. **Block Depth.** Block depth in residential subdivisions shall be sufficient to accommodate two (2) tiers of lots, except where prevented by the size, topographical conditions or other conditions inherent in the property, in which instance a single tier of lots may be approved by the Planning Commission.
- D. **Industrial Blocks.** Blocks in industrial subdivisions may vary from the design elements as detailed above provided that adequate provision is made for traffic circulation, off-street parking, loading areas and fire protection.

1108. STREET DESIGN STANDARDS.

A. General Requirements.

1. Proposed streets shall be properly related to such street plans or parts thereof as have been officially prepared and adopted by the Municipality in which the subdivision is located and they should further conform to the road and highway plans of both the State and the County. Proposed streets shall be designed to provide adequate vehicular access to all lots or parcels and with due regard to existing topographic conditions, projected traffic volumes and the possibility of future subdivision activity in the area.
2. The proposed street layout shall provide for the continuation or projection of existing streets in the surrounding area unless the Planning Commission deems such extension undesirable for specific reasons of topography or design.
3. The street system of a proposed subdivision or land development shall be designed to create a hierarchy of street functions which includes collector and minor streets.
4. Streets shall be logically related to the topography to produce usable lots and reasonable grades.
5. The street system of a proposed subdivision or land development shall be designed to minimize street intersections and pedestrian and vehicular conflict points.
6. Proposed minor streets shall be designed to discourage through traffic and excessive speeds. However, the developer shall give adequate consideration to the provision for the extension and continuation of collector streets into and from adjacent properties.
7. Proposed streets shall be extended to provide access to adjoining property where necessary.
8. Adequate street rights-of-way shall be provided as necessary where lots in the proposal are large enough to permit resubdivision, or if a portion of the tract is not subdivided.
9. Where a subdivision abuts or contains an existing or proposed major traffic street, the Planning Commission may require marginal access streets, rear service alleys, reverse frontage lots or such other treatment as will provide protection for abutting

properties, reduction in the number of intersections with the major street, and separation of local and through traffic.

10. New half or partial streets will not be permitted, except where essential to reasonable subdivision of a tract in conformance with the other requirements and standards contained herein and where, in addition, satisfactory assurance for dedication of the remaining part of the street can be secured.
11. Where a subdivision abuts an existing street of inadequate width or alignment, the Planning Commission may require the owner to dedicate sufficient land to widen the street or correct the alignment.
12. Private streets, which are not to be offered for dedication, shall be approved only if they conform to the street design and improvement standards as established in this Ordinance.
13. Wherever a tract to be subdivided borders an existing half or partial street, the other part of the street shall be plotted within such tract.
14. Dead-end streets shall be prohibited except as stubs to permit future street extension into adjoining tracts, or when designed as cul-de-sacs.
15. New reserve strips, including those controlling access to streets, shall be avoided.

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

- A. Street right-of-way and cartway (pavement) widths in proposed subdivisions shall conform to the standards established in Table 11-1 in this Article.
- B. The general standards established in Section 1109 A may be modified by the Planning Commission upon the recommendation of the County Engineer. Such modification may occur only after an analysis of proposed development densities, provisions for off-street parking and projected volumes of traffic have been completed. The burden of proof for such modification shall be upon the developer to justify the adequacy of rights-of-way or cartway widths which are less than those established in Section 1109.A. Refer to Section 106.

1110. HORIZONTAL CURVES.

- A. When the deflection of street centerlines is greater than five (5) degrees within five hundred (500') feet, an appropriate connection shall be made using horizontal curves.
- B. Horizontal curves, designed to produce the following minimum sight distances shall be used:
 1. Minor Streets - one hundred fifty (150') feet.
 2. Collector Streets - three hundred (300') feet.
 3. Arterial Streets - six hundred (600') feet.

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

1111. STREET GRADES.

- A. The minimum centerline grade on all streets shall be five tenths (0.5%) percent.
- B. Unless approval is obtained from the Planning Commission upon recommendation from the County Engineer, the centerline grades shall not exceed the following:
 - 1. Minor Streets ten (10%) percent.
 - 2. Collector Streets eight (8%) percent.
 - 3. Arterial Streets six (6%) percent.
- C. Leveling areas, having a minimum length of seventy-five (75') feet as measured from the intersection of the centerlines, shall be provided at all intersections. The maximum grade for such leveling area shall not be greater than four (4%) percent.
- D. **Design and Construction Standards Grading.**
 - 1. In general, streets shall be graded, improved and surfaced to the grades and dimensions shown on plans, profiles, and cross-sections submitted by the developer and approved by the Planning Commission.
 - 2. **Right-of-Way Grading.**
 - a. The entire right-of-way shall be graded to the approved cross-section. All trees, stumps and other material deemed unsuitable by the Engineer shall be removed. The excavation shall be backfilled and suitably compacted to the satisfaction of the County Engineer or inspector.
 - b. The finished road surface both tangent and curve shall be crowned at two percent (2%) away from the centerline.
 - c. A proper super-elevation (banked curves) shall be provided on arterials and collectors when the centerline curve radii are less than one thousand two hundred (1200') feet and when required by the County Engineer.
 - 3. **Grading Beyond Right-of-Way.**
 - a. Where the approved profile of the centerline requires excavation or fill to a depth exceeding six (6") inches, the subdivider or developer may be required to grade beyond the right-of-way line in order to provide continuous slope from the right-of-way line to the proposed elevation of the abutting property.
 - b. Such grading beyond the right-of-way shall maintain the original conditions of slope and contours except where storm water runoff designs dictate or

warrant improvement or alteration of the original slope and contours.

- c. In areas of earth excavation or earth fill, such grading shall be done to a maximum slope of one (1') foot vertical to two (2') feet horizontal.
 - d. Slopes greater than 2:1 guiderail is required. Type and placement must be in accordance with current PENNDOT standards.
4. **Trench Excavation.** All trenches excavated within the cartway of a public street or right-of-way shall be mechanically compacted to 97% Proctor Density with 2A stone backfill acceptable to Inspecting Engineer.

E. **Subgrade.**

1. The design and construction of the roadbed shall take into consideration the supporting capacities of the subgrade, with particular attention to those soils which are subject to frost heave.
2. Unsuitable soils shall be removed and replaced, drained or otherwise stabilized to provide adequate support for the roadbed and anticipated loads.
3. Under drains shall be used to provide adequate drainage in wet soil areas if required by the County Engineer.

F. **Subbase, Base, and Surface Course.**

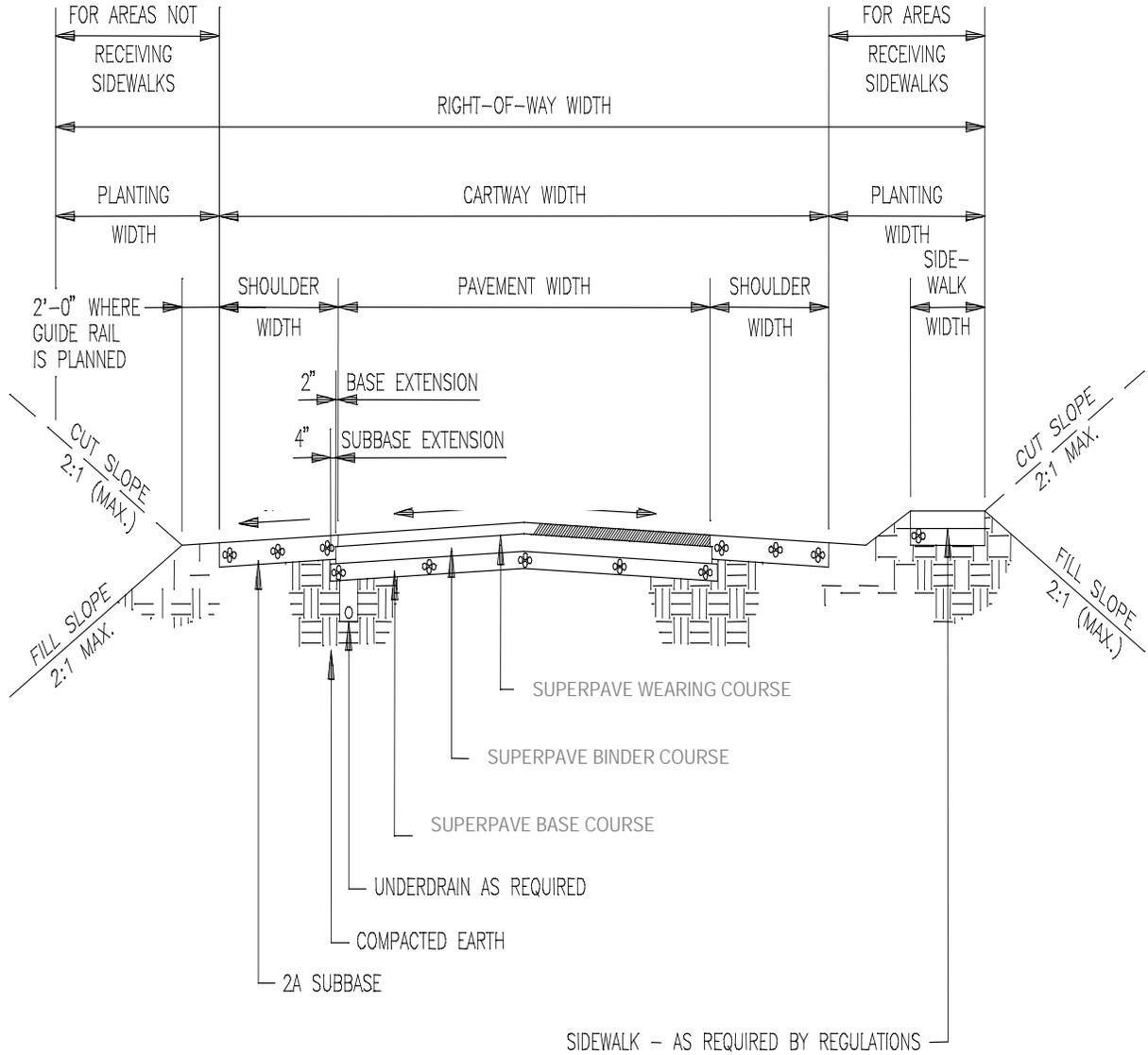
1. As a minimum, pavement structure shall consist either of the following:
TYPE A 1-1/2" Superpave wearing course on 3" bituminous binder course on a 6" compacted subbase.
TYPE B 1-1/2" Superpave wearing course on 4" bituminous concrete base course on a 6" compacted subbase.
NOTE: or current PENNDOT guidelines for the design of local roads and streets.
2. Typical street cross-sections are provided in Figures 1 and 2 in this Article.
3. All materials, construction procedures and other specifications shall be in conformance with the latest edition of the Pennsylvania Department of Transportation Manual Form 408.
4. The contractor is responsible to insure that the proper material is provided by supplying a copy of an approved PENNDOT Bituminous Asphalt Mixing Design, a minimum of 5 working days prior to the start of the work or at the preconstruction meeting. The contractor will also supply the Municipality with a Daily Bituminous Material Certification on a TR-465 or CS-4171 within 24 hours of placing the bituminous material for each day's placements.

- G. **Alternative Designs.** Alternative roadbed designs may be prepared and will be considered. The alternate design must provide load capabilities equivalent to or higher

than the capabilities of the design set forth above. Alternate designs will be reviewed and will be subject to the approval of the Planning Commission and Engineer.

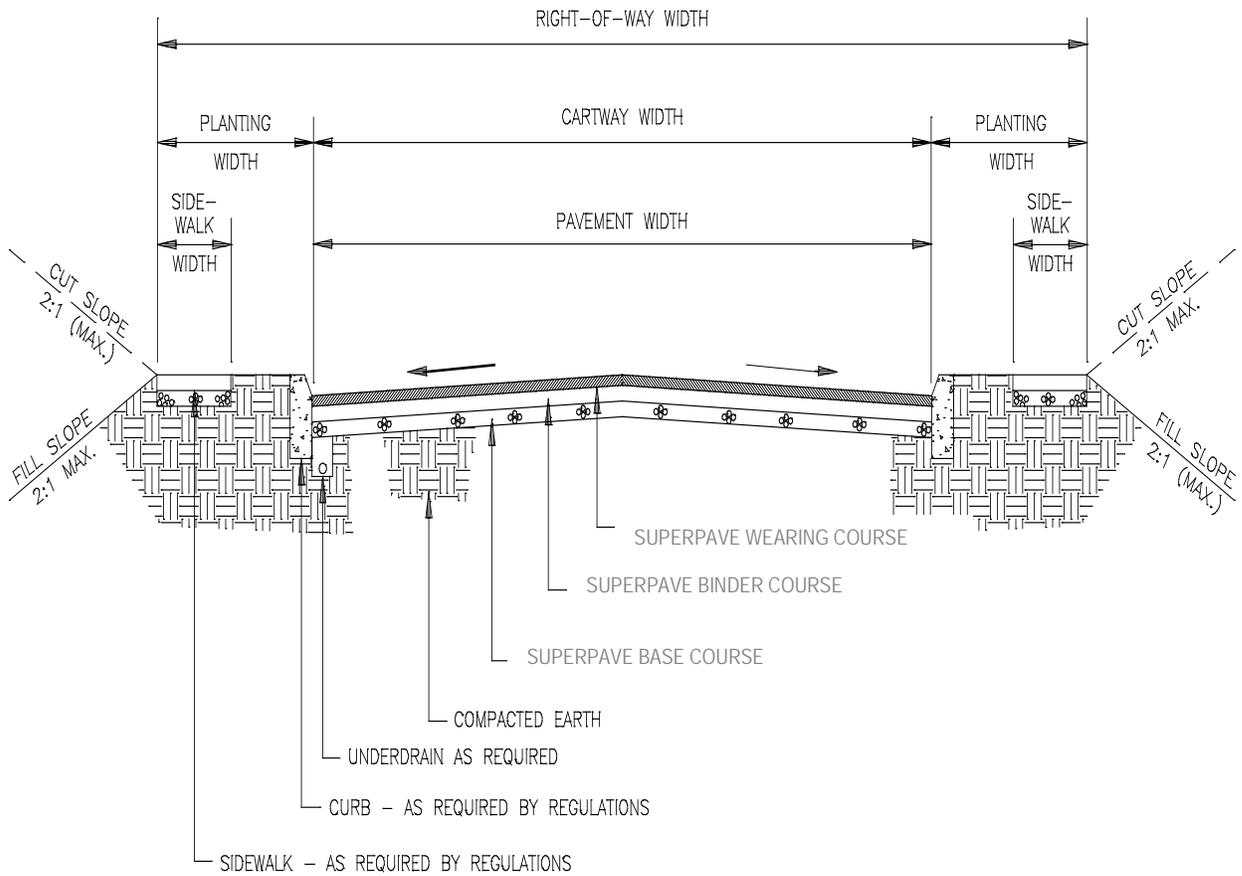
- H. **Extension of Existing Streets.** The extension of existing streets which are presently constructed with a cartway different from the standards of this Ordinance shall be provided with a transition area, the design of which is subject to Planning Commission approval.
- I. **Street Provisions for Future Developments.** Where appropriate, areas shall be reserved for future street usage in conjunction with the development of adjacent tracts. Areas reserved for future street usage will not be required to be improved; however, these areas shall be reserved for street improvements to be provided by the developer, of the adjacent tract.
- J. **Planting Area.** Plans shall note homeowners are responsible for all maintenance up to paved edge.

Figure 1 Typical Street Cross Section



Note: Refer to Table 11-1 for required dimensions of street standards

Figure 2
Typical Street Cross Section with Curbs



Note: Refer to Table 11-1 for required dimensions of street standards

MINIMUM STREET CONSTRUCTION STANDARDS
TABLE 11-1

	FOR SUBDIVISION STREETS SERVING UP TO 250 LOTS		FOR SUBDIVISION STREETS SERVING 251 AND MORE	
	WITH CURBS (a)	WITHOUT CURBS	WITH CURBS (a)	WITHOUT CURBS
RIGHT-OF-WAY WIDTH	50'	50'	PREVIOUSLY LISTED STANDARDS SERVING UP TO 250 LOTS SHALL APPLY, BUT FINAL STANDARDS SHALL BE DETERMINED BY THE PLANNING COMMISSION UPON ON-SITE INVESTIGATION	
CARTWAY WIDTH	33'	33'		
PAVEMENT WIDTH	33'	20'		
SHOULDER WIDTH EACH SIDE		6.5'		
SIDEWALK WIDTH - WHEN REQUIRED (b)	4'	4'		
PLANTING WIDTH EACH SIDE	8.5'	8.5'		
MINIMUM RADIUS HORIZONTAL CURVES (c)	300'	300'		
MAXIMUM GRADE - PERCENT SLOPE (d)	See Section 1111	See Section 1111		
MINIMUM SIGHT DISTANCE (e)	See Section 1110.B	See Section 1110.B		
SUPERPAVE WEARING COURSE (f)	1 ½"	1 ½"		
SUPERPAVE BINDER COURSE (f)	3"	3"		
SUPERPAVE BASE COURSE (f)	4"	4"		
2-A STONE SUBBASE (f)	6"	6"		
2-A STONE SHOULDER (f)		6"		

- (a) When curbs are required, they shall be constructed in accordance with the latest edition of PENNDOT Form 408.
- (b) When sidewalks are required, they shall be constructed of concrete, a minimum of 4 inches in depth, on a 4 inch crushed aggregate base.
- (c) Whenever street centerlines are deflected in excess of five degrees, connection shall be made by horizontal curves. A tangent shall be required between curves.
- (d) To provide for adequate drainage, the minimum grade shall not be less than one-half of one percent (0.5%).
- (e) Vertical curves shall be used at changes of grade exceeding one percent and shall be designed in relation to the extent of grade change and to provide the minimum site distance listed above.
- (f) All thickness specifications are for compacted materials.

NOTE: Refer to typical cross sections Figures 1 and 2 in this section for standard street cross sections related to the aforementioned dimensions.

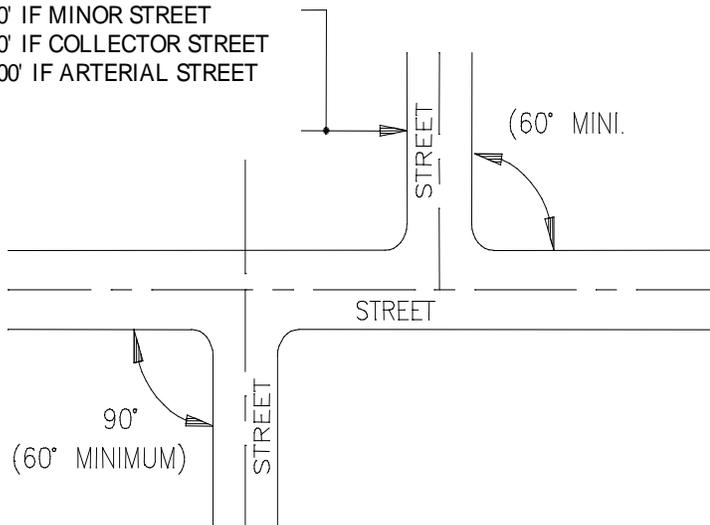
1112. VERTICAL CURVES.

- A. When changes in grade in excess of one (1%) percent occur, vertical curves shall be used.
- B. Vertical curves shall be designed to conform to the following minimum sight distances:
 - 1. Minor Streets - one hundred fifty (150') feet.
 - 2. Collector Streets - three hundred (300') feet.
 - 3. Arterial Streets - six hundred (600') feet.
- C. The developer shall provide all computations to verify that the minimum sight distance is achieved in both horizontal and vertical geometry for all proposed streets.

1113. STREET INTERSECTIONS.

- A. Whenever possible, streets shall intersect at right angles. When minor streets intersect with collector or arterial streets, the angle of intersection at the street centerlines shall in no case be less than seventy-five (75) degrees. No two streets shall intersect with an angle of intersection at the centerlines of less than sixty (60) degrees.
- B. Multiple intersections, which involve the intersection of more than two streets, shall be prohibited.
- C. When two streets intersect a third street from opposite sides, they shall either intersect with a common centerline or their centerlines shall be offset in accordance with the following standards (see Figure 3 below):

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



STREET INTERSECTION
ACCEPTABLE HORIZONTAL OFFSET

Figure 3

1. When all three streets involved are minor streets, the two streets shall be separated by a minimum distance of one hundred fifty (150') feet between centerlines as measured along the centerline of the street being intersected.
 2. When one or more of the streets involved is a collector street, the two streets shall be separated by a minimum distance of four hundred (400') feet between centerlines as measured along the centerline of the street being intersected.
 3. When one or more of the streets involved is an arterial street, the two streets shall be separated by a minimum distance of one thousand (1000') feet between centerline as measured along the centerline of the street being intersected.
- D. Curbs or edge of pavement at street intersections shall be rounded by an arc with a minimum radius as follows:
1. For intersection involving only minor streets - twenty (20') feet.
 2. For intersection involving a collector street - thirty (30') feet.
 3. For intersections involving an arterial street - forty (40') feet.
- E. At intersections, the right-of-way of street lines shall be paralleled to the curb arcs.
- F. Clear Sight Triangles.
1. Clear sight triangles shall be provided at all street intersections. Within such triangles, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede the vision between a height of two and one-half (2 ½') feet and ten (10') feet above the centerline grades of the intersecting streets in the area bound by the street lines of such corner lots and a line joining points along said street lines.
 2. When a portion of the line of such sight triangles occurs within the proposed building setback line, such portion shall be shown on the final plan of the subdivision, and shall be considered as a building setback line.
 3. Such triangular area shall be bounded by the intersecting street centerlines and a diagonal connecting two points. These points are a distance from each end of the centerline of each street of:
 - a. One hundred and fifty (150') feet from the intersection of such street centerlines, if either street is an arterial street;
 - b. One hundred (100') feet from the intersection of such street and centerline if either street is a collector street; and
 - c. Seventy-five (75') feet from the intersection of such street centerlines, if both streets are local streets.

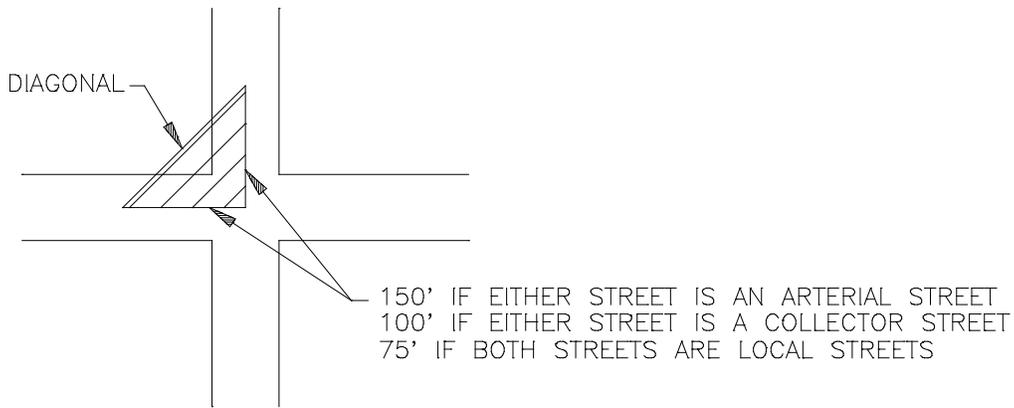


Figure 4

- G. Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of one hundred fifty (150') feet between their centerlines (See Figure 4 above).
- H. Where a subdivision abuts or contains an existing street of inadequate right-of-way width, additional right-of-way width in conformance with Table 3 will be required.
- I. At street intersections, the property line shall be rounded by arcs with radii of not less than fifteen (15') feet. For streets other than local streets, the County may require a larger radius. (See Chart below)

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

1114. CUL-DE-SACS.

- A. Dead end streets are prohibited unless they are designed as cul-de-sac streets or designed to provide future access to adjacent property.
- B. When dead end streets are constructed to provide future access to adjacent property or because of authorized phase development, and when such street is open to traffic and exceeds two hundred (200') feet in length, the dead end street shall be provided with a temporary, all-weather turnaround. The turnaround shall be completely within the boundaries of the subdivision and the use of the turnaround shall be guaranteed to the public until such time as the street is extended.
- C. Cul-de-sac streets, permanently designed as such, shall have a minimum length of two hundred and fifty (250') feet in accordance with PENNDOT Liquid Fuel Tax Specifications. The maximum length shall not exceed one thousand (1000') feet in length or provide access to more than 20 building lots. The length of the cul-de-sac shall be

measured from the centerline of the intersecting street to the center of the turnaround of the cul-de-sac.

- D. The closed end of all cul-de-sac streets, whether permanently or temporarily designed, shall be provided with a fully paved turnaround.
- E. Unless future extension is clearly impractical or undesirable, a turnaround right-of-way of the same width as the street shall be carried to the property line in such a way as to permit future extension of the street into the adjoining tract.
 - 1. The minimum radius to the curb line or edge of pavement shall be fifty (50') feet and the minimum right-of-way radius shall be sixty (60') feet. Parking will not be permitted on the turnaround.
 - 2. The circular right-of-way of the cul-de-sac shall be connected to the approach right-of-way by an arc having a radius of not less than fifteen (15') feet. The circular paving of the cul-de-sac shall be connected to the approach paving by an arc having a radius of not less than twenty-five (25') feet (see Figure 5 below). Other turnaround designs must be approved by the County Engineer.

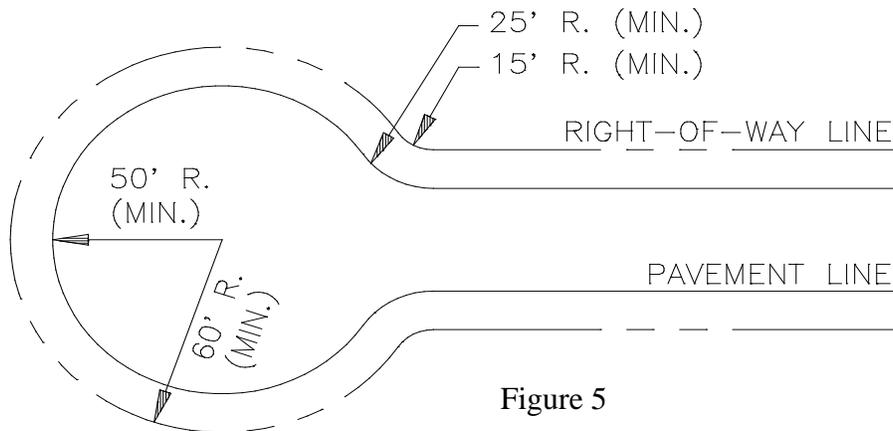


Figure 5

- F. The centerline grade on a cul-de-sac street shall not exceed ten (10%) percent, and the grade of the diameter of the turnaround shall not exceed five (5%) percent.

1115. HALF STREETS.

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

1116. STREET NAMES.

- A. Proposed streets, which are in alignment with others already existing and named, shall bear the names of such existing streets.
- B. The street name of a proposed street shall not be duplicated by an existing street name in the Municipality.

1117. ACCESS DRIVES AND DRIVEWAYS.

- A. **Access Drives.** Access drives shall be constructed to conform to all requirements of this Ordinance for local streets, except that no right-of-way must be provided and Section 1117 B, C, D and E shall apply.
- B. **Access.** Access drives and driveways shall not be permitted to have direct access to state highways unless authorized by the Pennsylvania Department of Transportation through issuance of a highway occupancy permit.
- C. **Location.** The minimum distance between an access drive or driveway to a street shall be as follows:

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

- D. **Sightlines at Intersections of Driveways or Access Drives with Streets.**
 1. A triangular area as defined in Section 1117 D.3 shall be graded and shall be free of sight obstructions so that vision between a height of from two and one half to ten (2'-6" to 10') feet above the centerline grades of the intersecting driveway, accessway, or streets is not obscured.
 2. By means of deed restriction, lease restriction, or plan amendment (whichever method is applicable), vegetation shall not be planted or allowed to grow in such a manner so as to obscure vision between a height of from two and one half to ten (2'-6" to 10') feet above the centerline grades of the intersecting driveway, accessway, or streets within the triangular area defined in Section 1117 D.3.
 3. Such triangular area shall be bounded by the intersecting driveway, accessway, or street centerlines and a diagonal connecting two points, one which is at each end of the centerline of each driveway, accessway or street thirty (30') feet from the intersection of such centerline.
- E. **Grades.** Grades of access drives or driveways shall not exceed twelve (12%) percent; however, the initial twenty (20') feet from the edge of the cartway shall not exceed five (5%) percent.
- F. **Street Drainage.** The developer shall make adequate provisions to maintain uninterrupted parallel drainage along a public street where intersected by an access drive or driveway.

NOTE: Additional right-of-way and cartway widths may be required by the County for the purpose of promoting the public safety and convenience and for providing for proposed traffic volumes.

1118. CURBING.

- A. Curbs shall be required in all residential subdivisions with an average density of three (3) dwelling units per acre.
 - 1. When curbs are used on Minor Streets, one (1), eight (8') foot parking lane is also required.
 - 2. When curbs are used on Collector Streets, two (2), eight (8') foot parking lanes are required.
 - 3. In lieu of the required parking lanes, the subdivider may provide, at his option, an equivalent number of off-street parking spaces.
- B. Curbs shall be required in all industrial and commercial subdivisions but may be waived at the discretion of the Planning Commission.
- C. Use of California/Valley curbing is allowable for residential subdivisions.
- D. Curbs shall be constructed in accordance with standards set forth by PENNDOT.

1119. WATER SUPPLY.

- A. The subdivision shall be provided with a complete water distribution system connected to the public water supply, including a connection for each lot.
- B. All water lines shall be located between centerline of roadway and curb line opposite other utilities such as gas, electric, telephone, and communication, and approved by the Water Company or Water Authority that will serve the development.
- C. The distribution system shall be designed to furnish an adequate supply of water to each lot, with adequate main sizes and fire hydrant locations to meet the specifications of the Fire Chief of the Municipality and applicable water authority. A letter from the appropriate utility company approving the system design and the intent to accept ownership and maintenance responsibility upon completion and dedication of such system shall be submitted with the final plan.
 - 1. Hydrants shall be spaced so that each residence shall be within six hundred feet (600') of a hydrant. Hydrant connections shall be coordinated with the local fire chief.
 - 2. If an approved water system will be extended to the subdivision within six (6) years, the Planning Commission may require installation of a capped water distribution system.
 - 3. Minimum water distribution main size shall be six inches (6"). A modeling of the water distribution system shall be completed to determine if a larger main size is required.

4. An engineer's report shall be prepared and shall contain complete and accurate information relating to said community water supply. This report shall include, but not limited to the following: mains, submains, valves, location and type of fire hydrants, water pressure to be delivered to the proposed properties, and a statement from the water company that said company can and will supply the water as proposed in the developer's plan. This report shall be sealed by a professional engineer registered in the state of Pennsylvania and approved by the appropriate utility company.
- D. If water is to be provided by other means other than by private wells owned and maintained by the individual owners of the 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 certified public authority, a bona fide cooperative association of lot owners, or by a municipal corporation, authority, or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such a certificate, a cooperative agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.

1120. SANITARY SEWER SYSTEM.

- A. **Provision of Sewer System.** Where the public sanitary sewer line system, in the opinion of the Planning Commission, is reasonably accessible, sanitary sewers shall be installed to adequately serve all lots with connections to the public system. Where lots cannot be served by the extension of an existing public sanitary sewer, the subdivider shall obtain approval of lot sizes as provided in the applicable Zoning Ordinance. In addition, individual septic tanks and disposal fields, and/or neighborhood disposal systems, shall be approved by the DEP and in accordance with the PA Code Title 25, Chapters 71, 72 and 73.
- B. **Capped Sewers.** Where a Municipality has a plan for extending the public sanitary sewer system into an area that is being subdivided, and it is reasonably expected that the area will be served by the public system within a period of five (5) years, capped sewers shall be installed to adequately serve all lots in the proposed subdivision as well as provisions set forth in Section 1120.A above.
- C. Sanitary sewers shall be installed as nearly to the centerline of any street right-of-way as is reasonably possible and all sanitary sewer lines shall provide, to every lot, service connections to the property line, and said service connections being properly capped. A letter from the appropriate utility company approving the system design and the intent to accept ownership and maintenance responsibility upon completion and dedication of such system shall be submitted with the final plan.
- D. Sanitary sewer manholes shall be installed at all changes in grade, at all changes in direction and in no instance shall manholes be any greater than four hundred (400') feet apart.
- E. Combined sanitary and storm sewer systems are prohibited under the provisions of these regulations.

- F. All sewage collection systems shall conform in all respects to the minimum requirements of the Pennsylvania Department of Environmental Protection, and all ordinances, rules and regulations of the County and Municipality.
- G. Whenever approval by the Pennsylvania Department of Environmental Protection is required for the sewage collection system for a proposed subdivision, the Planning Commission shall require that a copy of such approval certification shall be submitted prior to final plan approval.
- H. When a subdivision is increasing demand onto an existing sewer system or connecting to an existing sewer system, the Planning Modules shall be submitted to DEP with a copy to the County. Approval from DEP shall be required prior to final approval.

1121. STORMWATER MANAGEMENT.

- A. The goal for stormwater management in Schuylkill County is to limit the negative impacts of development that occur with inadequately managed stormwater. These negative impacts include but are not limited to, altered hydrology, lowering of the groundwater table, physical stream impacts, and biological impacts to nonpoint source pollutants.
- B. Purpose

The purpose of stormwater management in Schuylkill County is:

- 1. To maintain the pre-development water balance in the watersheds in the County, and to work to restore natural hydrologic regimes wherever possible throughout the stream system;
- 2. To maintain the pre-development volume of groundwater recharge;
- 3. To prevent significant increase in surface runoff volumes, predevelopment to post-development, thereby mitigating flooding downstream in the watershed, enlarging floodplains, eroding stream banks, and creating other flood-related health-welfare-property losses, and to work to reduce runoff volumes to natural levels;
- 4. To maintain pre-development peak rates of discharge, site-by-site, so as not to worsen flooding adjacent to downstream sites, and to work to restore peak runoff rates to natural levels;
- 5. To minimize non point source pollutant loading to ground and surface waters.

- C. Applicability.

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

D. General Provisions.

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

1. The choice and design of stormwater management systems used to meet the requirements of this Section shall be based on the system types and specifications set forth in the Pennsylvania Stormwater Best Management Practices Manual published by the Pennsylvania Department of Environmental Protection (DEP). The use of other control methods, that meet the criteria established in this Section, may be permitted if approved by the County Engineer. Various considerations of methods should be tailored to suit the particular requirements for the type of development and the local site conditions.
2. The choice and design of stormwater management systems are to be developed through a procedure that selects and locates Best Management Practices, viewing components in the following priority:
 - a. Seeking to control runoff at its source through infiltration;
 - b. Improving the quality of the stormwater during conveyance;
 - c. Providing for detention.
3. The selection of a competent and creative design engineer by the applicant clearly is critical to the success of an approach that emphasizes the use of Best Management Practices. In order to achieve the standards and construction and maintenance cost reductions which are intended in this Ordinance, additional time and money is required in the process in preliminary engineering and design. Review and approval of the stormwater management plan will be heavily dependent on the technical review by the County Engineer and compliance with this Ordinance.
4. The applicant or applicant's agent shall design, construct and/or install drainage facilities to prevent soil erosion, damage, and siltation, and to manage stormwater in order to prevent the impairment of public safety or physical damage due to concentration of the stormwater runoff onto adjacent properties in accordance with this Ordinance and applicable rules and regulations of the Pennsylvania Department of Environmental Protection. All land areas shall be graded to secure proper drainage away from buildings, on-site sewage disposal systems, and to prevent the uncontrolled collection of stormwater in pools. The system shall be designed to collect and recharge water to the greatest extent possible.
5. The rate and volume of stormwater runoff from any proposed subdivision or land development shall not exceed the rate of runoff prior to development. Requirements for design of stormwater management systems that incorporate groundwater recharge as an essential element in order to control quantity of discharge is outlined in this Ordinance. The distribution of drainage discharge

from the developed properties shall replicate that of before development conditions to the maximum extent possible. The methodology and facilities used shall be the anticipated flows and conditions of each particular site.

6. The stormwater management plan for each subdivision or land development proposed shall take into account and provide for the peak rate and volume flows of other areas in the watershed to ensure that cumulative problems are not increased as a result of flows from the proposed project. This analysis shall also explore possibilities to share stormwater management facilities with other areas in the watershed.
7. Recharge facilities, detention facilities, storm sewers, culverts, bridges and related drainage installation shall be designed and constructed to meet the following purposes:
 - a. To permit unimpeded flow of natural watercourses, such flows may be redirected as required, subject to the approval of the Pennsylvania Department of Environmental Protection (Chapter 105);
 - b. To insure adequate drainage of all low points as may be related to streets;
 - c. To intercept stormwater runoff along streets at intervals reasonably related to the extent and grade of the area drained to prevent flow of stormwater across intersections during the design storm;
 - d. To insure adequate and unimpeded flow of stormwater under driveways in, near, or across natural watercourses or drainage swales. Properly sized pipes or other conduits shall be provided as necessary;
 - e. To prevent excessive flow on or across streets, sidewalks, drives, parking areas, and any other paved surface or accessway;
 - f. To lead stormwater away from springs.
8. To this end, the storm drainage system serving the street shall be designed to collect water at any point where three (3) to five (5) cubic feet per second is accumulated, and the bottom of all vertical grades, and immediately upgrade of all street intersections. The system shall discharge any collected water which is not recharged into the nearest practical natural drainage channel or stormwater system.
9. All natural streams, channels, swales, drainage systems, and/or areas of concentration of surface water shall be maintained in their existing condition. All encroachment activities shall comply with Chapter 105 of the Pennsylvania Department of Environmental Protection Dam Safety and Waterway Management Rules and Regulations.
10. Man-made structures shall be kept to a minimum and bridges, culverts, or rip-rap shall be constructed to maintain natural characteristics of the stream and shall meet the approval of the County.

11. For the purpose of this subsection, streams and intermittent streams are defined as those watercourses depicted on the USGS Quadrangle maps of the area.
12. Retention/detention basins shall be designed to utilize the natural contours of the land. When such design is impracticable, the construction of the basin design shall utilize slopes as shallow as possible to blend the structures into the existing terrain. The use of multiple retention/detention facilities, which are smaller and less intrusive on the site, is encouraged to meet the requirements of this Section.
13. All areas containing lakes, ponds, wetland, and watercourses shall be considered to be reserved for permanent open space. Any alteration, development, filling, piping, or diverting of such water resources shall be in strict compliance with all prevailing rules and regulations of Federal, State and local agencies.
14. The County may require that a landowner or development provide reasonable corrective measures to alleviate any existing off-site drainage problem which may be affected by the proposed subdivision and/or land development. It shall be the responsibility of the land owner or developer to obtain all drainage easements on, over, or through other properties, and the County, its agents, workmen, and employees shall be indemnified and held harmless from any liability.
15. Any water originating from non-natural sources, such as swimming pools, air conditioning units, sump pumps, roof drains, or other similar flow, shall be properly discharged into a recharge facility or natural watercourses on the property or connected to an existing or proposed storm drainage system as approved by the County. Polluting matter from such sources may not be deposited into natural watercourses or storm drains.
16. Any water originating from non-natural sources, as referenced above, shall not be discharged onto any street or public right-of-way used for pedestrian or vehicular access.
17. All building foundations, grade slabs, and cellar floors located in soils that have a community development limited degree of moderate to severe seasonal high water table (as defined in the Schuylkill County Soil Survey) shall be provided with an underdrain system. This system shall provide for drainage of the enclosed volume above the slab, and relief of subsurface water to a depth not less than eighteen (18) inches below the slab or foundation field of the herringbone or gridiron configuration in course, gravel-filled trenches that are in direct contact with the slab or foundation subbase. The excavation shall provide a minimum of five one-hundredths (0.05) foot/foot slopes to the gravel-filled trenches.
18. If required by federal and/or state regulations, and in order to mitigate the potential polluting of surface and ground waters by pollutants such as salt, petroleum products, and anti-freeze flowing from paved parking lots, the plan shall show the method of pre-treating the runoff.

E. General Requirements.

1. A site drainage plan shall be prepared for the proposed subdivision tract which illustrates the following information:
 - a. The mapping of the watershed area or areas in which the proposed subdivision is located;
 - b. Calculations of runoff for all points of runoff concentration;
 - c. The complete drainage system for the subdivision including the identification of all existing drainage features which will be incorporated into the design. If the subdivision is to be developed in phases, a general drainage plan for the entire subdivision shall be submitted with the first phase and appropriate development phases for the drainage system shall be indicated.
2. The existing points of natural drainage discharge onto adjacent property shall not be altered without the written agreement of the affected landowners.
3. Stormwater runoff or natural drainage water shall not be diverted so as to overload existing drainage systems, or create flooding or the need for additional drainage structures on other private properties or public lands, without approved provisions being made by the developer for properly handling such conditions.
4. Facilities for storm drainage should be designed to handle the anticipated peak discharge rate from the property being subdivided as well as to handle the anticipated increase in runoff volume that will occur when all the property at a higher elevation in the same watershed area is fully developed.
5. Where a subdivision is traversed by a watercourse as shown on the appropriate USGS topographic map, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse being fifty (50') feet, or as required in the applicable zoning ordinance, from the top of each side of the stream bank to preserve natural drainage. The drainage easement shall be naturally maintained and no structures shall be constructed within the easement. A description of the easement shall be created and recorded.
6. All drainage structures that are located on the rights-of-way of State highways shall be approved by the Pennsylvania Department of Transportation and a letter of approval from that office shall be directed to the County.
7. All streets shall be designed so that surface water is discharged from their rights-of-way. The slope of the crown on proposed streets shall be 2%.

F. Calculation Methodology.

1. Any stormwater runoff calculations involving drainage areas greater than 20 acres, including on-and off-site areas, shall use any generally accepted calculation technique that is based on the SCS Soil-Cover Complex method.
2. The County Engineer may recommend approval for the use of the Rational Method to estimate peak discharge rates from drainage areas that contain up to 100 acres.
3. The design of any stormwater detention facilities intended to meet the performance standards of this Ordinance shall be verified by routing the design storm hydrograph through these facilities using the Multi-Stage Routing Method or approved Routing Method. For drainage areas greater than 20 acres in size, the design storm hydrograph shall be computed using a calculation method that produces a full hydrograph. The County Engineer may recommend approval for the use of any generally accepted full hydrograph approximation technique for drainage areas that contain less than 20 acres. Any full hydrograph approximation technique shall use a total runoff volume that is consistent with the volume from a method that produces a full hydrograph.
4. All calculations consistent with this Ordinance using the SCS Soil-Cover Complex method shall use the appropriate design rainfall depths for the various return period design storms. (Design storm regions with uniform rainfall are shown on Table H-4 in Appendix H of this Ordinance). If a hydrologic computer model such as PSRM or HEC-1 is used for stormwater runoff calculations, then the minimum duration of rainfall shall be six (6) hours.
5. All calculations using the Rational Method shall use rainfall intensities consistent with appropriate times of concentration for overland flow and return periods from the Soil Conservation Service (SCS) soil cover complex design charts for the area. Times of concentration for overland flow shall be calculated using the methodology presented in Chapter 3 of *Urban Hydrology for Small Watersheds*, SCS, TR-55 (as amended or replaced from time to time by NRCS). Times of concentration for channel and pipe flow shall be computed using Manning's equation.

G. **Stormwater Management Performance Standards.** Peak post-development stormwater flow rates shall be limited using the most restrictive of the following criteria:

1. Post-development peak flows shall not exceed pre-development peak flows for 2, 10, 25, and 50-year return period design storms. Post development volume shall not exceed the pre-development volume for the 2 year 24 hour design storm.
2. Where the County Engineer has identified downstream flow constrictions, the County may require post-development flows be reduced to match the capacity of the downstream constrictions.

H. Design Criteria for Stormwater Management Facilities.

1. Any stormwater management facilities required or regulated by this Ordinance shall be designed to meet the performance standards presented in Section 1121 of this Ordinance.
2. Any stormwater management facilities required or regulated by this Ordinance shall be designed to provide a minimum one (1.0) foot of freeboard above the maximum 100-year water surface elevation for post-development conditions. All emergency spillways are to be designed to handle a 100-year storm. Should any stormwater management facilities qualify as a dam under PADEP Chapter 105, the facility shall be designed in accordance with Chapter 105 and meet the regulations of Chapter 105 concerning dam safety.

I. **Hydraulic Capacity.** Any hydraulic capacity analysis conducted in accordance with this Ordinance shall use the following criteria to determine if adequate hydraulic capacity exists:

1. Open channels must be able to convey post-development runoff from a 10-year design storm within their banks at velocities that would not erode the channel bed or banks. Acceptable velocities shall be based on criteria included in the PADEP *Soil Erosion and Sediment Control Manual* (as amended or replaced from time to time by PADEP) and presented in Table H-3 in Appendix H of this Ordinance.
2. Open channels must be able to convey post-development runoff from a 10-year design storm within their banks with a minimum half (0.5') foot freeboard and not create a hazard to any persons or property.
3. Roadway crossings, including pipes, bridges, storm sewers, or any other drainage conveyance facility must be able to convey, without damage to the drainage structure or roadway, runoff from the 25-year design storm with a minimum 1.0 foot of freeboard measured below the lowest point along the top of the roadway. Roadway crossings located within designated floodplain areas must be able to convey runoff from a 100-year design storm with a minimum 1.0 foot of freeboard measured below the lowest point along the top of the roadway. Any facilities that constitute stream enclosures, as described in PADEP Chapter 105 regulations (as amended by PADEP), shall be designed in accordance with Chapter 105 and will require a permit from PADEP. Any facility located within PADOT right-of-way must meet PADOT minimum design standards and permit submission requirements.
4. Storm sewers must be able to convey post-development runoff from a 25-year design storm without surcharging inlets.
5. Storm sewer inlet spacing and road cross-section design must ensure that post-development runoff resulting from a 10-year design storm does not flood more than one half of a driving or parking lane.

- J. Runoff Curve Numbers (CN) for both existing and proposed conditions to be used in the SCS soil cover complex method shall be obtained from Table H-1B in Appendix H of this Ordinance.
- K. Runoff coefficients for both existing and proposed conditions for use in the Rational Method shall be obtained from Table H-1A in Appendix H of this Ordinance.
- L. Where uniform flow is anticipated, the Manning's equation shall be used for hydraulic computations and to determine the capacity of drainageways, channels, streams, swales, pipes, and storm sewers. Where non-uniform flow is anticipated, the hydraulic effects of "backwater" caused by hydraulic obstructions (e.g. culverts, bridges, dams, reservoirs, etc.) shall be evaluated using the standard step method for determining water surface profiles. Values for Manning's roughness coefficient (n) shall be consistent with Table H-2 in Appendix H of this Ordinance.
- M. Outlet structures for stormwater management facilities shall be designed to meet the performance standards of this Ordinance using any generally accepted hydraulic analysis technique or method.
- N. Specific Infiltration System Design Criteria
 - 1. Infiltration devices shall be selected based on suitability of soils and site conditions. Measures may include porous pavement with underground infiltration beds, vegetated beds, swales and trenches, or other seepage structures as proposed in the Pennsylvania Stormwater Best Management Practices Manual prepared by the PADEP, the Natural Resource Conservation Service (NRCS), the US EPA, or other guidance documents.
 - 2. Soil infiltration tests shall be performed for all proposed infiltration areas; these tests shall include evaluation of selected soil horizons by deep pits and infiltration measurements. Testing shall be reviewed and approved by the County Engineer. The soil infiltration rate of discharge from the infiltration area being used in the proposed design shall be based on these measurements.
 - a. Surface infiltration rates.

Surface infiltration rates shall be established using standard procedures for double ring infiltrometer tests. In areas underlain by carbonate geology, a qualified engineer, geologist, or soil scientist shall certify as to the appropriateness of the proposed infiltration facility.
 - b. Subsurface percolation rates.

Subsurface percolation rates may be determined using standard percolation test procedures (as defined by the Pennsylvania Department of Environmental Protection for on-lot septic systems) or hydraulic conductivity tests.

Subsurface infiltration strategies should not be used if subsurface

percolation rates at the level of the infiltration structure are less than 0.5 inches per hour. In area underlain by carbonate geology, a qualified engineer, geologist, or soil scientist shall certify, as to the appropriateness of the proposed infiltration facility.

The use of infiltration facilities shall be limited to areas where the soils are suitable to allow infiltration.

c. Retention times.

All structural infiltration BMP's shall be designed to drain within 72 hours.

d. Computational methods for assessing infiltration losses.

Infiltration losses through structural and non-structured infiltration BMP's can be provided for in hydrologic modeling to determine site runoff characteristics for pre- and post-development comparisons. Computational methods for assessing these losses shall be as specified in the *Pennsylvania Stormwater Best Management Practices Manual*.

3. The lowest elevation of the infiltration area shall be at least two feet (2') above the Seasonal High Water Table (SHWT) and bedrock, except in the case of limestone foundation, in which case the distance shall be three feet (3').
4. All roof drains shall discharge to infiltration systems with appropriate measures such as leaf traps and cleanouts taken to prevent clogging by vegetation.
5. All infiltration systems shall have appropriate positive overflow controls to prevent storage within one (1) foot of the finished surface or grade.
6. All infiltration systems shall have a minimum setback of fifteen feet (15') from all residential structures. Care should be taken to prevent any seepage into subgrade structures.
7. All infiltration systems shall be designed to infiltrate the stored volume within seventy-two (72) hours.
8. All surface inflows shall be treated to prevent the direct discharge of sediment into the infiltration system; accumulated sediment reduces stormwater storage capacity and ultimately clogs the infiltration mechanism. No sand, cinders or other particulate matter may be applied to a pervious surface for winter ice conditions.
9. During site construction, all recharge system components shall be protected from compaction due to heavy equipment operation or storage of fill or construction material. Recharge areas shall also be protected from sedimentation. All areas designated for recharge shall not receive runoff until the contributory drainage area has achieved final stabilization.

10. The following procedures and materials shall be required during the construction of all subsurface facilities.
 - a. Excavation for the infiltration facility shall be performed with equipment which will not compact the bottom of the seepage bed/trench, or like facility.
 - b. The bottom of the bed and/or trench shall be scarified prior to the placement of aggregate.
 - c. Only clean aggregate, free of fines, shall be allowed.
 - d. The top and sides of all seepage beds, trenches, or like facilities shall be covered with drainage filtration fabric. Fabric shall meet the specifications of PENNDOT Publication 408, Section 735, Construction Class 1.
 - e. Perforated distribution pipes connected to centralized catch basins and/or manholes with provision for the collection of debris shall be provided in all facilities. The perforated pipes shall distribute stormwater throughout the entire seepage bed/trench or like facility.
11. All infiltration facilities which service more than one (1) lot and are considered a common facility shall have an easement provided to the Municipality for future access if necessary.
12. Infiltration trenches may be located alongside or adjacent to roadways or impervious paved areas with proper design.
13. Infiltration structures shall not be located on the upstream side of any roadway to prevent the introduction of water under the roadway.
14. In the case of infiltration trenches, a stormwater collection system consisting of pipes and inlets shall be designed to introduce runoff into the infiltration trench.
15. All calculations for infiltration structures shall assume a 40% void of the aggregate.
16. It will be the responsibility of the developer to maintain all infiltration structures which control runoff from roadways. The developer is responsible for creating deed restrictions or enter into an agreement which has the Municipality accepting responsibility for the improvements. The plan and deed should clearly indicate that the homeowner is responsible for individual on-lot infiltration area installation, maintenance, and repair.
17. A minimum of one infiltration test shall be conducted for each detention basin or infiltration area, unless the detention area is greater than one (1) acre, in which case one infiltration shall be conducted for each detention area acre.

O. Additional Stormwater Detention/Retention Facilities Design Requirements

1. The following setbacks are required for stormwater management facilities:
 - a. Stormwater retention or detention basins shall be located at least fifty feet (50') from any structure, whether existing or proposed.
 - b. Stormwater retention or detention basins shall be located at least fifty feet (50') from any property boundary line or right-of-way.
 - c. Stormwater retention or detention basins shall be located at least fifty feet (50') from existing wetlands, or the bank of existing streams.
 - d. Recharge systems greater than three feet (3') deep shall be located at least fifteen feet (15') from any basement wall and twenty-five feet (25') from wastewater treatment areas.
 - e. Any recharge system designed to handle run-off from any commercial or industrial impervious parking or outside storage area shall be a minimum of fifty feet (50') from any water supply well or any wastewater treatment area.
2. Riser. A riser or other acceptable outfall shall be provided at the outlet of all detention basins. The riser shall be constructed of precast concrete or poured in place concrete with controlled orifices. The riser shall extend to an elevation one foot (1') below the invert elevation of the emergency spillway. The riser shall be designed so that the rate of outflow is controlled by the pipe barrel through the basin berm when the depth of water within the basin exceeds the height of the riser. A trash rack or similar appurtenance shall be provided to prevent debris from entering the riser. All risers shall have a concrete base attached with a watertight connection. The base shall be of sufficient weight to prevent flotation of the riser. An anti-vortex device, consisting of a thin vertical plan normal to the basin berm, shall be provided on the top of the riser.
3. Landscaping.-All stormwater control systems, whether existing or proposed, shall be planted to effectively naturalize areas so as to become an integral and harmonious element in the local landscape. No trees shall be planted in dams more than fifteen feet (15') high or on any basin embankment.
4. Emergency Spillway.-Whenever possible, the emergency spillway for detention basins shall be constructed on undisturbed ground. Emergency spillways shall be designed according to the Natural Resource Conservation Service Engineering Field Manual and/or the PADEP Erosion and Sediment Pollution Control Program Manual. All emergency spillways shall be constructed so that the detention basin berm is protected against erosion. The minimum capacity of all emergency spillways shall be such that the combined capacity of the emergency spillway and the principal pipe barrel equal the peak flow rate from the one hundred (100) year design storm. Emergency spillways shall extend along the upstream and downstream berm embankment slopes. The upstream edge of the emergency spillway shall be a minimum of two feet (2') below the spillway crest elevation.

The downstream edge of the spillway shall, at minimum, extend to the toe of the berm embankment. The emergency spillway shall not discharge over earthen fill and or easily erodible material.

5. Anti-Seep Collars. Anti-seep collars shall be installed around the principal pipe barrel within the normal saturation zone of the detention basin berms. The anti-seep collars and their connections to the pipe barrel shall be watertight. The anti-seep collars shall extend a minimum of two feet (2') beyond the outside of the principal pipe barrel. The maximum spacing between collars shall be fourteen (14) times the minimum projection of the collar measured perpendicular to the pipe.
6. Freeboard. Freeboard is the difference between the design flow elevations in the emergency spillway and the top of the settled detention basin embankment. The minimum freeboard shall be one and one half feet (1.5').
7. Slope of Detention Basin Embankment. The maximum slope of earthen detention embankments shall meet the requirements contained in this subsection. Whenever possible, the side slopes and basin shape shall be amenable to the natural topography. Straight side slopes and rectangular basins shall be avoided.
8. Width of Basin. The minimum top width of detention basin berms shall be ten feet (10')
9. Slope of Basin Bottom. In order to insure proper drainage of the detention basin, a minimum grade of two (2) percent shall be maintained for all sheet flow. A minimum grade of one (1) percent shall be maintained for all channel flow.
10. Energy Dissipaters. Energy Dissipating devices (rip-rap, end sills, etc.) shall be placed at all basin outlets. Any pipe or other component which discharges directly into the basin shall be equipped with energy dissipating devices and shall outlet into the bottom of the basin.
11. Landscaping and Grading of Detention Basin. All landscaping and grading standards shall be as follows:
 - a. Cuts. No excavation shall be made with a cut face steeper than three (3) horizontal to one (1) vertical, except under the condition that the material in which the excavation is made is sufficiently stable to sustain a slope of steeper than three (3) horizontal to one (1) vertical. A written statement to that effect is required from an engineer and must be submitted and approved by the County Engineer. The statement shall affirm that the site has been inspected and that the deviation from the slope should not result in injury to persons or damage to property. Retaining walls shall be required if a stable slope cannot be maintained. Any retaining wall design must be approved by the County Engineer. The toe of the slope or headwall of any cut must be located a minimum of five feet (5') from property lines.
 - b. Fills. No fills shall be made which creates any exposed surfaces steeper in shape than three (3) horizontal to one (1) vertical, except where the fill is

located so that settlement, sliding or erosion will not result in property damage or be a hazard to adjoining property, streets, or buildings. A written statement is required from an engineer certifying that she/he has inspected the site and that any proposed deviation from the slope specified above should not endanger any property or result in property damage and must be submitted to and approved by the County Engineer.

1. A concrete or stone masonry wall designed and constructed in accordance with these specifications and standards may be required to support the face of the fill where the above specified slopes are exceeded.
 2. The top of any fill or toe of the slope of any fill shall be located twenty-five feet (25') from any property line with the exception of a downstream property line where the toe of the embankment shall be placed a sufficient distance to allow for energy dissipating devices, but in no case less than forty feet (40') unless approved otherwise by the County.
- c. **Planting Requirements.** All areas proposed for recreational use, whether active or passive, shall be planted to effectively naturalize the areas to become an integral and harmonious element in the natural landscape.
- d. **Drainage Channels and Retention Areas.** All storm drainage channels and retention areas, whether existing or proposed shall be graded and planted to effectively naturalize areas so as to become an integral and harmonious part of the landscape by contour and type of plant material employed.
- e. **Fence or Screening.** A fence and suitable vegetation screen shall be provided around all detention basins as required by the County Engineer. All vegetative screening shall be at least three and one-half feet (3 1/2') in height and shall be composed of the following shrubs: Barberry (Barberis species); Eleagnus (Eleagnus species) Firethorn (Pyracantha species) or Rose (Rose species). All vegetative screening shall provide a barrier to prevent entrance to the detention basin area. The fencing and vegetative screening requirement shall be waived only upon approval by the Planning Commission.
12. Detention Basin Low Flow Channel must be constructed using permanent liner by Scour Stop™ or approved equal.
 13. Easements for all basins and storm pipes not located with the public street right-of-way shall be provided.
- P. **Stormwater Drainage System Design Requirements.**
1. **Grates.** All inlets must be provided with bicycle safe grates to protect the public from any harm.

2. Existing Storm Sewers. Where existing storm sewers are reasonably accessible and of adequate capacity, subdivisions and land developments may connect to the existing storm sewer if the developer can prove that the existing system can handle the additional flow and that the discharge point will not be changed by this additional flow. The calculations to substantiate the connection must follow the guidelines of this Ordinance.
3. Straight Pipe Selections. Wherever possible all storm drain pipes shall be designed to follow straight courses. No angular deflections of storm sewer pipe sections in excess of five (5) degrees shall be permitted. No vertical curves shall be permitted in the storm drain pipe system.
4. Minimum Grade and Size. All storm drain pipes are recommended to maintain a 1% slope however a minimum grade of one half (1/2) percent can be used. All storm pipes shall have a minimum inside diameter of fifteen (15) inches, except that pipes under a twenty-five (25) or greater fill shall not be less than twenty-four (24) inches, or a cross-sectional area of four hundred fifty-three (453) square inches.
5. Pipe Material and Thickness. All storm sewers shall be Reinforced Concrete Pipe (RCP) or Smooth Lined Polyethylene Corrugated Plastic Pipe (SLCPP).
6. Pipe Capacity. The capacity of all pipe culverts shall, as a minimum, provide the required carrying capacity as determined by the following source:
 - Hydraulic Engineering Circular No. 5.
 - Hydraulic Charts for the Selection of Highway Culverts.
7. Pipe Arches. Where headroom is restricted, equivalent pipe arches may be used in lieu of circular pipes.
8. Allowable Headwater Depth. At all inlets or manholes, the maximum allowable headwater depth shall be one (1) foot below the top of the inlet grate of the manhole cover.
9. Horizontal Pipe Deflections. A manhole or inlet shall be provided at all horizontal deflections in the storm pipe system exceeding five (5) degrees.
10. Minimum and Maximum Cover. A minimum of eighteen (18) inches of cover shall be maintained over all storm drain pipes. The top of storm drain pipes shall be at least one half (1/2) foot below subgrade elevation.
11. Diversion or Runoff. All storm drain pipes shall be designed to carry the runoff into a detention basin or similar facility utilized to control the rate of runoff. No discharge at the top or side of basin embankments shall be permitted.
12. Culverts and Drainage Channels.
 - a. Erosion Prevention. All drainage channels shall be designed to prevent the

erosion of the bed and bank areas. The flow velocity in all vegetated drainage channels shall not exceed three feet (3') per second to prevent erosion unless special provisions are made to protect banks and channel bottoms against erosion. Suitable bank stabilization shall be provided where required to prevent erosion of the drainage channels. Where storm sewers discharge into existing drainage channels at an angle greater than thirty (30) degrees from parallel with the downstream channel flow, the far side bank shall be stabilized by the use of rip-rap or masonry, and/or concrete walls. The stabilization shall be designed to prevent erosion and frost heave under and behind the stabilizing media. For grass swales and roadside gutters two (2) design considerations shall be met:

- (1). Temporary condition
- (2). Permanent condition

13. All drainage facilities shall be designed to adequately handle surface runoff and carry it to suitable outlets.
 - a. Drainage structures that are to be located within State highway rights-of-way shall be approved by the Pennsylvania Department of Transportation, and a letter from that Department indicating such approval shall be submitted to the County Engineer.
 - b. Where applicable, a right-of-way or easement of sufficient width to include a ten-foot (10') access strip in addition to the width of the ditch from bank top shall be created for drainage and maintenance purposes. The County Engineer may require a wider ditch right-of-way or easement where deemed necessary.
 - c. Subsurface drainage systems shall have curb inlets located at curb tangents on the uphill side of street intersections and at other locations as may be required by the County Engineer as necessary to intercept runoff. Design and location of curb inlets shall be in accordance with Pennsylvania Department of Transportation Design Manual Part 2 and be approved by the County Engineer. Inlets shall be designed and located to prevent hazards to vehicles, bicycles, and pedestrians.
 - d. Ductile iron culvert pipe shall be used for all storm sewer lines that pass through any permanent structures such as wall, footings, or buildings.
 - e. All drainage facilities are to be maintained by the owner to retain their design capacity. A note shall be plan on the plan indicating the maintenance responsibilities.
14. Curb, gutter, and roadside swale depths shall comply with the following requirements:
 - a. If a proposed lot or development site is to be graded so as to redirect postdevelopment flow into a gutter or swale along an existing street where

no curbs exists, or when an existing gutter or swale is to be integrated into the proposed storm water conveyance system, a maximum depth of six (6) inches shall be permitted in the roadside gutter or swale.

- b. All drive intersections shall be designed so that flows do not enter the site from the adjacent street and no additional flows are diverted onto the adjacent street.

1122. UNDERGROUND UTILITIES AND EASEMENTS.

A. In accordance with a Pennsylvania Public Utility Commission order of July 8, 1970, all electric utility distribution lines shall be installed underground in subdivisions or land development of five (5) or more proposed dwelling units. The following design standards shall also be observed.

1. Whenever possible, telephone and cable television utilities shall also be installed underground.
2. Whenever possible, electric, and communications utilities shall jointly occupy the same trenches in the utility easements, and if located in the street right-of-way, should be between centerline of the roadway and curb line opposite water service.
3. A utility service plan for the proposed subdivision or land development shall be prepared and provided by the developer in cooperation with the appropriate public utility companies and governmental agencies.
4. All utilities shall have minimum separation distances as established in PADEP domestic wastewater facilities manual or the public or private authority regulations owning the utility. The more stringent requirements will apply.
5. Gas Utilities must be located in a trench separate from all other utilities.

B. Utility Easements.

1. Utility easements shall be provided for wires, conduits, storm and sanitary sewers, gas and water mains, and/or other utility lines intended to service the abutting lots. Within such easements, no structures shall be permitted to locate. The developer shall consult the local utility company when locating the utility easements.
2. The location of utility easements shall be either:
 - a. Abutting the street right-of-way in which case an easement with a minimum width of ten (10') feet shall be required.
 - b. Along the rear or side lot lines in which case an easement with a minimum width of ten (10') feet on each side of the lot line. The Planning Commission may require an easement with a minimum width of fifteen (15') feet where the lot line coincides with the subdivision property line.

1123. EROSION AND SEDIMENT CONTROLS.

A. General Standards.

1. All plans must conform to the requirements of the current Pennsylvania Code, Title 25, Chapter 102 Erosion and Sediment Control Regulations and the PA Clean Streams Law.
2. If an NPDES Permit is required, the application shall be submitted to the Schuylkill Conservation District and a copy of the application shall be submitted to the Planning Commission.
3. Written correspondence from the Schuylkill Conservation District or PADEP (when applicable) indicating that Chapter 102 requirements have been satisfied, shall be submitted to the County Planning office prior to final approval.

Note: Information regarding Chapter 102 is available on the Schuylkill County web site or by contacting the Schuylkill Conservation District office.

B. Performance Principles. The measures which follow are effective in minimizing erosion and sediment and shall be included, where applicable, in the control plan:

1. Stripping of vegetation and grading shall be kept to a minimum.
2. All development plans shall strive to preserve significant natural features, keep cut and fill operations to a minimum, and ensure conformity with the existing topographic features in order to create the least possible erosion potential and to adequately handle the volume and velocity of surface water runoff.
3. Whenever possible, the natural vegetation should be retained, protected and if required, supplemented.
4. The area which is disturbed and the duration of such exposure shall be kept to a minimum.
5. Permanent vegetation and/or mechanical erosion control and drainage measures shall be used to stabilize disturbed soils. Such measures shall be employed as soon as possible in the development process.
6. Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
7. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Where necessary, the rate of surface water runoff shall be mechanically retarded. Use of infiltrators is strongly encouraged.
8. Until the disturbed area is stabilized, sediment in the runoff water shall be trapped by the use of debris basins, sediment basins, silt traps, or similar measures.

C. **Grading for Drainage.** In order to preserve more suitable sites for building and other uses, improve surface drainage, and control erosion, the following grading requirements shall be met:

1. Proper drainage shall be provided away from buildings on all lots, tracts, or parcel within a proposed subdivision or land development. The resulting surface water shall be disposed of without ponding. Natural drainage patterns shall be preserved whenever possible.
2. All provisions for drainage shall be designed to adequately handle the surface runoff and carry it to the nearest suitable outlet such as a curbed street, storm drain, or natural watercourse. Drainage swales used to divert surface water away from buildings shall be sodded or planted as required and shall be of such a slope, shape and size, and approved by the Planning Commission.
3. The concentration of surface water runoff shall be permitted only on swales or in watercourses.
4. A maximum slope of 2:1 shall be maintained on all cut and fill slopes unless they are stabilized by a retaining wall or cribbing or except as approved by the Planning Commission and handled under special conditions.
5. Provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills. Cut and fill slopes shall not endanger adjacent property.
6. Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.
7. Fill embankments shall not encroach on natural watercourses (unless approved by PADEP) or constructed channels.
8. Fills, when placed adjacent to natural watercourses (unless approved by PADEP) or constructed channels, shall have suitable protection against erosion during periods of flooding.
9. Grading shall not be performed in such a way as to divert water onto the property of another landowner unless the expressed written consent of that landowner is secured.
10. During grading operations, necessary measures for dust control will be exercised.

D. **Detention Basins.** Any plan that proposes detention basins shall note on the plan indicating who will own and maintain the Stormwater management facility. It shall be noted on the plan, as well as incorporated as a deed restriction, the following:

“The Stormwater management detention basin facilities on this subdivision (or land development) plan are permanent and are not to be removed or filled. The individual lot owner, his/her heirs, assigns or successors shall be responsible for the perpetual maintenance of the said facility. If the property owner, his/hers heirs, assigns or successors fails in any way to maintain the said facility

or causes this facility to be altered or removed, upon written notification to the township/borough, the defects shall promptly be corrected by the property owner.

Upon the owner's failure to correct the defects within the time specified by the township/borough, the owner, his/her heirs, assigns, or successors do hereby authorize the township/borough to enter upon the said property at any time and cause the repair, maintenance, and/or corrections to be made. A lien may be filed against the property for the costs of all corrections including applicable engineering and/or attorney's fees. The township/borough is under no obligation to take any action."

1124. OFF-STREET PARKING AND LOADING.

- A. Every land development or subdivision shall provide the minimum number of off-street parking and loading spaces required by the County or Municipal Zoning Ordinance.
- B. Off-street parking or loading spaces may be in an individual garage, carport, or driveway or in a common parking area outside the street right-of-way, convenient to the dwelling units or use to be served and shall be installed concurrently with the construction of the dwelling units.
- C. **General Design Requirements for Off-Street Parking.**
 - 1. Every parking facility shall be designed so that its use does not constitute a nuisance, hazard or unreasonable impediment to traffic.
 - 2. Every parking area shall be arranged for orderly, safe movement.
 - 3. No parking area shall be designed to require or encourage parked vehicles to back into a public street in order to leave a parking space, except those of a single family or two family dwelling onto streets other than major or minor arterial streets.
 - 4. Every parking area shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle, except those of a single family or two-family dwelling.
 - 5. No parking area shall be located in a required buffer yard.
 - 6. No parking area shall be located within ten (10') feet of a septic system absorption area.
 - 7. All parking areas shall have adequate lighting to provide for safety and comfort of persons using the area.

1125. SIDEWALKS, PATHWAYS AND DRIVE APRONS.

- A. Sidewalks or pathways shall be required in all residential developments where density exceeds three (3) dwelling units per acre.
- B. In other subdivisions or land developments, sidewalks or pathways may also be required by the Planning Commission.

C. **Location.**

1. Sidewalks, where required or provided, shall be located within the street right-of-way and no closer than one (1') foot from the right-of-way line nor closer than three (3') feet from the curb line.
2. A grass-planting strip shall be planted between the curb and sidewalk.

D. All Sidewalks and pathways shall be a four (4') feet minimum width.

E. **Required Construction.**

1. Sidewalks and crosswalks shall be constructed of Class A cement concrete at least four (4") inches thick underlain by four (4") inches of compacted gravel or crushed stone.
2. Sidewalks at driveway crossings and driveway aprons shall be at least six (6") inches thick reinforced and underlain by four (4") inches of compacted gravel or crushed stone. The reinforcing shall be one (1) layer of six (6") inch by six (6") inch number nine (9) wire.
3. Pathways shall be portland cement concrete or bituminous of at least four (4") inches thick underlain by three (3") inches of compacted gravel or crushed stone.

F. **Handicapped Ramps.** In addition to the preceding requirements, all sidewalks shall provide ramps for adequate and reasonable access for the safe and convenient movement of the physically handicapped persons, including those in wheelchairs, across curbs at all pedestrian crosswalks. These facilities shall be constructed in accordance with Chapter 8, "Pedestrian Facilities" of the PENNDOT Design Manual Part 2 and The Americans with Disabilities Act (ADA).

1126. IDENTIFICATION SIGNS.

- A. The developer shall provide the subdivision or land development with adequate street signs at the intersections of all streets and with any other signs required. Sign style, color, and lettering, shall be subject to the approval of the local governing body.

1127. REGULATORY SIGNS.

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

1128. LANDSCAPING

- A. The need for landscaping will be determined by the Planning Commission dependent upon size, location and specifics of each subdivision, and shall be reviewed by the Schuylkill Conservation District.
- B. **Ground Cover Requirements.** Exposed ground surface in all parts of the subdivision shall be paved or covered with stone screenings, or other solid material, or protected with a

vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather. The vegetative cover shall not be poisonous in nature.

C. **Buffer Yards.** If the applicable zoning ordinance requires a buffer yard, the plan shall show location of such yard with appropriate dimensions.

1. The buffer yard shall be a landscaped area free of structures, manufacturing or processing activity, materials, or vehicular parking. No driveways or streets shall be permitted in the buffer yards except at points of ingress or egress.

2. Planting Screen.

a. Each buffer yard shall include a Planting Screen of trees, shrubs, and/or other plant materials extending the full length of the lot line to serve as a barrier to visibility, airborne particles, glare and noise.

b. Each Planting Screen shall be in accordance with the following requirements:

(i) Plant materials used in the Planting Screen shall be of such species and size as will produce, within two (2) years, a complete year-round visual screen.

(ii) The Planting screen shall be permanently maintained by the landowner and any plant material which does not live shall be replaced.

(iii) The Planting Screen shall be so placed that at maturity it will be at least three (3') feet from any street or property line.

(iv) The Planting Screen shall be broken only at points of vehicular or pedestrian access and shall comply with Sections 1113 and 1117.D.

4. Existing Wooded Areas. Existing wooded areas shall be protected to prevent any unnecessary destruction.

5. Street Trees.

Street trees shall be provided in all residential subdivisions with densities greater than one (1) dwelling per acre and all commercial developments. All street trees shall be provided by the applicant in accordance with the following standards:

a. The trees shall be nursery grown and shall meet American Standard for Nursery Stock -ANSI Z60, current edition, as amended. The trees shall be grown in a nursery with the same hardiness zone and climate similar to that of the locality of the project. Varieties of trees shall be subject to the approval of the Planning Commission, and or local Shade Tree Commission.

- b. All trees shall have a normal habit of growth and shall be sound, healthy, and vigorous; they shall be free from disease, insects, insect eggs, and larvae.
- c. The trunk caliper, the diameter measured at a height of six (6) inches above finish grade, shall be a minimum of two (2) inches.
- d. Trees shall be planted between the street line and the building setback line except where the Planning Commission has authorized placement of trees within the street right-of-way. The tree lawn (space between the curb and the sidewalk) width shall be 5 feet or wider, backfilled with topsoil to a depth of 2 feet to ensure good tree growth and minimum infrastructure conflicts. Where the tree lawn width is narrower than 5 feet (but wider than 3 feet) , linear root barriers shall be installed along the edge of the sidewalks to avoid root intrusion into the gravel sub-base of sidewalks. The trees' growth shall not interfere with the street cartway, sidewalk, or utility line. Where primary electric utility exist overhead, trees that mature at heights of 25-30 feet shall be planted to avoid future conflicts. Street tree branching shall not interfere with clear sight triangles. Streets trees should not be planted closer than 40 feet from intersections and shall not block stop signs. Typical branching shall not be within ten (10') feet of ground level after ten (10) years of growth.
- e. All planting shall be performed in conformance with American National Standards for Tree Care - ANSI A300 Part 6 - Transplanting, and the International Society of Arboriculture's Best Management Practice for Tree Planting. Trunk flare (taper at the base of each tree where the trunk turns into roots) shall be visible to assure proper planting depth. good nursery and landscape practice and to the standards established by the authority which accepts ownership of the planting.
- f. Requirements for the measurements, branching, grading, quality, rootball or container dimensions of trees shall follow the code of standards recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock, (ANSIZ60, current edition, as amended).
- g. A minimum of two (2) canopy trees shall be provided for every one hundred feet (100') of public right-of-way. Street trees shall be placed a minimum of forty feet (40') apart along the right-of-way, and shall be located so as to maximize the growth potential of the plant material, minimize the potential for root interference with public infrastructure, and enhance the quality of the development. Recommended street trees shall be one of the following species:

SCIENTIFIC NAME

COMMON NAME

Acer campestre	Hedge Maple
Acer ginnala	Amur Maple
Acer rubrum cultivars	Red Maple
Aesculus hippocastanum	Common Horse Chestnut
Ginkgo biloba	Ginkgo-Males only
Gleditsia triacanthos inermis	Thornless Honey Locust
Metasequoia glyptostroboides	Dawn Redwood
Platanus x acerifolia Bloodgood	London Planetree
Prunus accolade	Accolade Cherry
Pyrus calleryana Chanticleer	Cleveland Select Callery Pear
Quercus acutissima	Sawtooth Oak
Quercus bicolor	Swamp White Oak
Quercus macrocarpa	Bur Oak
Quercus palustris	Pin Oak
Quercus robur Fastigiata	Upright English Oak
Quercus rubra	Red Oak
Sophora japonica	Scholar-Tree
Syringa reticulata	Japanese Tree Lilac
Tilia cordata	Littleleaf Linden
Tilia x euchlora	Crimean Linden
Tilia tomentosa	Silver Linden
Ulmus parvafolia	Chinese Elm
Ulmus x Accolada	Accolada Elm
Zelkova serrata	Japanese Zelkova

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

In choosing trees for their development and designing a landscape planting plan, developers are encouraged to seek advice and assistance of a landscaper architect or landscape designer and/or the *Service Forester DCNR- Bureau of Forestry*. Plans should be submitted to the planning commission and/or local shade tree commission. It is important that much thought be given to selecting the appropriate tree for each given site. Even the best urban tree planted in the wrong site can lead to total disaster. Developers may also consult the book ***Landscape Tree Factsheets, published by Penn State University*** or *Urban Trees: Site Assessment for Stress Tolerance Planting*, published by the Urban Horticulture Institute, Cornell University, Ithaca, New York. Visiting www.patrees.org website can also be of assistance to developers for plant selection and planting.

- h. Street trees are to be installed by the lot owner, by deed restriction, or by the developer and maintained and guaranteed for a minimum of one year (Planting of trees shall occur within the standard Spring or Fall planting

season (March 15th – May 30th for spring and October 30th – December 30th for fall planting). Tree should not be planted in the heat of summer when they are in leaf. No more than one-third (1/3) of the tree shall be damaged or dead without replacement. Replacement trees shall conform to all requirements of this section and shall be maintained and guaranteed for a minimum of two planting seasons.

1129. FLOODPLAINS.

- A. All special flood hazard areas as identified on the Federal Emergency Management Agency flood maps shall be shown on subdivision and land development plans. The floodplain controls established by the municipal flood plain ordinance and enacted in accordance with the national flood insurance program shall be applied to all subdivisions and land developments.
 - 1. No watercourse shall be altered or relocated unless approved by the appropriate federal, state and local agencies.
 - 2. Any changes in an existing drainage way shall be subject to the approval of the Division of Dams and Encroachments of the, Pennsylvania Department of Environmental Protection and the Army Corp of Engineers when either or both have jurisdiction.

ARTICLE 12

REQUIRED IMPROVEMENTS

1201. INTRODUCTION.

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

1202. GENERAL REQUIREMENTS.

- A. The provision, construction and installation of all physical improvements in the proposed subdivision tract shall be as noted on the record plan and shall also be in accordance with the requirements of the Planning Commission.
- B. The developer shall arrive at an agreement with the Planning Commission as to the installation of all improvements shown on the plan and as required by this Ordinance. This agreement shall be made prior to review of the final plan by the Planning Commission. A completed and executed original copy of the Subdivision Improvements Agreement shall be submitted to the Planning Commission prior to their endorsement of the record plan.
- C. The developer shall install and construct all improvements in accordance with the design specifications of this Ordinance.
- D. It shall be the responsibility of the County or of the appropriate state or municipal regulatory agency to supervise the installation of those improvements required by this Ordinance.

1203. STREETS.

- A. Required improvements and construction standards shall be in accordance with Article 11 of this Ordinance.
- B. Streets shall be graded, surfaced, and improved to the grades, and dimensions shown on plans, profiles, specifications, and cross-sections submitted by the subdivider and approved by the Planning Commission.
- C. All paving shall meet the current specifications of the Pennsylvania Department of Transportation as set forth in Article 11 of this Ordinance.

1204. SIDEWALKS.

- A. Standards for the provision and installation of sidewalks shall be in accordance with Article 11 of this Ordinance.
- B. However, where abutting residential lots have frontage, measured at the building line, of not less than one hundred (100') feet, and an area of not less than twenty thousand (20,000) square feet, or where the rural character of the proposed subdivision and its surroundings justifies less intensive development, the installation of sidewalks may be waived by the Planning Commission.

1205. STREET SIGNS.

- A. Street signs shall be provided at the intersections of all streets. The type, height and design shall be approved by the local governing body.

1206. WATER SUPPLY.

- A. The installation of all water supply and distribution systems shall be in accordance with the design standards and requirements established in Section 1119 of this Ordinance.
- B. Fire hydrants shall be provided as an integral part of the water supply system in accordance with the design standards established in Section 1119 of this Ordinance

1207. SANITARY SEWER SYSTEM.

- A. The installation of all sanitary sewers shall be in accordance with the design standards established in Section 1120 of this Ordinance.
- B. The minimum size of the sewer mains within the subdivision shall be eight (8") inches in diameter.

1208. STORM DRAINAGE SYSTEMS.

- A. The installation of all storm drainage systems shall be in accordance with the design standards and requirements established in Section 1121 of this Ordinance.
- B. All drainage structures, culverts, boxes, grates, etc., shall conform to the current specifications of the Pennsylvania Department of Transportation.

1209. UNDERGROUND UTILITIES AND EASEMENTS.

- A. The installation of other utilities, including electric, telephone, gas, and cable television, shall be in accordance with the design standards and requirements established in Section 1121 of this Ordinance.
- B. Utilities serving the area of the proposed subdivision shall be consulted with respect to location, size and use of easements for utility purposes.

1210. EROSION AND SEDIMENT CONTROLS.

- A. The installation of all erosion and sediment controls shall be in accordance with the design standards and requirements established in Section 1123 of this Ordinance.
- B. All erosion and sediment control structures and other devices shall conform to the requirements of the Department of Environmental Protection *Erosion and Sediment Control Manual* in its latest edition.

1211. MONUMENTS AND MARKERS.

- A. Monuments and markers shall be constructed as follows:
 - 1. Monument to be constructed of concrete or stone, with a drill hole in the center. Monuments shall be marked on top with a copper or brass dowel.
 - 2. Marker to be iron pipes or iron or steel bars.
- B. All monuments and markers shall be placed by a registered engineer or surveyor so that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. They must be set so that the top of the monument or marker is level with the surface of the surrounding ground.
- C. **Location of Monuments.**
 - 1. Monuments must be set at one corner of the lot comprising a single lot subdivision, or at a predominant intersection of a street and a property line of a lot in a subdivision comprised or not more than five (5) contiguous lots or parcels.
 - 2. At least three (3) predominate line intersections or line angles in subdivision of more than five (5) lots or parcels, and in any land development. When any development and/or subdivision encompasses more than twenty (20) acres, the Planning Commission upon the recommendation of the County Engineer or their own accord may require additional monuments at designated points.
 - 3. Such other points as may be required by the County Engineer and Planning Commission when unusual conditions may create sight problems or cause unusual deviation from normal surveying practice.
- D. **Location of Markers.**
 - 1. Markers must be set at the beginning and ending of curves along street property lines if not monumented.
 - 2. Markers must be set at points where lot lines intersect curves either front or rear.
 - 3. Markers must be set at angles in property lines of lots and at all corners

ARTICLE 13

COMMERCIAL OR INDUSTRIAL DEVELOPMENTS **MOBILE HOME PARKS** **RECREATION VEHICLE PARKS** **OFF ROAD VEHICLE PARKS**

1301. APPLICATION.

- A. Proposed subdivisions or land developments that contain areas reserved for commercial or industrial uses, mobile home parks, recreation vehicle parks, and off road vehicle parks or that contain lots or parcels fronting on existing or proposed major traffic streets, will be subject to individual review and determination in each case. In general, however, the Planning Commission will apply all of the standards in Articles 7,8,11 and 12 and the following requirements.

- B. **Pre-Application Procedure.** The applicant and/or representative should meet with the Planning Commission prior to formal application, to discuss the plans and shall prepare a suitable sketch and plans sufficient to give a general understanding of the proposal. The Planning Commission shall inform the applicant as to the general suitability of the plans and of any modifications required by this Ordinance, if deemed advisable.

1302. COMMERCIAL AND INDUSTRIAL DEVELOPMENTS.

- A. Whenever possible, commercial parcels should include enough land to provide for a group of commercial establishments, planned, developed, owned and managed as a unit. In no case will narrow, highway ribbon developments be approved.

- B. **Street System.**
 - 1. Traffic movements in and out of commercial and industrial areas should not interfere with external traffic, nor should it create hazards for adjacent residential areas.
 - 2. The design of streets, service drives, and pedestrian ways should provide for safe and hazard free internal circulation.
 - 3. Where a commercial and industrial subdivision fronts or abuts a major street as defined in Article 2 the Planning Commission may require a service street approximately parallel to the major street at a distance suitable for the appropriate use of the intervening land.
 - 4. Entrances and exits to commercial and industrial areas shall be designed so as not to interfere with through traffic. In general, entrance and exit points shall not be located closer to one another than fifty (50') feet, and when combined, shall be restricted to one combined access point per one hundred (100') feet. Access points shall not exceed twenty-four (24') feet in width at any such point.

- C. **Utilities.** Where possible, commercial and industrial subdivisions and land developments should be located close to public utilities and should be provided with such utilities as are necessary to maintain adequate health standards, and to dispose of commercial and industrial wastes.

1303. MOBILE HOME PARKS.

- A. The mobile home park shall be in conformance with all applicable provisions of the County or Municipal Zoning Ordinance.
- B. **Site Location.** All mobile home parks shall be located on high and well drained soils.
- C. **Minimum Site Improvement.** Minimum site improvements for all mobile home parks shall include, but shall not be limited to the following:
 - 1. All streets shall be not less than fifty (50') foot right-of-way with a paved width of not less than thirty-three (33') feet and shall meet minimum paving thickness and other requirements as set out in Article 11 hereof for minor streets. All streets shall be properly drained and shall be kept free of debris or other obstructions to provide clear access for fire, police or other emergency access.
 - 2. Parking courts may be used to meet the off-street parking requirements. All parking courts shall be located in close proximity to the mobile homes.
 - 3. Shall provide to each lot line a continuing supply of safe and potable water as approved by the Pennsylvania Department of Environmental Protection as well as a sanitary sewerage disposal system in accordance with and as approved by the Pennsylvania Department of Environmental Protection, all such systems being provided to the lot lines of all lots.
- D. **Other Site Improvements.**
 - 1. Provide such other improvements as the Planning Commission may require whereby such requirements shall at all times be in the best interests of the public's health, safety and general welfare and may include, but shall not be limited to, garbage and trash collection and disposal facilities and an adequate park lighting system.
 - 2. Every lot shall be graded to provide a level, stable and well-drained stand for the mobile home.
 - 3. Every shall be provided with connections to an adequate supply of potable water and to a centralized sewage disposal system which conforms to the standards required in Article 11 of this Ordinance.
 - 4. The owner shall prepare and submit, for review and approval to the Planning Commission, a stormwater management plan. Such plan shall indicate the proposed stormwater handling system, proposed water retention, and release schedule to eliminate the effects of uncontrolled water runoff on adjacent

properties. The plan shall be referred to the Schuylkill County Conservation District for review and comment prior to plan approval.

E. **Controlled Access.**

1. Access to all lots shall be from interior driveways, access drives, or private streets and shall not be from public streets or roads. Entrance roads shall have a paved cartway width of at least twenty-four (24') feet and access drives shall have a paved cartway width of at least twenty (20') feet. Access drives and driveways shall conform to the requirements of Section 1117.
2. All streets shall be private and be maintained as part of the mobile home park. All construction shall conform to the requirements for streets contained in Section 1108.

F. **PLAN REQUIREMENTS.**

Persons, firms or corporations proposing to open a mobile home park shall not proceed with any construction work on the proposed park unless and until they have obtained, from the Planning Commission, written approval of the preliminary plan of the proposed park according to the following procedures:

1. **Pre-Application Procedure.** The applicant and/or representative should meet with the Planning Commission prior to formal application, to discuss his plans and shall prepare a suitable sketch and plans sufficient to give a general understanding of the proposal. The Planning Commission shall inform the applicant as to the general suitability of the plans and of any modifications required by this Ordinance, if deemed advisable.
2. **Preliminary Plan.** The applicant shall then prepare and submit a preliminary plan, together with improvement plans and other supplementary material, as required. Refer to Article 7.

1304. RECREATIONAL VEHICLE PARKS OFF ROAD VEHICLE PARKS

- A. The recreation vehicle park or off road vehicle park shall be in conformance with all applicable provisions of the County or Municipal Zoning Ordinance.
- B. **Site Location.** The recreation vehicle parks or off road vehicle parks shall be located on high and well drained soils.
- C. **Minimum Site Improvement.** Minimum site improvements for a recreation vehicle parks or off road vehicle parks shall include, but shall not be limited to the following:
 1. All vehicle parking spaces and driveways shall be paved or covered with stone screening or other material or protected with a vegetative growth, any of which are capable of preventing soil erosion and eliminating objectionable dust.

2. **Streets.** Streets shall be properly drained and shall be kept free of debris or other obstructions to provide clear access for fire, police or other emergency access.
3. **Stormwater Management:** The owner shall prepare and submit, for review and approval to the Planning Commission, a stormwater management plan. Such plan shall indicate the proposed stormwater handling system, proposed water retention, and release schedule to eliminate the effects of uncontrolled water runoff on adjacent properties. The plan shall be referred to the Schuylkill County Conservation District for review and comment prior to plan approval.
4. **General Standards.**
 - a. All plans must conform to the requirements of the current Pennsylvania Code, Title 25, Chapter 102 Erosion and Sediment Control Regulations and the PA Clean Streams Law.
 - b. If an NPDES Permit is required, the application shall be submitted to the Schuylkill Conservation District and a copy of the application shall be submitted to the Planning Commission.
 - c. Written correspondence from the Schuylkill Conservation District or PA DEP (when applicable) indicating that Chapter 102 requirements have been satisfied, shall be submitted to the County Planning office prior to final approval.

Note: Information regarding Chapter 102 is available on the Schuylkill County web site or by contacting the Schuylkill Conservation District office.

5. **Water Supply and Sewerage System.** The recreation vehicle parks or off road vehicle parks shall be provided with an adequate supply of potable water and a centralized sewage disposal system or central disposal area which conforms to the applicable standards required by the PADEP, the Municipality and Articles 11 and 12 of this Ordinance
6. **Perimeter Requirements:** When abutting residentially developed properties, a buffer strip with a minimum width of thirty (30) feet shall be provided parallel to the park property line. When abutting non-residential properties, the buffer strip shall be twenty (20) feet from the park property line.
7. **Parking.** Parking courts may be used to meet the off-street parking requirements.
8. **Other Improvements.** There shall be provided such other improvements as the Planning Commission may require whereby such requirements shall at all times be in the best interests of the public's health, safety and general welfare and may include, but shall not be limited to, garbage and trash collection and disposal facilities and an adequate park lighting system.
9. **Other Plan Requirements.**
 - a. Show land uses occupying the adjacent properties;
 - b. Show number, size and location of the proposed vehicle sites and other parking areas;

G. Fire Prevention: Refer to Section 1119.C.1

APPENDIX A

Certificate of Planning Commission Approval

SCHUYLKILL COUNTY PLANNING COMMISSION APPROVAL

The Subdivision/Land Development Plan as shown hereon is hereby granted final approval by the Schuylkill County Planning Commission.

Director

Date

APPENDIX B

SCHUYLKILL PLANNING COMMISSION
Application for Consideration of Subdivision and/or
Land Development Plan

1. **TYPE OF PLAN SUBMISSION**

	Sketch	Preliminary	Final
Subdivision Plan	_____	_____	_____
Land Development Plan	_____	_____	_____

2. **NAME OF PLAN** _____

3. **PROPERTY OWNER(S)**

Name _____

Address _____

Phone# _____ Fax# _____

4. **DEVELOPER/APPLICANT** (if other than Owner)

Name _____

Address _____

Phone# _____ Fax# _____

5. **PROFESSIONAL RESPONSIBLE FOR PLAN PREPARATION**

Company Name _____

Contact Person _____

Mailing Address _____

Phone# _____ Fax# _____

6. **LOCATION**

Municipality(s) _____

Street Address (if known) _____

UPI Number(s) _____

Deed Book and Page Number _____

7. **TOTAL ACREAGE OF PARENT TRACT** _____

8. **TOTAL NUMBER OF NEW LOTS PROPOSED** _____
(including residue and annexation lots)

9. **NUMBER OF LOTS TO BE DEVELOPED** _____

10. **FOR LAND DEVELOPMENT PLANS**

Square Feet of All Structures _____

Square Feet of Impervious Areas _____

Total _____

11. **TYPE OF DEVELOPMENT**

Check Applicable Item(s)

_____ Single Family _____ Agricultural
_____ Multi-Family _____ Annexation
_____ Commercial _____ Other (Specify) _____
_____ Industrial

12. **TYPE OF WATER SYSTEM**

Check Applicable Item(s)

Existing

Proposed

Public (Municipal) System _____

Private (Community) System _____

Individual On-Site _____

13. **TYPE OF SANITARY SEWER SYSTEM**

Check Applicable Item(s)

Existing

Proposed

Public (Municipal) System _____

Private (Community) System _____

Individual On-Site _____

14. **ZONING CLASSIFICATION(S)** _____

15. **PROPOSED IMPROVEMENTS, IF ANY**

Check Applicable Item(s)

_____ Streets _____ Other Utilities
_____ Water System _____ Not Applicable
_____ Sanitary Sewer System
_____ Stormwater System
_____ Sidewalks/Curbs

16. **ATTACHMENTS**

Check Applicable Item(s)

- _____ Appendix A Certificate of Planning Commission Approval
- _____ Appendix B Application
- _____ Appendix C.1-Annexation Final Plan Checklist
- _____ Appendix C.2-Minor Final Plan Checklist
- _____ Appendix C.3-Sketch Plan Checklist
- _____ Appendix C.4 Major Preliminary Plan Checklist
- _____ Appendix C.5 Major Final Plan Checklist
- _____ Deed Restrictions (If Any)
- _____ Deed Of Annexation (If Any)
- _____ Improvement Agreements (If Any)
- _____ Other (Specify)

17. THE UNDERSIGNED HEREBY REPRESENTS THAT TO THE BEST OF HIS (THEIR) KNOWLEDGE AND BELIEF, ALL INFORMATION LISTED AND ATTACHED HERETO IS TRUE, CORRECT AND COMPLETE.

SIGNATURE OF APPLICANT(S)

DATE

APPENDIX C.1

Schuylkill County Subdivision and Land Development Ordinance Annexation Final Plan Checklist

Administrative Checklist:

- ___ Original and one (1) copy of the completed Application Form (Appendix B).
- ___ Original and one (1) copy of the completed Checklist (Appendix C.1).
- ___ Minimum of eight (8) copies of Final Plan.
- ___ Full application fee submitted with application.
- ___ Plan sheet size no larger than 24" x 36".
- ___ Certificate of Ownership Affidavit affixed to each plan and signed, in ink, by owner(s) (Appendix F or G).
- ___ The seal and signature of a notary public acknowledging owner's statement of intent affixed to each plan.
- ___ Name, address, signature, license number and seal of the professional engineer, landscape architect or surveyor responsible for the preparation of the plan shall be affixed to each plan utilizing the Certification of Accuracy (Appendix D).
- ___ Plan modification(s) requested. A written request, stating in full, the grounds and facts pertaining to any modification(s) from the requirements of this Ordinance. Please check here ___ if no modification(s) are being requested at this time.
- ___ Certification of UPI# on each copy of plan.

Incomplete Application. *If the applicant does not complete the above items or requires a hearing before the Schuylkill County or Municipal Zoning Hearing Board, the application shall be returned to the applicant stating the reasons for being incomplete within seven (7) days of the submission. If a zoning hearing is required, plan applications shall be submitted to Planning Office after Zoning Hearing Board approval is granted.*

YES NO N/A Technical Checklist:

- | | | | |
|-----|-----|-----|--|
| ___ | ___ | ___ | All information legible and accurately presented. |
| ___ | ___ | ___ | A scale preferably of 1"=50' or 1"=100'. |
| ___ | ___ | ___ | Dimensions set in feet and decimal parts thereof and bearings in degrees, minutes and seconds. |
| ___ | ___ | ___ | Sheets numbered and show relationship to the total number of sheets. |
| ___ | ___ | ___ | Adequate legend to indicate clearly which features exist and which are proposed. |
| ___ | ___ | ___ | If plan is a revision of a previously approved plan, note the revisions. |
| ___ | ___ | ___ | Name and Municipality of subdivision, including title of submission. |
| ___ | ___ | ___ | Name and address of landowner(s). |

<i>YES</i>	<i>NO</i>	<i>N/A</i>	
___	___	___	Approval/review signature blocks for: <ul style="list-style-type: none"> • Recorder of Deeds • UPI Certification
___	___	___	Location (Quad) Map preferably at 1"=1000'.
___	___	___	Vicinity (Key) Map showing relation of site to adjoining properties and streets.
___	___	___	Tract boundaries with bearings and distances.
___	___	___	Boundaries of all adjoining properties, including those across adjacent roads, with names of landowners, Deed Book volume and page number and UPI number.
___	___	___	The Deed Book volume and page number, as entered by the County Recorder, referencing the latest source of title to the land being subdivided.
___	___	___	North arrow.
___	___	___	Graphic and written scales.
___	___	___	Date of plan.
___	___	___	All monuments indicated as set or found.
___	___	___	Lot size(s) in acres and square feet, and the residual lot size.
___	___	___	Certificate of Planning Commission approval (Appendix A) affixed to each plan.
___	___	___	Applicable zoning district(s).
___	___	___	Minimum lot size and width requirements.
___	___	___	Building setback line requirements.
___	___	___	Intended use of subdivision.
___	___	___	Lot Access.
___	___	___	Proposed deed of annexation for Planning Commission Solicitor to review.

Note: This checklist is being provided for the convenience of the applicant. Compliance with the checklist items does not guarantee plan approval. It is the responsibility of the applicant to assure compliance with all applicable requirements of this ordinance.

APPENDIX C.2

Schuylkill County Subdivision and Land Development Ordinance Minor Final Plan Checklist

Administrative Checklist:

- ___ Original and one (1) copy of the completed Application Form (Appendix B).
- ___ Original and one (1) copy of the completed Checklist (Appendix C.2).
- ___ Minimum of eight (8) copies of Final Plan.
- ___ Full application fee submitted with application.
- ___ Plan sheet size no larger than 24" x 36".
- ___ Certificate of Ownership Affidavit affixed to each plan and signed, in ink, by owner(s)(Appendix F and G).
- ___ The seal and signature of a notary public acknowledging owner's statement of intent affixed to each plan.
- ___ Name, address, signature, license number and seal of the professional engineer, landscape architect or surveyor responsible for the preparation of the plan shall be affixed to each plan utilizing the Certification of Accuracy (Appendix D).
- ___ Plan modification(s) requested. A written request is required, stating in full, the grounds and facts pertaining to any modification from the requirements of this Ordinance. Please check here ___ if no modification(s) are being requested at this time.
- ___ Certification of UPI# on each copy of plan.

Incomplete Application. *If the applicant does not complete the above items or requires a hearing before the Schuylkill County or Municipal Zoning Hearing Board, the application shall be returned to the applicant stating the reasons for being incomplete within seven (7) days of the submission. If a zoning hearing is required, plan applications shall be submitted to Planning Office after Zoning Hearing Board approval is granted.*

YES NO N/A Technical Checklist:

- | | | | |
|-----|-----|-----|---|
| ___ | ___ | ___ | All information legible and accurately presented. |
| ___ | ___ | ___ | A scale preferably of 1"=50' or 1"=100'. |
| ___ | ___ | ___ | Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds. |
| ___ | ___ | ___ | Sheets numbered and show relationship to the total number of sheets. |
| ___ | ___ | ___ | Adequate legend to indicate clearly which features exist and which are proposed. |
| ___ | ___ | ___ | Name and Municipality of subdivision, including title of submission. |
| ___ | ___ | ___ | Names and address of landowner(s). |

YES NO N/A

- ___ ___ ___ Approval/review signature blocks for:
Recorder of Deeds
UPI Certification
- ___ ___ ___ Location (Quad) map at 1" = 1000' scale.
- ___ ___ ___ Vicinity (Key) map showing relation of site to adjoining properties and streets.
- ___ ___ ___ Boundary lines of tract, newly created lots and residual.
- ___ ___ ___ Boundaries of all adjoining properties, including those across adjacent roads, with names of landowners, Deed Book volume and page number and UPI number.
- ___ ___ ___ The Deed Book volume and page number as entered by the County Recorder, referencing the latest source of title to the land being subdivided.
- ___ ___ ___ North arrow and graphic and written scales.
- ___ ___ ___ Date of plan and any subsequent revision dates.
- ___ ___ ___ Indicate all monuments as set or found.
- ___ ___ ___ Lot size(s) in acres and square feet, and the residual lot size.
- ___ ___ ___ Location of the following natural features on the site and within 100' feet of the site being subdivided or developed:

 - ___ ___ ___ Contour lines at an interval of not more than 2' and datum to which contour elevations refer.
 - ___ ___ ___ Permanent and seasonal high water tables noted.
 - ___ ___ ___ Watercourses, lakes, flood-prone area and wetlands with names.
 - ___ ___ ___ Location and extent of various soil types.
 - ___ ___ ___ Forested areas.
 - ___ ___ ___ Rock outcrops and stone fields.
 - ___ ___ ___ Any other significant topographical features.
- ___ ___ ___ Location of the following man-made features on the site and within 100' feet of the site being subdivided or developed:

 - ___ ___ ___ Existing streets and right-of-way, including name and widths on site and on immediately adjacent tracts.
 - ___ ___ ___ Existing lot layout on the site, including lot numbers.
 - ___ ___ ___ Historic sites or structures.
 - ___ ___ ___ Sewer lines, storm water drains and culverts, including, but not limited to, water lines and electric lines, including size, location, and invert elevations of each.
 - ___ ___ ___ Utility easements and restrictive covenants and easements for purposes which might affect development.
- ___ ___ ___ Total acreage of site, acreage to be developed and residual acreage.
- ___ ___ ___ Proposed lot layout, including width, depth and area, with identification number, and total number of lots.
- ___ ___ ___ Rights-of-way, restrictive covenants, and easements for all drainage, utilities, and other purposes which might affect development, with designation of areas to be dedicated to the Municipality.
- ___ ___ ___ Proposed and/or existing well location, primary absorption field, soil probe location and percolation test location. Also show isolation distance between well and septic system.

<i>YES</i>	<i>NO</i>	<i>N/A</i>	
___	___	___	Storm drainage facilities or structures.
___	___	___	Location and type of material of all existing or set monuments.
___	___	___	All lots front on a public street.
___	___	___	Lots for annexation or not for development noted.
___	___	___	Certificate of Planning Commission approval (Appendix A) affixed to each plan.
___	___	___	Applicable zoning district(s), minimum lot size and width requirements, building setback line requirements, intended use of subdivision listed on plan and lot access.
___	___	___	Letter from the governing water authority stating sufficient capacity is available to serve proposed lots when public water is proposed.
___	___	___	Letter from the governing sewer authority stating sufficient capacity is available to serve proposed lots when public sewer is proposed.
___	___	___	Residual land sketch where the plan covers only a part of the subdividers entire holdings.
___	___	___	Report on subsurface coal and mining conditions.
___	___	___	Highway Occupancy Permit notice on plan.
___	___	___	Notice if driveway will access a municipal road on plan.
___	___	___	Sewage Facility Planning Module signed by Municipal Official and SEO.
___	___	___	Written correspondence from PADEP approving the proposed installation of the on lot septic system.
___	___	___	Covenants
___	___	___	Easement Agreements.
___	___	___	Not for development notice on plan along with a signed Non-Building Waiver.
___	___	___	If an NPDES Permit is required, the application shall be submitted to the Schuylkill Conservation District and a copy of the application shall be submitted to the Planning Commission.
___	___	___	Written correspondence from the Conservation District or PADEP (when applicable) indicating that Chapter 102 requirements have been satisfied, must be submitted to the County Planning office prior to final approval.

Note: This checklist is being provided for the convenience of the applicant. Compliance with the checklist items does not guarantee plan approval. It is the responsibility of the applicant to assure compliance with all applicable requirements of this ordinance.

APPENDIX C.3

Schuylkill County Subdivision and Land Development Ordinance ***Sketch Plan Checklist***

Administrative Checklist:

- ___ Original and one (1) copy of completed Application Form (Appendix B).
- ___ Original and one (1) copy of the completed Checklist (Appendix C.3).
- ___ Minimum of four (4) copies of sketch plan.
- ___ Full application fee submitted with application.
- ___ Plan sheet size no larger than 24" x 36".
- ___ Plan modification(s) requested. If applicable, a written request, stating in full, the grounds and facts pertaining to any modification from the requirements of this Ordinance. Please check here ___ if no modification(s) are being requested at this time.

NOTE: ***Incomplete Application.*** *If the applicant does not complete the above items, the application shall be returned to the applicant stating the reasons for being incomplete within seven (7) days of the submission.*

YES NO N/A Technical Checklist:

- | | | | |
|-----|-----|-----|---|
| ___ | ___ | ___ | All information legible and accurately presented. |
| ___ | ___ | ___ | A scale preferably of 1"=50', 1"=100'. |
| ___ | ___ | ___ | Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds. |
| ___ | ___ | ___ | Sheets numbered and show relationship to the total number of sheets. |
| ___ | ___ | ___ | Adequate legend to indicate clearly which features exist and which are proposed. |
| ___ | ___ | ___ | Name and Municipality of subdivision/land development, including title of submission. |
| ___ | ___ | ___ | Names and address of landowner(s) and developer. |
| ___ | ___ | ___ | Date of plan. |
| ___ | ___ | ___ | North arrow, graphic and written scale. |
| ___ | ___ | ___ | Tract boundaries of lot to be subdivided. |
| ___ | ___ | ___ | Boundaries of all adjoining properties. |
| ___ | ___ | ___ | Proposed lot and street layout. |
| ___ | ___ | ___ | Significant topographical and man-made features. |
| ___ | ___ | ___ | A location map showing the general location of the subdivision. |
| ___ | ___ | ___ | Site data acreage of entire tract, number of lots, zoning district(s), minimum lot size, width and setback requirements, and intended use of subdivision. |
| ___ | ___ | ___ | Proposed methods of water supply. |
| ___ | ___ | ___ | Proposed sewage disposal to be used. |
| ___ | ___ | ___ | UPI # for the tract being subdivided |
| ___ | ___ | ___ | Lot size(s), including residual lot size, in acres and square feet. |

Note: This checklist is being provided for the convenience of the applicant. Compliance with the checklist items does not guarantee plan approval. It is the responsibility of the applicant to assure compliance with all applicable requirements of this ordinance.

APPENDIX C.4

Schuylkill County Subdivision and Land Development Ordinance *Major Preliminary Plan Checklist*

Administrative Checklist:

- ___ Original and one (1) copy of the completed Application Form (Appendix B).
- ___ Original and one (1) copy of the completed Checklist (Appendix C.4).
- ___ Minimum of eight (8) copies of Final Plan.
- ___ Full application fee submitted with application.
- ___ Plan sheet size no larger than 24" x 36".
- ___ Certificate of Ownership Affidavit affixed to each plan and signed, in ink, by owner(s) (Appendix F & G).
- ___ The seal and signature of a notary public acknowledging owner's statement of intent affixed to each plan.
- ___ Name, address, signature, license number and seal of the professional engineer, landscape architect or surveyor responsible for the preparation of the plan shall be affixed to each plan utilizing the Certification of Accuracy (Appendix D).
- ___ Plan modification(s) requested. A written request is required, stating in full, the grounds and facts pertaining to any modification from the requirements of this Ordinance. Please check here ___ if no modifications are being requested at this time.
- ___ Certification of UPI# on each copy of plan.

Incomplete Application. *If the applicant does not complete the above items or requires a hearing before the Schuylkill County or Municipal Zoning Hearing Board, the application shall be returned to the applicant stating the reasons for being incomplete within seven (7) days of the submission. If a zoning hearing is required, plan applications shall be submitted to Planning Office after Zoning Hearing Board approval is granted.*

YES NO N/A Technical Checklist:

- | | | | |
|-----|-----|-----|----------------------------------|
| ___ | ___ | ___ | Layout Plan. |
| ___ | ___ | ___ | Grading and Storm Drainage Plan. |
| ___ | ___ | ___ | Utility Plan. |
| ___ | ___ | ___ | Erosion and Sediment Plan. |
| ___ | ___ | ___ | Landscape Plan. |
| ___ | ___ | ___ | Road Profiles. |
| ___ | ___ | ___ | Sanitary Sewer Profiles. |
| ___ | ___ | ___ | Storm Sewer Profiles. |
| ___ | ___ | ___ | Construction Details. |
| ___ | ___ | ___ | Key Plans. |

YES NO N/A

- All information legible and accurately presented.
- Appropriate scales for all plans and profiles; north arrow, and written and graphic scales.
- Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds.
- Sheets numbered and show relationship to the total number of sheets.
- Adequate legend to indicate clearly which features exist and which are proposed, using dotted lines used for existing features, solid lines for proposed features.
- Name and Municipality of subdivision, including "Major Subdivision Preliminary Plan" in title and title of each sheet (e.g. Layout Plan).
- Name and address of landowner(s).
- Name and address of developer.
- Location (Quad) Map and Vicinity (Key) Map.
- Date of plan and all subsequent revision dates.

*Information required on all Layout Plans,
Grading and Storm Drainage Plans, Utility Plans
and Erosion and Sediment Plans:*

- North arrow and graphic and written scales.
- Boundary lines of tract being subdivided and newly created lots.
- Boundaries of all adjoining properties, including those across adjacent roads, with names of landowners, Deed Book volume and page number and UPI number.
- Location, type and material of all existing or set monuments.
- Location of the following natural features on the site and within 100' feet of the site being subdivided or developed:
 - Contour lines at an interval of not more than 2' and datum to which contour elevations refer.
 - Permanent and seasonal high water tables noted.
 - Watercourses, lakes, flood-prone area and wetlands with names.
 - Location and extent of various soil types.
 - Forested areas, rock outcrops and stone fields, if any and other significant topographical features.
- Location of the following existing man-made features on the site and within 100' feet of the site being subdivided or developed:
 - Existing streets and right-of-way, including name and widths on site and on immediately adjacent tracts.
 - Existing lot layout on the site, including lot numbers.
 - Historic sites or structures.
 - Sewer lines, storm water drains and culverts, including, but not limited to, water lines and electric lines, including size, location, and invert elevations of each.
 - Utility easements and restrictive covenants and easements for purposes which might affect development.
 - Bridges.

YES NO N/A

- ___ ___ ___ Proposed layout of streets with centerlines, stations corresponding to the profile, cartway and right-of-ways, and proposed names.
- ___ ___ ___ Proposed lot layout with identification number, including dimensions and areas of lots expressed in both acres and in square feet.
- ___ ___ ___ Building setback lines from all lot lines.
- ___ ___ ___ In non residential developments, the proposed arrangement and use of buildings and parking areas, with all necessary dimensions and number of parking spaces.
- ___ ___ ___ Rights-of-way, restrictive covenants, and easements for all drainage, utilities, and other purposes which might affect development, with designation of areas to be dedicated to the Municipality.
- ___ ___ ___ Proposed sidewalks and pedestrian paths.
- ___ ___ ___ Proposed open space areas and recreation facilities.
- ___ ___ ___ Proposed and/or existing well location, soil probe locations, primary absorption field and/or percolation test location and isolation distance between well and septic system.

Layout Plan and Summary List:

- ___ ___ ___ Name and addresses of landowner(s), developer.
- ___ ___ ___ Applicable zoning districts, minimum lot size and width requirements, building setback line requirements, and lot access by fronting on a public road.
- ___ ___ ___ Intended use of subdivision or land development.
- ___ ___ ___ Lot Access-show method of lot access frontage on a public road or by easement.
- ___ ___ ___ Total acreage of site, acreage to be developed and residual acreage.
- ___ ___ ___ Total number of lots in the development, including residue.
- ___ ___ ___ Type of water system proposed.
- ___ ___ ___ Type of sanitary sewer disposal system proposed.
- ___ ___ ___ Lineal feet of new roads.
- ___ ___ ___ Deed source, volume and page, listed for tract being subdivided and UPI.
- ___ ___ ___ Parcels of land to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public or community purposed noted on plan.
- ___ ___ ___ Proposed or existing street cartways and right-of-way widths; centerlines with bearings, distances, curve data and stations corresponding to the profile; right-of-way and curb lines with horizontal curve; beginning and end of proposed construction; tie-in by courses and distances to intersection of all public roads, with their names and widths, and clear sight triangles for all intersections.

Grading Plan, Storm Drainage Plan and Utility Plan:

- ___ ___ ___ Existing and proposed contour lines and datum to which they refer.
- ___ ___ ___ Street centerline data and stations corresponding to the profile.
- ___ ___ ___ Storm drainage location and size of facilities with stations corresponding to profiles, location of inlets with invert elevations, in and out, of flow line and grade at the top of each inlet.

YES NO N/A

- ___ ___ ___ Watershed areas for each drainage structure or swale.
- ___ ___ ___ Location of all other drainage facilities and public utilities in the vicinity of storm drain lines.
- ___ ___ ___ Hydraulic design standards for culverts, bridge structures and/or other storm facilities.
- ___ ___ ___ Location and size of proposed drainage swales.
- ___ ___ ___ If on lot sanitary sewage disposal systems are being proposed, existing and proposed contours shown, locations of proposed wells, building, subsurface disposal field, percolation test holes and soil probe pit shown.
- ___ ___ ___ If centralized or public sanitary sewers are being proposed are the location and size of sewer line with stations corresponding to the profile, location of laterals, location of manholes with invert elevation of flow line, grade at the top of each manhole and all other facilities shown.
- ___ ___ ___ If centralized or public water system is being proposed are the location and size of water line with stations corresponding to the profile shown.
- ___ ___ ___ Plans pertaining to water source.
- ___ ___ ___ Engineers report prepared and containing complete and accurate information relating to said community water supply.
- ___ ___ ___ If on lot water system is being proposed, location of all wells (existing and proposed). Also show isolation distance between well and septic system.
- ___ ___ ___ Gas mains, street lighting, electric, telephone, and cable lines shown on plan.

Erosion and Sediment Plan:

- ___ ___ ___ Comply with DEP Soil and Sediment Control Manual and regulations of the Schuylkill Conservation District.
- ___ ___ ___ All stormwater runoff calculations governed by the parameters set forth in Appendix H.
- ___ ___ ___ If an NPDES permit is required, the application shall be submitted to the Schuylkill Conservation District and a copy of the application shall be submitted to the Planning Commission.

Road, Sanitary Sewer and Storm Drain Profiles:

- ___ ___ ___ Profile of existing ground surface, proposed storm drains, and sewer showing type and size of pipes, grades, manholes, inlet location and invert locations along flow line.
- ___ ___ ___ All vertical curve data including length, elevations and minimum sight distance as required by Article 11.

Construction Details:

- ___ ___ ___ Typical cross-section and specifications for street construction as required by Article 11.
- ___ ___ ___ Drainage swale cross-section and construction materials.
- ___ ___ ___ Pipe bedding details for all utilities.
- ___ ___ ___ Storm drainage structures and notes.
- ___ ___ ___ Sanitary sewer structures, typical appurtenances and construction details and notes.
- ___ ___ ___ Water system appurtenances, typical water connection detail and construction notes.

YES NO N/A

___ ___ ___ Curb and sidewalk details.

Landscape Plan

___ ___ ___ Existing vegetation to be removed.

___ ___ ___ Existing vegetation to be reserved.

___ ___ ___ Proposed planting schedule, including the location, species, and sizes of plantings.

___ ___ ___ Existing and proposed grades.

Supportive Documentation and Information:

___ ___ ___ Residual land sketch of all property holdings of the owner within 1000' of the proposed subdivision, indicating the site of proposed subdivision.

___ ___ ___ Notification from governing sewer authority stating any conditions required by the authority for the provision of services, approving the system layout and will assume ownership and maintenance responsibilities upon completion.

___ ___ ___ If the subdivision or land development is to be served by a private centralized sewage disposal system, the developer shall submit a copy of the application required to be submitted to PADEP.

___ ___ ___ A copy of a completed Sewage Facilities Planning Module signed by the SEO and appropriate municipal official if proposing on-lot sewage.

___ ___ ___ For those lots not proposed for development, a note placed on the plan stating lot(s) are not for further development without the prior approval of the governing body responsible for the approval of the subdivision and land development, and completed Non-Building Waiver.

___ ___ ___ If the subdivision or land development is to be served with water by an existing water company or authority, the developer shall submit a copy of a letter from such water company or authority which states that the company or authority can adequately serve the subdivision and which states any conditions required by the company or authority for the provision of services. In the alternative, if the proposed water supply system on a subdivision or land development plan is not accepted for dedication by the water authority or the Municipality, then a note shall be placed on the final plan stating that a cooperative association of lot owners or other similar entity shall be created for the purposes of ownership and maintenance of the water supply system.

___ ___ ___ If central water is proposed, a copy of a Certificate of Public Convenience from the cooperative association of lot owners or by a municipal cooperation, PA Public Utility Commission or an application for such certificate submitted.

___ ___ ___ Stormwater Facilities. If the subdivision or land development is to be served by new stormwater facilities, the developer shall submit a copy of a letter or other documentation issued by the Municipality which states that the Municipality will assume ownership and maintenance responsibilities for the new facilities. In the alternative, if stormwater facilities are not accepted for dedication by the Municipality, then a note shall be placed on the final plan stating that a cooperative association of lot owners or other similar entity shall be created for the purposes of ownership and maintenance of those facilities.

___ ___ ___ All calculations (in accordance with Section 1120) relating to facilities appearing on the Grading and Storm Drainage Plan and the Erosion and Sediment Plan shall be submitted for review by the County Engineer and DEP. All storm water runoff calculations shall be governed by the parameters set forth in Appendix H.

YES NO N/A

- | | | | |
|-----|-----|-----|--|
| ___ | ___ | ___ | Erosion and Sediment Control note on plan and NPDES Permit submitted as required in Section 703. H. |
| ___ | ___ | ___ | Highway Occupancy Permit notice on plan or if driveway will access a municipal road, notice on plan. |
| ___ | ___ | ___ | Protective Covenants and/or Easement Agreements. |
| ___ | ___ | ___ | Preliminary design of any bridges or culverts. |
| ___ | ___ | ___ | Subsurface coal report. |
| ___ | ___ | ___ | If the subdivision or land development is to be served by a new street and prior to final plan approval, applicant shall submit a copy of letter of other documentation issued by the Municipality whereby the Municipality assumes ownership and maintenance responsibilities of the street upon completion. In the alternative, if the street(s) are not accepted for dedication by the Municipality a note shall be placed on the final plan stating that a cooperative association of lot owners or other similar entity as shall be created for the purposes of ownership and maintenance of the streets. |

Note: This checklist is being provided for the convenience of the applicant. Compliance with the checklist items does not guarantee plan approval. It is the responsibility of the applicant to assure compliance with all applicable requirements of this ordinance.

APPENDIX C.5

Schuylkill County Subdivision and Land Development Ordinance Major Final Plan Checklist

Administrative Checklist:

- ___ Original and one (1) copy of completed Application Form (Appendix B).
- ___ Original and one (1) copy of the completed Checklist (Appendix C.5).
- ___ Minimum of eight (8) copies of Final Plan.
- ___ Full application fee submitted with application.
- ___ Plan sheet size no larger than 24" x 36".
- ___ Certificate of Ownership Affidavit affixed to each plan and signed, in ink, by owner(s) (Appendix F & G).
- ___ The seal and signature of a notary public acknowledging owner's statement of intent affixed to each plan.
- ___ Name, address, signature, license number and seal of the professional engineer, landscape architect or surveyor responsible for the preparation of the plan shall be affixed to each plan utilizing the Certification of Accuracy (Appendix D).
- ___ All modifications granted listed on plan.
- ___ Certification of Uniform Parcel Identifier (UPI) on each copy of plan.

Incomplete Application. *If the applicant does not complete the above items or requires a hearing before the Schuylkill County or Municipal Zoning Hearing Board, the application shall be returned to the applicant stating the reasons for being incomplete within seven (7) days of the submission. If a zoning hearing is required, plan applications shall be submitted to Planning Office after Zoning Hearing Board approval is granted.*

YES NO NA Technical Checklist:

- | | | | |
|-----|-----|-----|----------------------------------|
| ___ | ___ | ___ | Layout Plan. |
| ___ | ___ | ___ | Grading and Storm Drainage Plan. |
| ___ | ___ | ___ | Utility Plan. |
| ___ | ___ | ___ | Erosion and Sediment Plan. |
| ___ | ___ | ___ | Road Profiles. |
| ___ | ___ | ___ | Sanitary Sewer Profiles. |
| ___ | ___ | ___ | Storm Sewer Profiles. |
| ___ | ___ | ___ | Construction Details. |
| ___ | ___ | ___ | Landscape Plan |
| ___ | ___ | ___ | Key Plan |

YES NO N/A

- ___ ___ ___ All information legible and accurately presented.
- ___ ___ ___ Appropriate scales for all plans and profiles; north arrow and written and graphic scales.
- ___ ___ ___ Dimensions set in feet and decimal part thereof and bearings in degrees, minutes and seconds.
- ___ ___ ___ Sheets numbered and show relationship to the total number of sheets.
- ___ ___ ___ Adequate legend to indicate clearly which features exist and which are proposed, with dotted lines used for existing features, solid lines for proposed features.
- ___ ___ ___ Name of subdivision and Municipality, including "Major Subdivision Final Plan" in title, and title of each sheet (e.g. Layout Plan).
- ___ ___ ___ Name and address of landowner(s).
- ___ ___ ___ Name and address of Developer.
- ___ ___ ___ Approval/review signature blocks for:
Recorder of Deeds
UPI Certification
- ___ ___ ___ Location (Quad) Map and Vicinity (Key) Map.
- ___ ___ ___ Date of plan and all subsequent revision dates.
- ___ ___ ___ Certificate of Planning Commission Approval (Appendix A) shall be affixed.

Information required on all Layout Plans,
Grading and Storm Drainage Plans, Utility Plans
and Erosion and Sediment Plans:

- ___ ___ ___ North arrow and graphic and written scales.
- ___ ___ ___ Boundary lines of tract being subdivided and newly created lots.
- ___ ___ ___ Boundaries of all adjoining properties, including those across adjacent roads, with names of landowners, Deed Book volume and page number and UPI number.
- ___ ___ ___ Location, type and material of all existing or set monuments.
- ___ ___ ___ Location of the following natural features on the site and within 100' feet of the site being subdivided or developed:
Contour lines at an interval of not more than 2' and datum to which contour elevations refer.
Permanent and seasonal high water tables noted.
Watercourses, lakes, flood-prone area and wetlands with names.
Location and extent of various soil types.
Forested areas, rock outcrops and stone fields, if any and other significant topographical features.
- ___ ___ ___ Location of the following existing man-made features on the site and within 100' feet of the site being subdivided or developed:
Existing streets and right-of-way, including name and widths on site and on immediately adjacent tracts.
Existing lot layout on the site, including lot numbers.
Historic sites or structures.
Sewer lines, storm water drains and culverts, including, but not limited to, water lines and electric lines, including size, location, and invert elevations of each.
Utility easements and restrictive covenants and easements for purposes which might affect development.
Bridges.

YES NO N/A

- ___ ___ ___ Proposed layout of streets with centerlines, stations corresponding to the profile, cartways and right-of-ways, and proposed names.
- ___ ___ ___ Proposed lot layout with identification number, including dimensions and areas of lots expressed in both acres and square feet.
- ___ ___ ___ Building set back lines from all lot lines.
- ___ ___ ___ In non residential developments, the proposed arrangement and use of buildings and parking areas, with all necessary dimensions and number of parking spaces.
- ___ ___ ___ Rights-of-way, restrictive covenants, and easements for all drainage, utilities, and other purposes which might affect development, with designation of areas to be dedicated to the Municipality.
- ___ ___ ___ Proposed location and details of sidewalks and pedestrian paths and any provisions for pedestrian circulation.
- ___ ___ ___ Proposed open space areas and recreation facilities.
- ___ ___ ___ Proposed monuments with reference to proposed improvements.
- ___ ___ ___ Proposed and/or existing well location, soil probe locations, primary absorption field and/or percolation test location. Show isolation distance between well and septic system.

Layout Plan and Summary List:

- ___ ___ ___ Name and addresses of landowner(s), developer.
- ___ ___ ___ Applicable zoning districts minimum lot size and lot width requirements; building setback line requirements and lot access.
- ___ ___ ___ Intended use of subdivision/land development.
- ___ ___ ___ Lot Access-show method of lot access frontage on a public road or by easement.
- ___ ___ ___ Total acreage of site, acreage to be developed and residual acreage.
- ___ ___ ___ Total number of lots in the development, including residual.
- ___ ___ ___ Type of water system proposed.
- ___ ___ ___ Type of sanitary sewer disposal system proposed.
- ___ ___ ___ Lineal feet of new roads.
- ___ ___ ___ Deed source, volume and page listed for tract being subdivided and UPI.
- ___ ___ ___ Parcels of land to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public or community purposed noted on plan.
- ___ ___ ___ Approximate dimensions and areas of lots expressed in both square feet and areas.
- ___ ___ ___ Proposed or existing street cartways and right-of-way widths; centerlines with bearings, distances, curve data and stations corresponding to the profile; right-of-way and curb lines with horizontal curve; beginning and end of proposed construction; tie-in by courses and distances to intersection of all public roads, with their names and widths; and clear sight triangles for all intersections.

Grading Plan, Storm Drainage Plan and Utility Plan:

- ___ ___ ___ Existing and proposed contour lines and datum to which elevations refer.

YES NO N/A

- | | | | |
|-----|-----|-----|--|
| ___ | ___ | ___ | Location and size of storm drainage facilities with station corresponding to the profile and location of inlets with invert elevations, in and out, of flow line and grade at the top of each inlet. |
| ___ | ___ | ___ | Watershed areas for each drainage structure or swale. |
| ___ | ___ | ___ | Location of all drainage facilities and public utilities in the vicinity of storm drain lines, sanitary sewer lines and water lines. |
| ___ | ___ | ___ | Hydraulic design standards for culverts, bridge structures and/or other storm facilities. |
| ___ | ___ | ___ | Location and size of proposed drainage swales. |
| ___ | ___ | ___ | If on lot sanitary sewage disposal systems are being proposed, are existing and proposed contours shown, locations of proposed wells, building, subsurface disposal field, percolation test holes and soil probe pit shown. If on lot water is proposed, show isolation distance between well and septic system. |
| ___ | ___ | ___ | If centralized or public sanitary sewers are being proposed are the location and size of sewer lines with stations corresponding to the profile, location of laterals, location of manholes with invert elevation of flow line, grade at the top of each manhole and all other facilities shown. |
| ___ | ___ | ___ | If centralized or public water system is being proposed are the location and size of water lines with stations corresponding to the profile shown. |
| ___ | ___ | ___ | Plans pertaining to water source. |
| ___ | ___ | ___ | Engineers report prepared that contains complete and accurate information relating to community water supply. |
| ___ | ___ | ___ | Gas mains, street lighting, electric, telephone, and cable lines shown on plan. |

Erosion and Sediment Plan:

- | | | | |
|-----|-----|-----|---|
| ___ | ___ | ___ | Compliance with DEP Soil and Sediment Control Manual and regulations of the Schuylkill Conservation District. |
| ___ | ___ | ___ | Written correspondence from the Schuylkill Conservation District or PA DEP (when applicable) indicating that Chapter 102 requirements have been satisfied shall be submitted to the County Planning office prior to final approval. |
| ___ | ___ | ___ | All stormwater runoff calculations governed by the parameters set forth in Appendix H. |

Road, Sanitary Sewer and Storm Drain Profiles:

- | | | | |
|-----|-----|-----|---|
| ___ | ___ | ___ | Profile of existing ground surface, proposed storm drains, and sewer showing type and size of pipes, grades, manholes, inlet location and invert locations along flow line. |
| ___ | ___ | ___ | All vertical curve data including length, elevations and minimum sight distance as required by Article 11. |

Construction Details:

- | | | | |
|-----|-----|-----|--|
| ___ | ___ | ___ | Typical cross-section and specifications for street construction as required by Article 11. |
| ___ | ___ | ___ | Drainage swale cross-section and construction materials. |
| ___ | ___ | ___ | Pipe bedding details for all utilities. |
| ___ | ___ | ___ | Storm drainage structures and notes. |
| ___ | ___ | ___ | Sanitary sewer structures, typical appurtenances and connection details, and construction notes. |
| ___ | ___ | ___ | Water system appurtenances, typical water connection detail and construction notes. |

YES NO N/A

___ ___ ___ Curb and sidewalk details.

Landscape Plan

___ ___ ___ Existing vegetation to be removed.

___ ___ ___ Existing vegetation to be reserved.

___ ___ ___ Proposed planting schedule, including the location, species, and sizes of plantings.

___ ___ ___ Existing and proposed grades.

Supportive Documentation and Information:

___ ___ ___ Residual land sketch of all property holdings of the owner within 1000' of the proposed subdivision, indicating the site of proposed subdivision.

___ ___ ___ If the subdivision or land development is to be served with sewer by an existing sewer company or authority, the developer shall submit a copy of a letter from such sewer company or authority approves the system layout and will assume ownership and maintenance responsibilities upon completion. In the alternative, if the proposed sewer system on a subdivision or land development plan is not accepted for dedication by the sewer authority or the Municipality, then a note shall be placed on the final plan stating that a cooperative association of lot owners or other similar entity shall be created for the purposes of ownership and maintenance of the sewer system

___ ___ ___ Written correspondence must be received from PADEP approving the proposed installation of on-lot septic system(s) prior to final plan approval.

___ ___ ___ For those lots not proposed for development, a note placed on the plan stating lot(s) are not for further development without the prior approval of the governing body responsible for the approval of the subdivision and land development, and a completed Non-Building Waiver.

___ ___ ___ If the subdivision or land development is to be served with water by an existing water company or authority, the developer shall submit a copy of a letter from such water company or authority which states that the company or authority approves the system layout and will assume ownership and maintenance responsibilities upon completion. In the alternative, if the proposed water supply system on a subdivision or land development plan is not accepted for dedication by the water authority or the Municipality, then a note shall be placed on the final plan stating that a cooperative association of lot owners or other similar entity shall be created for the purposes of ownership and maintenance of the water supply system.

___ ___ ___ If central water is proposed, a copy of a Certificate of Public Convenience from the cooperative association of lot owners or by a municipal cooperation, PA Public Utility Commission or an application for such certificate submitted.

___ ___ ___ Storm Drainage calculations.

___ ___ ___ Erosion Control note on plan and stormwater calculations provided.

___ ___ ___ Highway Occupancy Permit notice on plan or if driveway will access municipal road, notice on plan.

___ ___ ___ Protective Covenants and/or Easement Agreements.

___ ___ ___ Preliminary design of any bridges or culverts.

___ ___ ___ Subsurface Coal Reports.

___ ___ ___ Construction Schedule.

___ ___ ___ Development Cost Estimate.

YES NO N/A

___ ___ ___ If the subdivision or land development is to be served by a new street and prior to final plan approval, applicant shall submit a copy of letter of other documentation issued by the Municipality whereby the Municipality assumes ownership and maintenance responsibilities of the street upon completion. In the alternative, if the street(s) are not accepted for dedication by the Municipality a note shall be placed on the final plan stating that a cooperative association of lot owners or other similar entity as shall be created for the purposes of ownership and maintenance of the streets.

Additional Information

___ ___ ___ All modifications granted by the Planning Commission, including section number and brief description of the requested modifications, must be labeled on the plan.

___ ___ ___ A copy of all permits from PADEP for affecting watercourses, bodies of water or water obstructions obtained.

___ ___ ___ Location and type of traffic control devices.

___ ___ ___ All approved local and state permits and planning modules.

___ ___ ___ A letter from the PA Historical and Museum Commission.

___ ___ ___ Written correspondence from Schuylkill Conservation District or PADEP (when applicable) indicating that the Erosion and Sediment Control plan measure detail on plan will be acceptable.

___ ___ ___ Deed(s) of dedication, if applicable.

___ ___ ___ If plan includes improvements not to be dedicated, state who will be responsible for the maintenance of such improvements.

___ ___ ___ If an association of lot owners is made responsible for nondedicated improvements, provide legal documentation.

Note: This checklist is being provided for the convenience of the applicant. Compliance with the checklist items does not guarantee plan approval. It is the responsibility of the applicant to assure compliance with all applicable requirements of this ordinance.

APPENDIX D

Certificate of Accuracy

I hereby certify that, to the best of my knowledge, the plat shown and described hereon as well as all drawings bearing my seal are true and correct as to accuracy as required by the Commission and were prepared by me or under my direction and for which I accept full responsibility, and that the perimeter monuments have been accurately placed as required.

(Seal) Signed this _____ day of _____ 20__.

Signature of Registered Professional Engineer and/or Surveyor. _____

My Pennsylvania Registration License number is _____

APPENDIX E

Recommended Offer of Dedication Form (to appear on the final plan)

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

Signature of Owner(s)

APPENDIX F

CERTIFICATE OF OWNERSHIP

(For Use by an Individual)
Commonwealth of Pennsylvania
County of Schuylkill

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

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

(Signature of Individual)

(Seal)

My Commission Expires (date)

(Notary Public or Other Officer)

APPENDIX G

CERTIFICATE OF OWNERSHIP

(For Use by a Corporation)

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

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

Corporation

BY: _____
President

(Corporate Seal)

ATTEST: _____
Secretary

APPENDIX H

GENERAL HYDROLOGIC AND HYDRAULIC DATA

STORM WATER DRAINAGE RUNOFF CALCULATION

- H.1 RATIONAL FORMULA - One method which may be used in estimating peak runoff rate for areas that contain up to 100 acres shall be the Rational Form $Q = CIA$, in which “Q” is the storm flow in cubic feet per second, “C” is a coefficient indicating the degree of imperviousness of the drainage area, “I” is the intensity of rainfall in inches per hour for the particular frequency of storm used, and “A” is the drainage area in acres. Other formulae may be utilized with approval of the County Engineer. Computations for storm water detention may utilize Soil Conservation Service (SCS) Design material.
- H.2 VALUES OF COEFFICIENT “C” - Coefficient “C” used for the calculation of runoff shall be based on the anticipated ultimate use of the land. Accepted “C” values to be used are as listed in Table H-1A.
- H.3 VALUES OF STORM INTENSITY “I” - The values of “I”, in inches per hour, shall be in accordance with the Pennsylvania Department of Transportation design charts for the area. As given per Table H-4.
- H.4 RUNOFF CURVE NUMBERS “CN” - Runoff curve numbers shall be in accordance with the latest edition of Technical Release #55 of the Urban Hydrology for Small Watersheds Handbook. As given per Table H-1B.
- H.5 VELOCITY OF FLOW IN OPEN CHANNELS
- A. The velocity of flow in open channels, and in closed drains not under pressure, shall be determined by Manning’s velocity equation:
- $$v = \frac{1.49 (a/p)^{2/3} s^{1/2}}{n}$$
- v = velocity in feet per second
n = Manning’s Roughness Coefficient
a = cross-section area of structure
p = perimeter of the wetted channel
s = slope in feet per foot
q = discharge (in cubic feet per second)
- B. The coefficient of roughness, “n”, shall be as given in Table H-2.
- H.6 PERMISSIBLE STREAM VELOCITIES IN OPEN CHANNELS - As given per Table H-3.
- H.7 CALCULATIONS - The Grading and Storm Drainage Plan shall include calculations indicating velocities of flow, grades, sizes, and capacities of water carrying structures, debris or sediment basins, and retention and detention structures and sufficient design information to construct such facilities.

TABLE H-1A

RUNOFF COEFFICIENTS FOR THE RATIONAL FORMULA BY HYDROLOGIC SOIL GROUP AND OVERLAND SLOPE (%)												
LAND USE	A			B			C			D		
	0-2%	2-6%	%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+
CULTIVATED LAND	0.08a	0.13	0.16	0.11	0.15	0.21	0.14	0.19	0.26	0.18	0.23	0.31
	0.14b	0.18	0.22	0.16	0.21	0.28	0.20	0.25	0.34	0.24	0.29	0.41
PASTURE	0.12	0.20	0.30	0.18	0.28	0.37	0.24	0.34	0.44	0.30	0.40	0.50
	0.15	0.25	0.37	0.23	0.34	0.45	0.30	0.42	0.52	0.37	0.50	0.62
MEADOW	0.10	0.16	0.25	0.14	0.22	0.30	0.20	0.28	0.36	0.24	0.30	0.40
	0.14	0.22	0.30	0.20	0.28	0.37	0.26	0.35	0.44	0.30	0.40	0.50
FOREST	0.05	0.08	0.11	0.08	0.11	0.14	0.10	0.13	.16	0.12	0.16	0.20
	0.08	0.11	0.14	0.10	0.14	0.18	0.12	0.16	0.20	0.15	0.20	0.25
RESIDENTIAL LOT SIZE 1/8 ACRE	0.25	0.28	0.31	0.27	0.30	0.35	0.30	0.33	0.38	0.33	0.36	0.42
	0.33	0.37	0.40	0.35	0.39	0.44	0.38	0.42	0.49	0.41	0.45	0.54
RESIDENTIAL LOT SIZE ¼ ACRE	0.22	0.26	0.29	0.24	0.29	0.33	0.27	0.31	0.36	0.30	0.34	0.40
	0.30	0.34	0.37	0.33	0.37	0.42	0.36	0.40	0.47	0.38	0.42	0.52
RESIDENTIAL LOT SIZE 1/3 ACRE	0.19	0.23	0.26	0.22	0.26	0.30	0.25	0.29	0.34	0.28	0.32	0.39
	0.28	0.32	0.35	0.30	0.35	0.39	0.33	0.38	0.45	0.36	0.40	0.50
RESIDENTIAL LOT SIZE 1/2 ACRE	0.16	0.20	0.24	0.19	0.23	0.28	0.22	0.27	0.32	0.26	0.30	0.37
	0.25	0.29	0.32	0.28	0.32	0.36	0.31	0.35	0.42	0.34	0.38	0.48
RESIDENTIAL LOT SIZE 1 ACRE	0.14	0.19	0.22	0.17	0.21	0.26	0.20	0.25	0.31	0.24	0.29	0.35
	0.22	0.26	0.29	0.24	0.28	0.34	0.28	0.32	0.40	0.31	0.35	0.46
INDUSTRIAL	0.67	0.68	0.68	0.68	0.68	0.69	0.68	0.69	0.69	0.69	0.69	0.70
	0.85	0.85	0.86	0.85	0.86	0.86	0.86	0.86	0.87	0.86	0.86	0.88
COMMERCIAL	0.71	0.71	0.72	0.71	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72
	0.88	0.88	0.89	0.89	0.89	0.89	0.89	0.89	0.90	0.89	0.89	0.90
STREETS	0.70	0.71	0.72	0.71	0.72	0.74	0.72	0.73	0.76	0.73	0.75	0.78
	0.76	0.77	0.79	0.80	0.82	0.84	0.84	0.85	0.89	0.89	0.91	0.95
OPEN SPACE	0.05	0.10	0.14	0.08	0.13	0.19	0.12	0.17	0.24	0.16	0.21	0.28
	0.11	0.16	0.20	0.14	0.19	0.26	0.18	0.23	0.32	0.22	0.27	0.39
PARKING	0.85	0.86	0.87	0.85	0.86	0.87	0.85	0.86	0.87	0.85	0.86	0.87
	0.95	0.96		0.95	0.96	0.97	0.95	0.96	0.97	0.95	0.96	0.97

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

TABLE H-1B

RUNOFF CURVE NUMBERS FOR THE SCS METHOD				
LAND USE	A	B	C	D
PASTURE	68	79	86	89
CULTIVATED LAND	72	81	88	91
MEADOW	30	58	71	78
FOREST	45	66	77	83
RESIDENTIAL LOT SIZE 1/8 ACRE	77	85	90	92
RESIDENTIAL LOT SIZE 1/4 ACRE	61	75	83	87
RESIDENTIAL LOT SIZE 1/3 ACRE	57	72	81	86
RESIDENTIAL LOT SIZE 1/2 ACRE	54	70	80	85
RESIDENTIAL LOT SIZE 1 ACRE	51	68	79	84
INDUSTRIAL	81	88	91	93
COMMERCIAL	89	92	94	95
STREETS	98	98	98	98
OPEN SPACE	68	79	86	89
PARKING	98	98	98	98

TABLE H-2

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

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

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

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

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

In considering each factor more critical, judgment is necessary if it is kept in mind that any condition that causes turbulence and retards low results in a greater value of “n”.

Outlet velocity for bituminous paved invert shall be determined based on a 25% reduction in Manning’s roughness coefficient, “n”.

TABLE H-3

PERMISSIBLE VELOCITIES FOR CHANNELS

Channel Lining	Permissible Channel Velocity ¹ (feet per second)
Vegetation	
Alfalfa	2.5 to 3.5
Bermudagrass	4 to 8
Crabgrass	2.5 to 3.5
Crownvetch	3 to 5
Kentucky Bluegrass	4 to 7
Kentucky 31 Tall Fescue	2.5 to 7
Red Clover or Red Fescue	2.5 to 3.5
Reed Canary	3 to 5
Ryegrass	2.5 to 3.5
Small Grains	2.5 to 3
Smooth Brome	3 to 7
Sudan Grass or Timothy	2.5 to 3.5
Bare Earth, Easily Eroded	
Fine Sand	1.5
Sand Loam	1.75
Silt Loam or Alluvial Silts, Loose	2
Firm Loam	2.25
Bare Earth, Erosion Resistant	
Fine Gravel	2.5
Stiff Clay or Alluvial Silts, Firm	3
Loam to Cobbles (graded)	3.75
Silt to Cobbles (graded or Coarse Gravel)	4
Cobbles and Stones or Shales and Hardpans	5
Durable Bedrock	8
Other	
Plastic	4
6" Rip Rap	6
Asphalt	7
9" Rip Rap	8
12" Rip Rap or Wood	9
Concrete or Steel	12

¹These values, if applied to uniform, straight channels, may be considered in accordance with Chapter 102.12 of the Erosion Control Rules and Regulations. However, slope, soil condition, climate and management must be considered in channel design. If different channel linings exist in a channel, and size and slope do not change, design the channel for the lining with the lower velocity listed. Where velocity ranges are listed, the lower velocity is for design with easily eroded soils and slopes greater than 10%. The higher velocity is for design with erosion resistant soils and slopes less than 5%. Filtration and/or sedimentation in the channel is encouraged. However, this must be considered for velocity determination in the design of the channel cross-section.

Source: Pennsylvania Department of Environmental Protection, 1985, "Soil Erosion and Sediment Control Manual", Appendix 67.

RATIONAL METHOD STORM FREQUENCY AMOUNTS

TABLE H-4

STORM FREQUENCY	INCHES OF RAINFALL
2 years	3.0 inches
5 years	3.9 inches
10 years	4.7 inches
25 years	5.3 inches
50 years	5.9 inches
100 years	6.5 inches

Stormwater runoff shall be based on the above 24-hour storm events.