

Chapter 22

Subdivision and Land Development

Part 1 General Provisions

- §22-101. Legislative Authority
- §22-102. Applicability
- §22-103. Purpose
- §22-104. Short Title

Part 2 Definitions

- §22-201. Inclusions
- §22-202. Definitions

Part 3 Plan Submission and Review Procedures

- §22-301. General Procedure for Submission and Review of All Plans
- §22-302. Specific Procedure for Plan Submission and Approval
- §22-303. Procedure for Installation or Guarantee of Required Improvements
- §22-304. Approval of Final Plan for Recording
- §22-305. Recording of Final Plan
- §22-306. Records, Revisions and Resubdivisions
- §22-307. Modifications and Amendments
- §22-308. Remedies
- §22-309. Conflict

Part 4 Plan Requirements

- §22-401. Submission of Sketch Plans
- §22-402. Submission of Preliminary Plan
- §22-403. Submission of Final Plans

Part 5 Design Standards

- §22-501. Application
- §22-502. Design Standards Applicable to All Types of Development
- §22-503. Residential Design Standards
- §22-504. Multi-family Dwelling Development Design Standards
- §22-505. Commercial and Industrial Subdivision and Land Development Standards

Part 6

Required Improvements and Construction Standards

- §22-601. Application
- §22-602. Summary of Required Improvements
- §22-603. Monuments and Markers
- §22-604. Streets
- §22-605. Curbs and Gutters
- §22-606. Driveway Entrances
- §22-607. Private Access Street
- §22-608. Sidewalks
- §22-609. Street Name Signs
- §22-610. Street Lighting
- §22-611. Traffic Signals and Signs
- §22-612. Landscaping
- §22-613. Ground Cover Requirements
- §22-614. Sewers and Water Facilities
- §22-615. Parking

Part 7

Mobile Home Park Standards and Required Improvements

- §22-701. Application
- §22-702. General Standards and Requirements
- §22-703. Submission of Applicant and Compliance
- §22-704. Design Standards
- §22-705. Exceptions

Part 8

Campground Development Standards and Requirement Improvements

- §22-801. Application
- §22-802. General Standards and Requirements
- §22-803. Submission, Application and Compliance
- §22-804. Design Standards

Appendices

- Appendix 22-A Central Water System Development Procedures and Requirements
- Appendix 22-B Stormwater Drainage Runoff Calculation
- Appendix 22-C Centralized Sewage Disposal System Procedures and Requirements
- Appendix 22-D On-Lot Sewage Disposal Systems
- Appendix 22-E Development Agreements - Sample Form

Part 1**General Provisions****§22-101. Legislative Authority.**

This Chapter is enacted pursuant to the authority conferred by the Pennsylvania Municipalities Planning Code, Act No. 247 of 1968, as amended, 53 P.S. §10101 *et seq.* (Ord. 1-1982, 10/9/1982, §101)

§22-102. Applicability.

1. *All Subdivision and Land Developments Included.* This Chapter shall apply to all subdivisions and land developments (wholly or partially) located within the Township limits which are subdivided, developed, and/or submitted after the effective date of this Chapter. This Chapter shall also apply to all subdivision previously approved by the Township or County when the required improvements and other approved or required aspects of the subdivision in accordance with the terms of such approval have not been substantially completed within 5 years of their preliminary plan approval date. [Ord. 1-1991]

2. No subdivision or land development of any lot, tract, or parcel of land shall be effected; no street, sanitary sewer, storm sewer, water main, or other facilities in connection therewith, shall be laid out, constructed, opened, or dedicated for public use and travel, or the common use of occupants of buildings abutting thereon, except in strict accordance with the provisions of this Chapter.

(Ord. 1-1982, 10/9/1982, §102; as amended by Ord. 1-1991, 2/9/1991, §1)

§22-103. Purpose.

This Chapter has been adopted for the purpose of providing for conditions favorable to the health, safety, morals, general welfare, convenience, economy, and preservation of the environment for the citizens of the Township through regulations that will insure the harmonious development of the community. Township growth should be orderly and consistent with the overall Clifton Township Comprehensive Plan. Foreseeable maintenance and improvement problems should be minimized.

(Ord. 1-1982, 10/9/1982, §103)

§22-104. Short Title.

This Chapter shall be known and may be cited as the “Subdivision and Land Development Ordinance of Clifton Township.”

(Ord. 1-1982, 10/9/1982, §104)

Part 2**Definitions****§22-201. Inclusions.**

As used in these regulations, words expressed in the singular include their plural meanings and words expressed in the plural include their singular meanings. The word “person” includes a corporation, unincorporated association, and a partnership, as well as an individual. The words “building” and “street” are used generally and shall be construed as if followed by the phrase “or part thereof.” The word “may” is permissive, the words “shall” and “will” are mandatory.

(Ord. 1-1982, 10/9/1982, §201)

§22-202. Definitions.

The following words or phrases, when used in these regulations, shall have the meaning ascribed to them in this Section, except where the context clearly indicates a different meaning.

Agent - any person other than the subdivider who, acting for subdivider, submits subdivision plans to the Board for purpose of obtaining approval thereof.

Alley or service drive - a minor right-of-way, privately or publicly owned, primarily for service access to the back or sides of properties.

Applicant - any person who submitted subdivision plans to the Board for the purpose of obtaining approval thereof.

Block - an area bounded by streets.

Board of Township Supervisors - governing body.

Building - any structure such as, but not limited to, those having a roof supported by columns, piers, or walls, including tents, lunch wagons, mobile homes, trailers, dining cars, camp cars, or other structures on wheels, or having other supports; and any unroofed platform, terrace, or porch having vertical face higher than 3 feet above the level of the ground over or upon which said structure is located.

Building setback line - a line within a property defining the required minimum distance between any structure and the adjacent right-of-way line.

Business street - a street which services or is designed to serve as an access to abutting business properties.

Campground - a planned development, under single ownership, for rental, licenses, or lease only, of sites for use as tent and/or recreational vehicle camping, on a temporary basis only, with recreational and service facilities, including central water and sewage.

Cartway - the graded portion of a street or alley, including travelway, or shoulders.

Clear-sight triangle - an area of unobstructed vision at street intersections defined by the right-of-way lines of the streets and by a line of sight between points

on their right-of-way lines at a given distance from the intersection of the right-of-way lines.

Commission - the Planning Commission of Clifton Township.

Comprehensive development plan - the allocation of land areas to the several varieties of physical development, present and future, of Clifton Township, the same having been prepared in accordance with the principles of comprehensive planning or having been developed through the approval of subdivisions previously submitted, wherever such plan exists and has been officially adopted by the Clifton Planning Commission and recorded by the Township Secretary. Wherever the term “development plan” is used, it shall have the same meaning as the term “master plan” or “comprehensive plan.”

County Planning Commission - the Planning Commission of Lackawanna County.

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

Crosswalk or interior walk - a right-of-way or easement for pedestrian travel across or within a block.

Dead end street - a street or portion of a street with only one vehicular outlet but which has a temporary turnaround and which is designed to be continued when adjacent open land is subdivided.

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

Developer - same as “subdivider.”

Double frontage lot - a lot extending between and having frontage on a major traffic street and a minor street, and with vehicular access solely from the latter.

Drainage facility - any ditch, gutter, pipe, culvert, storm sewer, or other structure designed, intended, or constructed for the purpose of diverting surface waters from or carrying surface waters off streets, public right-of-way, parks, recreational areas, or any part of any subdivision or contiguous land areas.

Drainage plan - a plan showing all proposed and existing facilities to collect and convey surface drainage, described by grades, contours, and topography.

Dwelling - any building, vehicle, or portion thereof designed or used exclusively as the residence or sleeping place of one or more persons as further defined below. The term “dwelling” shall not be deemed to include automobile court, rooming house, tourist home, hotel, motel, hospital, nursing home, dormitory, fraternity, sorority house, or other group residence.

(1) *Dwelling, single-family* - a detached building designed for and occupied exclusively by one family, except for a mobile home as defined below.

(2) *Dwelling, two-family* - a detached or semi-detached building where not more than two individual family dwelling units are entirely separated by vertical walls and/or horizontal floors.

(3) *Dwelling, mobile home* - a vehicle or movable dwelling structure so

designed that it can be transported on a highway, be used for permanent living or sleeping quarters and which stands either on wheels, on rigid supports, or on a foundation, except for a travel trailer as defined herein. Prefabricated homes or sections thereof, which when assembled or combined are more than 20 feet in width, shall be classified according to dwelling type by the number and arrangement of dwelling units contained therein.

(4) *Dwelling, multi-family* - a building containing three or more dwelling units per building and being designed for occupancy of families living independently of each other.

(5) *Dwelling unit* - one or more rooms, including a complete kitchen (or kitchenette) and complete sanitary facilities and a sleeping area in a dwelling structure, designed as a unit for occupancy by not more than one family for living and sleeping purposes.

Easement - a limited right of use granted in private land for public or quasi-public purpose.

Engineer - a professional engineer licensed by the State of Pennsylvania.

Erosion - the removal of soil or soil material by the action of wind or water.

Floodplain - a relatively flat or low land area adjoining a river, stream, or water course which is subject to partial or complete inundation or flooding. Floodplain boundaries are frequently shown for the floods having recurrence intervals of 10, 50, 100, and 500 years.

Fully developed watershed - the planned or estimated ultimate intensity of development in the watershed or drainage area.

Future right-of-way -

(1) The right-of-way width required for expansion of existing streets to accommodate anticipated future traffic loads.

(2) A right-of-way established to provide future access to or through undeveloped land.

Governing body - Clifton Township Board of Supervisors.

Group residences - all structures, except rooming houses, used primarily for the housing of persons non-related by blood or marriage, shall be considered group residences. Such group residences shall include but not be limited to: dormitories, fraternities, and sororities, and also all other structures occupied by groups of persons sharing a dwelling.

Half or partial street - a street parallel and adjacent to a property line having a lesser right-of-way width than required for satisfactory improvement and use of the street.

Highway - same as "street."

House trailer - same as "mobile home."

Improvements - those physical additions, installations, and changes required to render land suitable for the use proposed.

Land development - any of the following activities:

(1) The improvements of one lot or two or more contiguous lots, tracts, or

parcels of land for any purpose involving:

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

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

(2) A subdivision of land.

(3) The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal residential building shall be excluded from the definition of land development contained in this Chapter.

[Ord. 1-1991]

Landscape architect - a professional landscape architect licensed by the State of Pennsylvania.

Lot - a plot or parcel of land which is, or in the future may be, offered for lease or sale, conveyance, transfer, or improvement as one parcel, regardless of the method or methods in which title was acquired.

(1) *Area* - the area contained within the property lines of the individual parcels of land as shown on a subdivision plan, excluding any area within a street right-of-way, but including the area of any easement.

(2) *Depth* - the average horizontal distance between the front lot line and rear lot line.

(3) *Width* - the horizontal distance between the side lot lines.

(4) *Corner lot* - a lot situated at and abutting the intersection of two streets having an interior angle of intersection not greater than 135 degrees.

[Ord. 1-1991]

Lot line -

(1) *Front* - that boundary of a lot which is along an existing or proposed right-of-way. The lesser dimension of two along rights-of-way in the case of corner lots.

(2) *Rear* - that boundary of a lot most distant from and most nearly parallel to the front line.

(3) *Side* - any boundary of a lot not a front or rear lot line.

Mobile home - a transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation. Excepting that prefabricated homes or sections thereof, which when assembled or combined are 20 feet or more in width, and which have axles and hitches removed and are placed upon a permanent perimeter foundation shall not be classified as mobile homes.

(1) *Mobile home park* - a parcel or contiguous parcels of land which has

been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

(2) *Mobile home lot* - a parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobile home.

[Ord. 1-1991]

Municipality - the Township of Clifton, County of Lackawanna.

Owner - the owner of record of a parcel of land.

Plan, record - an exact copy of the approved final plat, reproducible of standard size prepared for necessary signatures and recording with the Lackawanna County Recorder of Deeds.

Planning Commission - the Clifton Township Planning Commission created, and the members thereof appointed, pursuant to requirements of the Commonwealth of Pennsylvania.

Plan or plat - a map or chart indicating the subdivision or resubdivision of land which in its various stages of preparation can include the following:

(1) *Sketch plan* - an informal plan, identified as such with the title sketch plan on the map, indicating salient existing features of a tract and its surroundings and the general layout of the proposed subdivision to be used as a basis for consideration by the Township.

(2) *Preliminary plan* - a complete plan prepared by a registered professional engineer or registered surveyor, identified as such with the wording preliminary plan in the title, accurately showing proposed streets and lot layout and such other information as required by this Chapter.

(3) *Final plan* - a complete and exact plan identified as such with the wording final plan in the title, with professional engineer's or registered surveyor's seal affixed and prepared for official recording as required by this Chapter to define property rights and proposed streets and other improvements.

Positive drainage - sufficient slope to drain surface water away from buildings without ponding.

Public - the general citizenry and/or the specific residents of a particular subdivision.

Resubdivision - any subdivision or transfer of land, laid out on a plan whether or not approved previously by the Board which changes or proposes to change property lines and/or public rights-of-way not in strict accordance with the approved plan or the recorded plan.

Right-of-way - land reserved for use as a street, alley, or other means of travel.

Runoff - that portion of rainfall or snow-melt which does not enter the soil but moves off the surface.

Sediment - the resulting residue from erosion; mud.

Setback or building line - the line within a property defining the required minimum distance between any building and the adjacent right-of-way.

Sewage facility -

(1) *Sewage disposal system, centralized* - a publicly or privately owned and operated utility system or system designed to collect, centrally treat with sewage treatment plant and dispose of sewage from users in compliance with regulations of the appropriate State agency and of the Township.

(2) *Sewage disposal system, community* - a publicly or privately owned and operated utility system or other system designed for the collection of sewage from two or more lots and for the treatment or disposal of the sewage on one or more of the lots or at any other site, by on-site (into the soil) disposal techniques in compliance with regulations of the appropriate State agency and of the Township.

(3) *Sewage disposal system, individual* - a utility system or other system designed for the collection, treatment, and disposal of sewage from a single lot into the soil or into waters of the Commonwealth.

[Ord. 1-1991]

Shoulder - the improved portion of a street immediately adjoining the travelway, for parking and for access to abutting properties.

Sight distance - the length of street, measured along the center line, which is continuously visible from any point 3¾ feet above the center line to an object 6 inches above the road surface.

Street - a strip of land including the entire right-of-way intended for use as a means of vehicular and pedestrian circulation.

(1) *Arterial street* - arterial streets are designed primarily to carry traffic and generally should not provide access to land which would interfere with their primary traffic functions. They are designated as “limited,” “controlled,” or “partial” access streets. Arterial streets serve an unlimited number of dwelling units and unlimited average daily traffic.

(2) *Connector street* - connector streets collect traffic from minor, local access, and collector streets and also provide a connection to arterial streets and expressways and between connector streets serve an unlimited average daily traffic.

(3) *Collector street* - collector streets gather traffic from minor and local access streets and they feed this traffic to connector and arterial streets and expressways. Collector streets carry heavier traffic volumes than local streets although they also provide direct access to individual uses located along them. Collector streets serve up to an ultimate 500 dwelling units or up to an ultimate average daily traffic count of 4,000 vehicles.

(4) *Minor street* - minor streets provide direct access to individual uses or gather traffic from local access streets and feed this traffic to collector streets. Minor streets serve up to an ultimate 150 dwelling units or up to an average daily traffic count of 1,250 vehicles.

(5) *Local access street* - local Access Streets primarily provide direct access to individual uses. They serve to provide the connecting link between the beginning or end point of a trip and the higher categories of streets. Local access streets are further classified as:

(a) *Cul-de-sac street* - a cul-de-sac street is permanently terminated at one end by a vehicular turnaround and intersects another street at the other end. Cul-de-sac streets shall not normally exceed 800 feet in length, and if the cul-de-sac is intended to service commercial properties it shall not be permitted if the reasonable anticipated traffic count is in excess of 200 vehicles daily.

(6) *Marginal access street* - marginal access streets are minor streets parallel and adjacent to major traffic streets. They provide access to abutting properties and control of intersections with major traffic streets.

(7) *Private access street* - a private access street provides access to a single residential lot only, from an approved street where the residential lot does not have frontage on an approved street. The private access street shall have a minimum right-of-way of 20 feet. Construction and maintenance of private access streets shall be the sole responsibility of owners benefitting by the use thereof and shall never be offered or accepted by the Township for public maintenance.

Subdivider - any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development.

Subdivision - the division or resubdivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement or access or any residential dwelling, shall be exempted. [Ord. 1-1991]

Surveyor - a professional surveyor licensed by the State of Pennsylvania.

Travelway - that portion of a street or road which is intended for vehicular movement.

Undeveloped land - land in parcels sufficiently large for future subdivision which is presently in agriculture or woodland.

Water course - a natural or constructed drainage way for water. Includes permanent streams and intermittent streams.

Water facility - any water works, water supply works, water distribution system, or part thereof, designed, intended, or constructed to provide or distribute potable water.

Zoning Ordinance - any appropriate ordinance officially adopted by the Board as a Township Zoning Ordinance [Chapter 27] with any and all amendments thereto.

(Ord. 1-1982, 10/9/1982, §202; as amended by Ord. 1-1991, 2/9/1991, §2)

Part 3**Plan Submission and Review Procedures****§22-301. General Procedure for Submission and Review of All Plans.**

1. *Required Plans.* Preliminary and final plans and required fees and supporting data for all proposed subdivisions and land developments of land lying within Clifton Township limits shall be submitted by the applicant for review. Submission of a sketch plan is encouraged but shall not be considered a required plan.

2. *Submission Requirements.* All plans, applications, and supporting data shall be submitted by certified mail or delivered in person to the Township Secretary. The Secretary will forward copies to the Township Planning Commission, Board of Supervisors, and other appropriate agencies.

3. *Submission Date.* The date of submission of any subdivision or land development plan shall be the regular meeting date of the Commission next following the date of receipt of the plans by the Township Secretary excepting that should the next regular meeting occur more than 30 days following receipt of the plans, the submission date shall be the thirtieth day following the day of receipt by the Secretary.

4. *Planning Commission Review of Required Plans.* Subdivision and land development plans and supporting data submitted to the Planning Commission shall be considered at the Commission's next regularly scheduled meeting for completeness of submission and compliance with the standards and criteria of this Chapter. If the plans and supporting data as submitted are incomplete in that they do not meet the plan requirements specified in Part 4 of this Chapter, the Planning Commission may recommend that the submittal be disapproved because of incompleteness of submission. The Commission shall receive and review the recommendations of the Lackawanna County Planning Commission and all other appropriate agencies in its consideration of the submitted plans. The Planning Commission shall complete its review and submit a written report of its review and recommendations to the Township Board of Supervisors within 45 days of the plan submission date.

5. *Board of Supervisors Review of Required Plans.*

A. The Board of Supervisors shall review all submitted applications, plans, and supporting data for proposed subdivisions and land developments on land within Clifton Township for compliance with provisions of this Chapter. The Board shall consider in its review the recommendations of the Township Planning Commission and other appropriate agencies. The Board shall take action to approve or disapprove all submitted preliminary or final plans and shall communicate its decision to the applicant not later than 90 days following the plan submission date.

B. The decision of the Board shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than 15 days following the decision.

C. When the application is not approved in terms as filed the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite to the provisions of the Chapter

relied upon.

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

6. *Engineer and Township Sewage Enforcement Officer Review and Report.* The Township Board of Supervisors shall require field investigation of the site or soils and plan review by an engineer and/or Sewage Enforcement Officer (SEO) as necessary to its review of submitted preliminary plans. When required, the engineer and SEO shall complete the investigation and review and make written report to both the Planning Commission and the Board of Supervisors within 30 days after referral. The actual costs of services required of an engineer and/or SEO for such investigation and review shall be paid by the applicant to the Township.

7. *Public Hearings.* Before acting on any preliminary or final plan, the Board of Supervisors may hold a public hearing thereon after public notice.

8. *Required Improvements.* Following notification of approval of a final plan, the applicant shall install all required improvements or provide acceptable financial security to cover the costs of the required improvements. Following satisfactory installation of required improvements or deposit of acceptable financial security to cover their costs the Board shall approve and sign the final plans for recording.

9. *Recording of Final Plans.* After the effective date of final plan approval, the applicant shall record such plan within a period of 90 days in the office of the County Recorder of Deeds.

(Ord. 1-1982, 10/9/1982, §301)

§22-302. Specific Procedure for Plan Submission and Approval.

1. *Sketch Plan.*

A. The developer may, at his option, submit a sketch plan to the Township Supervisors and Planning Commission before submitting preliminary or final plans. The purpose of a sketch plan is to allow the applicant an opportunity to discuss in advance his overall objectives and the extent to which the plan conforms with this Chapter and any pending changes to this Chapter. The sketch plan procedure is intended to be a fast and inexpensive method for the applicant to make preliminary determinations on the feasibility of his plan in terms of this Chapter.

B. There shall be no fee charged for the Commission's and Board's review of a sketch plan. The Commission and Board will normally comment on the sketch plan during the meeting at which it is presented or within 30 days of that meeting if questions of legal or engineering interpretation require longer deliberation.

2. *Preliminary Plan.*

A. *Preliminary Plan Submission.*

(1) Applicants shall submit eight copies of the preliminary plan, eight copies of the preliminary street profiles and cross-sections and eight copies of

any other required or pertinent supporting data.

(2) All applicants shall be submitted to the Township Secretary by certified mail or delivered to the Secretary 10 days prior to the regularly scheduled meeting of the Planning Commission.

(3) The preliminary plan shall be accompanied by an application fee as shall be set in a fee schedule by resolution of the Township Board of Supervisors. The applicant shall also be required to pay to the Township the actual costs of site investigation and plan review by the Township SEO and plan review and report by the Township Engineer or other professional consultant as deemed necessary by the Planning Commission and Board of Supervisors. [Ord. 1-1991]

B. Referrals.

(1) Within 5 days of receipt of any preliminary plan and supportive data, the Secretary shall refer the plan and appropriate supportive data as follows:

- (a) One copy to the Township Planning Commission.
- (b) One copy to the Township Board of Supervisors.
- (c) One copy to the County Planning Commission.

(2) Within 5 days following this submission date (the first Commission meeting following receipt of the plan) the Commission and Board may direct the plan and supportive data be referred to the following if appropriate:

- (a) One copy to the Township SEO.
- (b) One copy to an Engineer.
- (c) One copy to Pennsylvania Department of Environmental Protection. [Ord. 3-2008]
- (d) One copy to Pennsylvania Department of Transportation.
- (e) One copy to Lackawanna County Soil Conservation District.

C. Action on Preliminary Plan.

(1) The Commission shall review the preliminary plan within 45 days of the submission date. Comments from the above referral agencies will be considered if such comments are received within 30 days from the date the plan was forwarded and within 45 days for the County Planning Commission.

(2) After such review, the Commission shall determine the extent to which the plan complies with this Chapter and shall recommend to the Board of Supervisors that the plan be approved entirely, that it be conditionally approved, or disapproved. The Board of Supervisors shall then take final action on the plan.

(3) The Board may act to approve the preliminary subdivision or land development entirely as submitted, or with specific conditions or required changes or may disapprove the plan.

(4) In those instances where the Board of Supervisors approves a preliminary plan with specific conditions or required changes, the applicant shall communicate his acceptance or rejection of the subject conditions or required changes in writing to the Township office within 7 calendar days of

receipt of the decision of the Board. Failure of the applicant to submit written notice of acceptance of the subject conditions or required changes within 7 calendar days following receipt of the Board's written decision shall result in the automatic rescinding of the Board's approval of the preliminary plan. [Ord. 1-1991]

(5) In those instances where a preliminary plan is approved with conditions or required changes or disapproved the Board shall in communicating its decision to the applicant specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite to the provisions of this Chapter relied upon.

(6) The Board shall render its decision and communicate it to the applicant not later than 90 days following the submission date. The decision of the Board shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than 15 days following the decision.

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

3. *Final Plan.* Applicants shall have one year from the date of the preliminary plan approval in which to submit a final plan. Any extension required shall be requested in writing and on recommendation of the Commission the Board of Supervisors may grant such extension.

A. *Submission.*

(1) Applications for review and approval of a final plan shall be submitted to the Township Secretary and accompanied by eight sets of the final plan in accordance with plan requirements of this Chapter and one reproducible print on stable base mylar at least 10 days prior to the Township Planning Commission regular meeting.

(2) The final plan shall be accompanied by an application fee as shall be set in a fee schedule by resolution of the Township Board of Supervisors. The applicant shall also be required to pay to the Township, the actual costs of any site investigation and plan review by the Township SEO and any plan review and report by the Township Engineer or other professional consultant as deemed necessary by the Township Planning Commission or Board of Supervisors. [Ord. 1-1991]

B. *Submission by Stages.* If requested by the applicant, the Board of Supervisors, at their discretion, may permit the undertaking of the required improvements and of the preparation of the final plan to be completed in a series of sections or stages, each covering a portion of the proposed subdivision as shown on the preliminary plan. If the final plan is submitted in sections or stages; each section or stage shall relate logically to provide continuity of access, extension of utilities and availability of amenities. the Board shall approve both the boundaries

and configuration of stages or sections of a development.

C. *Referrals.* Upon receipt of any final plan and supportive data, referrals thereof shall be made in a manner similar to referrals of preliminary plans.

D. *Review by Planning Commission.*

(1) The Planning Commission shall review the final plan application to determine that it conforms in all important respects with the approved preliminary plan and incorporates modifications and revisions specified by the Board in its approval of the preliminary plan. Otherwise the plan shall be considered as a revised preliminary plan.

(2) The final plan and supporting data shall comply with the provisions of Part 4 of this Chapter. The plan shall comply with any Zoning Ordinance [Chapter 27] or other applicable regulations adopted by the Township.

(3) The Commission shall review the recommendations of plan referral agencies and review of an engineer if authorized by the Board. The Planning Commission shall review final plans of subdivisions and land developments and make its recommendations in writing to the Board of Supervisors within 45 days of the submission date.

E. *Review and Action by the Board of Supervisors.*

(1) The Board of Supervisors shall review and make final decision on all final plans for land areas located within Clifton Township. The Board shall consider the recommendations of the Commission, and other referral agencies in making its decision to approve or disapprove final plans. The Board shall complete its review and communicate its decision to the applicant within 15 days of making its decision and within 90 days following the final plan submission date.

(2) Failure of the Board to render a decision within the time set forth above and in the manner specified shall be deemed an approval of the final plan as presented unless the application has agreed in writing to an extension of time or change of the prescribed manner of notification. The Board shall not approve any final plan until all required improvements have been installed or until the applicant has entered into a development agreement with the Township Supervisors specifying the time and manner in which required improvements will be completed and deposit with the Township Supervisors of suitable financial security in an amount sufficient to cover the costs of the required improvements.

(*Ord. 1-1982, 10/9/1982, §302; as amended by Ord. 1-1991, 2/9/1991, §3; and by Ord. 3-2008, 11/13/2008*)

§22-303. Procedure for Installation or Guarantee of Required Improvements.

1. *Improvements to Be Provided by Applicant.*

A. In all cases the subdivider or land developer shall be responsible for the installation of all required and developer promised improvements in the manner specified below.

B. The applicant subdivider or land developer shall not initiate installation

of any required improvements or any site alterations or erection of any buildings or structures in any proposed subdivision or land development prior to final plan approval and prior to receipt of all applicable required permits and approvals from municipal, County, State, and Federal levels of government. [*Ord. 1-1991*]

C. The Township Engineer or the Township's designee shall make such inspections of the required improvements, and at such intervals, as may be reasonably necessary to assure compliance with the provisions of this Chapter. The reasonable cost of such inspections shall be borne by the subdivider or land developer. The required improvements and the design standards for constructing them are set forth in this Chapter.

2. *Method of Providing Improvements.*

A. No final subdivision plan or land development plan will be approved by the Commission and the Board of Supervisors unless the streets shown on the plan have been improved to a mud-free and permanently passable condition. As used herein, the phrase "mud-free and permanently passable condition" shall refer to the street design standards of §22-502.8, Table 22-1 and the street construction standards of §22-604 referred to therein; provided, however, that phrase shall not refer to the obligation under §22-604.2.D(3) to install surface course road paving.

B. Nor shall any final plan (land development, major or minor subdivision) be approved unless all other required improvements (including the surface course road paving) and promised improvements have been installed to the satisfaction of the Supervisors or their authorized designee; provided, however, in lieu of completion of the improvements mentioned in the preceding clause of this sentence, the Supervisors will accept Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such financial institutions or other financial security acceptable to the Supervisors (hereafter referred to as performance guarantee) accompanied by a signed development agreement in a satisfactory form.

C. Where submission of a final plan by sections or stages has been approved, the Planning Commission and Supervisors may require construction of, or guarantee of, improvements in future sections or stages before granting final approval to the plan under consideration, if such future improvements are essential for the protection of the stage or section under consideration.

(1) *Performance Guarantee.* The performance guarantee for completion of required improvements and promised improvements shall meet the following requirements:

(a) It 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 Board's formal action of approval or in the executed developers agreement for completion of the improvements.

(b) The amount of financial security to be posted shall be equal to 110 percent of the cost of completion estimated as of 90 days following the date scheduled for completion by the developer. Annually the Township may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of

the ninetieth day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to assure that the additional security in order to assure that the financial security equals said 110 percent. Any additional security shall be posted by the developer in accordance with this subsection.

(c) The obligation shall be in favor of, and enforceable by, the Board of Supervisors of Clifton Township and the ultimate grantees, lessees, or licensees of the developer.

(d) The guarantee shall be secured by the credit of any of the following: a qualified corporate surety; the unconditional letter of credit of a lending institution; a restrictive or escrow account in a lending institution; or other financial security acceptable to the Board of Supervisors. The precise form of the security acceptable as a performance guarantee will depend upon what improvements have not been completed; their anticipated cost; whether they are required or promised improvements; and the Supervisor's evaluation of the financial risk of nonperformance.

(e) The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements, submitted by an applicant or developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The Township, upon the recommendation of the Township Engineer, may refuse to accept such estimate for good cause shown if the applicant or developer and the Township are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Township Board and the applicant or developer. The estimate certified by the third engineer shall be presumed fair and reasonable, and shall be final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township and the applicant or developer.

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

[*Ord. 1-1991*]

(2) *Development Agreement.*

(a) All applicants proposing any subdivision or land development requiring the installation of improvements as required herein, or showing such improvements upon the plot map, shall be required to enter into a

legally binding development agreement with the Township of Clifton guaranteeing the installation of the improvements in accordance with all Township requirements prior to final plan approval.

(b) The development agreement (a form of which is attached as Appendix 22-E) shall be in a form suitable for execution by the Board of Supervisors and it shall consist of the following where applicable:

- 1) The construction depicted upon the plan in itemized format.
- 2) Construction of streets with related curbs, street signs, drainage facilities, and related improvements.
- 3) Installation of utility lines.
- 4) Dedication of streets, transfer of water and sewer lines and easements. In the event public water or sewer lines are offered for transfer to the Township or a municipal authority, there shall be no charge, cost, or payment of any nature imposed upon the Township or municipal authority. In the event streets are offered for dedication to the Township, the developer shall bear all cost of the Township's inspection before acceptance of the offer of dedication and all costs of document preparation and recording.
- 5) Prevention of erosion, sedimentation, and water damage to the subject and adjacent properties.
- 6) Developer's responsibilities for damage to other property.
- 7) A work schedule setting forth the beginning and ending and such other details as the Township deems fit and appropriate for the improvements covered by the development agreement.
- 8) The estimated cost of the improvements not yet completed, including a detailed breakdown in a form acceptable to the Board of Supervisors, and the amount of the performance guarantee.
- 9) Security, in the form of a maintenance bond or escrow deposit, for the repair or reconstruction of improvements which are found by the Township Engineer to be defective within 1 year from the date on which the engineer certified them to have been completed, shall be included together with provisions for disbursement thereof.
- 10) The developer shall provide the Township with a set of reproducible "as-built" plans prepared by and certified by a professional engineer of all storm and sanitary sewers and water distribution facilities.
- 11) Provisions for violation of the development agreement.
- 12) That developer shall secure or maintain public liability insurance for the duration of improvements construction. A copy or other evidence of coverage shall be submitted to the Township.
- 13) A save harmless clause to protect the Township from liability.
- 14) Following construction, the developer shall provide the Township with a certified statement prepared by a professional engineer to the effect that the sanitary sewers, sewage treatment

facilities, and water supply and distribution facilities comply with the approved plans and have been constructed in accordance with all applicable rules and regulations.

15) The developer shall be responsible for all reasonable engineering and legal costs and expenses for inspections, consultations, and preparation of agreements, to the extent that such costs and expenses exceed the monies paid by the developer in accordance with the Clifton Township fee schedule.

The final plan shall not be approved by the Board of Supervisors prior to the execution of the development agreement, and the delivery of the performance guarantee.

(3) *Method of Approving Required Improvements.*

(a) The developer shall notify the Township Board of Supervisors, with a copy thereof to the Township Engineer, by certified or registered mail, that the required improvements have been made. Within 10 days of receiving this notice, the Board of Supervisors shall direct the Engineer to inspect all of the aforesaid improvements. The engineer shall make his inspection and file a report to the Board of Supervisors, the Planning Commission and the developer within 30 days of the date which the developer's notification was received by the Board of Supervisors. If the Engineer finds any or all improvements to be not as required, he shall include a statement of reasons for their rejection in his report to the Board and to the developer.

(b) Where appropriate, the Township may require that periodic inspection be made of the aforesaid improvements, in which case the developer's failure to comply with that schedule of inspections shall be grounds for disapproval. The developer shall notify the Township of the progress of construction to enable the Township Engineer to make such inspections.

(c) The Board of Supervisors shall consider the Township Engineer's report and the Township Planning Commission's recommendations and shall render a decision to the developer by certified or registered mail within 15 days of the receipt of the Engineer's report. [Ord. 1-1991]

(4) *Maintenance Bond.*

(a) A maintenance bond or other suitable security shall accompany final plan being submitted to the Commission. Said maintenance bond shall be in the form approved by the Township, to guarantee maintenance and repair of the streets and other improvements in the subdivision for 1 year after completion of construction and acceptance thereof by the Township. The amount of said maintenance bond or security shall be determined by the Township but will generally not exceed 10 percent of the estimated costs of all required improvements. After the expiration of 1 year from the date of formal acceptance of said improvements, the Township shall release said maintenance bond or security to the subdivider or developer or party posting said maintenance bond or security.

(b) Where the Township Supervisors accept dedication of any improvements following completion, the Supervisors shall require posting of a maintenance bond or other suitable security to secure structural integrity of the dedicated improvements in the amount of 15 percent of the actual cost of installation for a period of 18 months from date of dedication.

[Ord. 1-1991]

(Ord. 1-1982, 10/9/1982, §303; as amended by Ord. 1-1991, 2/9/1991, §3)

§22-304. Approval of Final Plan for Recording.

Following review and approval of the final plan submission and completion of required improvements or deposit of satisfactory guarantee and arrangement of development agreement for completion of required improvements the final plan reproducible drawing submitted shall be approved for recording by the signature of all members of the Board of Supervisors.

(Ord. 1-1982, 10/9/1982, §304)

§22-305. Recording of Final Plan.

Upon the approval of a final plan, the applicant shall, within 90 days of such approval, unless an extension has been granted in writing by the Board of Supervisors, record such plan in the Office of the Recorder of Deeds of the County. Any approved subdivision plans not filed in accordance with the provisions stated herein become null and void.

(Ord. 1-1982, 10/9/1982, §305)

§22-306. Records, Revisions and Resubdivisions.

1. *Revisions and Resubdivisions.* A revision or resubdivision of a recorded plan of an approved final plan shall be considered as a new subdivision and shall come under the jurisdiction of this Chapter. (A submission to correct erroneous data or omissions on recorded plans shall not be construed to be a revision or resubdivision.)

2. *Township Records.*

A. The Planning Commission shall make a record of the findings, decisions, and recommendations relative to all subdivision plans recommended for action to the Township Board of Supervisors. Such records shall be open to the public for review.

B. The Secretary of the Board of Supervisors shall also keep a record of the findings, decisions and recommendations relative to all subdivision plans filed for action by the Board of Supervisors.

(Ord. 1-1982, 10/9/1982, §306)

§22-307. Modification and Amendments.

1. *Modifications.* Upon recommendation of the Commission, the Board of Supervisors may grant the following modifications subject to such conditions which will, in its judgment, secure substantially the objectives of the standards or requirements so modified:

A. *Modification of Required Improvements.* The Commission and the Board

of Supervisors may grant modification of the requirements of one or more provisions of this Chapter if literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of the Chapter is observed, or require more restrictive requirements necessary in their judgment to secure the objectives of provisions of this Chapter under certain unique site or design situations.

B. All requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary. The request for modification shall be referred to the planning agency for advisory comments. The Board of Supervisors shall keep a written record of all action on all requests for modifications. [Ord. 1-1991]

2. *Revision and Amendment.* The Supervisors may, from time to time, amend this Chapter by appropriate action taken after a public hearing on said proposed revisions. Public notice together with a brief summary setting forth the principal provisions of such amendments shall indicate the place and time where copies of the proposed amendments may be examined. In the case of an amendment other than that prepared by the Planning Commission, the Board of Supervisors shall submit each such amendment to the Commission for recommendations as provided by law.

(Ord. 1-1982, 10/9/1982, §307; as amended by Ord. 1-1991, 2/9/1991, §3)

§22-308. Remedies.

1. *Preventive Remedies.*

A. In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

B. The Township may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has resulted from a subdivision of real property in violation of any ordinance adopted pursuant to this Part. This authority to deny such a permit or approval shall apply to any of the following applicants:

(1) The owner of record at the time of such violation.

(2) The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

(3) The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.

(4) The vendee or lessee of the current owner of record who acquired the

property subsequent to the time of violation without regard as to whether such vendee or lessee had actual knowledge or constructive knowledge of the violation.

(5) As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.

2. *Enforcement Remedies.*

A. Magisterial district judges shall have initial jurisdiction in any proceeding brought under this Section. Any person, partnership, or corporation who or which has violated any of the provisions of this Chapter shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than \$500 plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or be payable until the date of the determination of a violation by the magisterial district judge. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the magisterial district judge 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 magisterial district judge and thereafter each day that a violation continues shall constitute a separate violation. [Ord. 3-2008]

B. The court of common pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.

(Ord. 1-1982, 10/9/1982, §308; as amended by Ord. 1-1991, 2/9/1991, §3; and by Ord. 3-2008, 11/13/2008)

§22-309. Conflict.

Conflict with Other Ordinances. Whenever there is a difference between minimum standards or dimensions specified herein and those contained in the Zoning Ordinance [Chapter 27] or other official regulations, the highest standards shall apply.

(Ord. 1-1982, 10/9/1982, Art. III)

Part 4**Plan Requirements¹****§22-401. Submission of Sketch Plans.**

1. The sketch plan should show:

A. Proposed subdivision name, location, land owner and developer's name and address. Names and addresses of corporation officers and major shareholders or partners. Designation of zoning district. Location map at scale of 1 inch equals 2,000 feet. Show major roads, points of interest, and Township boundaries within 1,000 feet. Give name under which the subdivision is to be recorded. Identify the plan as "sketch plan."

B. North arrow, true or magnetic, graphic scale (1 inch equals 50 feet or 1 inch equals 100 feet preferred) and date.

C. Names of adjoining property owners including those across adjacent roads.

D. Proposed and existing streets, existing and proposed buildings and lot layout on immediately adjoining tracts, including name and right-of-way widths that fall within 300 feet distance from the project boundary lines.

E. Water course, lake, swamp locations, and names (if any) rock outcrops and stone fields. Give location and description of any certified historic site or structure or certified natural feature.

F. Location of permanent and seasonal high water table areas and 100-year flood zones.

G. Lot layout and existing topography (general). Lot width, depth, and area (typical). Lot layout, lot width, depth and area, and lot identification by number system. Street lines and names, lot lines, right-of-way, easements, community or public areas, and areas to be dedicated.

H. *Site Data*. Acreage, number of lots, average lot size, lineal feet of new roads.

I. Proposed uses of the various areas of the proposed subdivision or land development.

J. Location and extent of various soil types from the U.S.C.S. Soil Survey Report. [*Ord. 1-1991*]

K. Location and types of rights-of-way, easements, or other restrictive covenants which might affect development. [*Ord. 1-1991*]

2. The following supportive information should be submitted with the sketch plan:

A. The latest U.S.G.S. Quadrangle map or portion thereof with the perimeter

¹Preliminary and final plans submitted for approval shall meet the requirements outlined in the following Sections. (NOTE: Sketch plans are optional. They do not have to be prepared by an engineer. The following criteria is suggested to make the sketch plan review meaningful.)

of the development accurately plotted thereon.

B. A map of the entire contiguous holdings of owner or developer showing sketch plan for roads.

C. The Planning Commission shall, at its discretion, require that evidence be presented indicating the manner in which the Environmental Protection Requirements described in §22-502.2 are to be met.

(*Ord. 1-1982, 10/9/1982, §401; as amended by Ord. 1-1991, 2/9/1991, §4*)

§22-402. Submission of Preliminary Plan.

1. Preliminary plans for major subdivisions shall be drawn at a scale of 1 inch equals 50 or 100 feet provided all bearings, distances, and other information can be legibly and accurately presented on the plan. Plans shall be prepared on a standard sheet of 12 inch by 18 inch, 18 inch by 24 inches, 24 inches by 36 inches, 30 inches by 42 inches, or 38 inches by 48 inches, except when the Commission approves other size plans. Identify the plan as “preliminary plan.”

2. Preliminary plans shall be prepared by a professional engineer or registered surveyor as defined in Part 2 of this Chapter. [*Ord. 1-1991*]

3. Preliminary plans shall show:

A. Proposed subdivision name, location, land owner, and developer’s name and address. Names and addresses of corporation officers and major shareholders or partners. Designation of zoning district. Location map at scale of 1 inch equals 2,000 feet. Show major roads, points of interest, and Township boundaries within 1,000 feet. Give name under which the subdivision is to be recorded. Identify the plan as “sketch plan.”

B. North arrow, true or magnetic, graphic scale (1 inch equals 50 feet or 1 inch equals 100 feet preferred) and date.

C. Names of adjoining property owners including those across adjacent roads.

D. Proposed and existing streets, existing and proposed buildings, and lot layout on immediately adjoining tracts, including name and right-of-way widths that fall within 300 feet distance from the project boundary lines.

E. Water course, lake, and other surface water bodies, rock outcrops and stone fields. Give location and description of any certified historic site or structure or certified natural feature. Wetland areas locations as delineated by a trained and competent professional or as certified by the appropriate State and Federal agencies. [*Ord. 1-1991*]

F. Location of permanent and seasonal high water table areas and 100-year flood zones.

G. Lot layout and existing topography (general). Lot width, depth, and area (typical). Lot layout, lot width, depth and area, and lot identification by number system. Street lines and names, lot lines, right-of-way, easements, community or public areas, and areas to be dedicated.

H. *Site Data*. Acreage, number of lots, average lot size, lineal feet of new roads.

I. Tract boundaries with bearings in degrees, minutes, and seconds and

distances in feet and hundredths. These boundaries shall be determined by accurate field survey, closed with an error not to exceed 1 in 5,000 and balanced.

J. Location and extent of various soil types, location, and log of soil test pits and soil percolation tests results. [*Ord. 1-1991*]

K. Location, purpose, and nature of any existing right-of-way or other easement. Location, purpose and nature, and width of proposed easements, utilities, and improvements.

L. Dimensions of streets, lots, and proposed community areas. Sufficient bearings, lengths of lines, radii, arc lengths, street widths, rights-of-way, easements, and community or public areas, to accurately and completely reproduce each and every course on the ground.

M. Proposed street names, road profiles, including grades, points of vertical curvature and tangency and length of vertical curve; typical cross-sections and specifications for streets. Sanitary, water, and storm sewage system improvements.

N. Proposed areas for location of wells and subsurface disposal fields (if appropriate).

O. Building setback lines.

P. A place on the plan for recommendation by the Planning Commission and Commission Engineer and for the approval of the Board of Supervisors including a space for the date of approval. Include provision for plan revisions.

Q. Contour lines at an interval of not more than 20 feet as accurately superimposed from the latest U.S.G.S. Quadrangle map. In the event contour lines at a closer interval are available, such contours shall be shown.

R. Preliminary designs and location of proposed bridges and road culverts.

S. Proposed landscaping including trees and other plantings and screening or buffer areas.

T. Designs for proposed central or community sanitary sewer systems, water supply improvements. [*Ord. 1-1991*]

U. The seal and signature of the professional engineer or registered surveyor responsible for preparation of the plan. [*Ord. 1-1991*]

V. Zoning district.

4. The following supportive documents and information shall be submitted with preliminary plans for land development or major subdivisions.

A. Copies of the proposed deed restrictions, protective and restrictive covenants referenced to the drawing.

B. Proposed offers of dedication and reservation of right-of-way and land areas with conditions attached.

C. If the developer proposes to install private amenities or facilities (for example, private roads, recreation facilities, open spaces, etc.) the developer must submit a narrative description of how responsibility for maintenance and care of those amenities or facilities will be transferred to the persons or organization which will own them. If the developer proposes to dedicate all or some portion of the amenities or facilities to the Township at some future date, the developer must submit a narrative description of how responsibility for maintenance and care of

these amenities or facilities will be handled during the period before the offer of dedication to the Township. In no event will the Township accept a dedication of such amenities or facilities if, at the time of the dedication, they do not meet the then existing standards of the Township.

D. *Certification of Central Water Supply System.*

(1) *Public.* When the subdivision is to be served with water by an existing water company or authority, the developer shall submit two copies of a letter from the water company or authority which states that the company or authority can adequately serve the subdivision.

(2) *Private.* When the subdivision is to be served by a private central water supply system:

(a) The developer shall submit a preliminary plan of the proposed system showing all pertinent features.

(b) The approval of the subdivision shall be conditioned upon the receipt by the Township of the approval of the appropriate agencies prior to final plan submission.

(c) Failure to submit the approval of the system by the appropriate agencies shall render any conditional preliminary plan approval null and void.

(d) The Commission and Supervisors shall have the right to review any such preliminary and final plans to determine the overall adequacy of the proposed system.

E. *Certification of a Central Sewage Disposal System.*

(1) *Public.* When the subdivision is to be served by an existing sewer company or authority the developer shall:

(a) Submit a preliminary plan of the proposed sewerage system showing all pertinent features.

(b) Submit two copies of a letter from the company or authority which states that the company or authority can adequately serve the subdivision or development, including any conditions and/or costs imposed by the sewer company or authority.

(c) The Commission and Supervisors shall have the right to review any such preliminary and final plans to determine compliance and compatibility of the same with any Township plans or studies and the overall adequacy of the proposed system.

(d) Submit proof of the approval of the design of the system by the appropriate agency prior to the final plan submission. Preliminary approval will be conditional until this requirement is met.

(2) *Private.* When the subdivision is to be served by a private central sewage disposal system:

(a) The developer shall submit a preliminary plan of the sewage collection and treatment systems showing all pertinent features. [Ord. 1-1991]

(b) The developer shall submit four copies of a complete planning

module for land development concurrent with the preliminary plan. [Ord. 1-1991]

(c) The approval of the subdivision shall be conditioned upon the receipt by the Township of the approval of the sewerage and treatment system by the appropriate agencies prior to final plan submission.

(d) Failure to submit the approvals of the land planning modules and of the sewerage and treatment systems shall render any conditional preliminary plan approval null and void.

(e) The Commission and Supervisors shall have the right to review any such preliminary and final plans to determine compliance and compatibility of the same with any Township plans or studies and the overall adequacy of the proposed system.

F. *Certification of On-lot Sewage System.* When the subdivision is to be served by individual on-lot sewage disposal systems:

(1) The developer shall submit four copies of a completed planning module for land development concurrent with the preliminary plan. [Ord. 1-1991]

(2) The approval of the subdivision shall be conditioned upon the receipt by the Township of the approval of the land planning module by the appropriate agencies.

(3) Failure to submit the approvals of the land planning modules by the appropriate agencies shall render any conditional preliminary plan approval null and void.

G. The Planning Commission or Board may, at its discretion, require that evidence be presented indicating the manner in which the Environmental Protection Requirements described in §22-502.2 are to be met. Prior the start of any construction, soil erosion and sedimentation control plans shall, at the discretion of the Board, be prepared and submitted.

H. Map of entire contiguous holdings and all other holdings of the owner within 2,000 feet, indicating area of proposed subdivision. A sketch plan of the proposed road system will be required for any contiguous area not included in the preliminary plan.

I. *Preliminary Stormwater Management Plan.*

(1) A preliminary stormwater management plan which meets the requirements of any Township adopted watershed stormwater management plan and ordinance within the applicable watershed areas.

(2) A preliminary stormwater management plan which meets the requirements specified in Part 5 of this Chapter for any subdivision or land development project which is located outside the areas applicable under any separate Township watershed stormwater management plan and ordinance or for any project exempt from the watershed stormwater management ordinances.

(3) This plan shall provide location, type, character, and size of storm sewers, culverts, bridges, natural water courses, drainage easements, surface drainage structures, impoundment areas and structures, existing and proposed

topographic contours, and all runoff and design calculations.

[*Ord. 1-1993*]

(*Ord. 1-1982*, 10/9/1982, §402; as amended by *Ord. 1-1991*, 2/9/1991, §4; and by *Ord. 2-1993*, 7/10/1993, §1)

§22-403. Submission of Final Plans.

1. Submitted final plan shall be drawn at a scale of 1 inch equals 50 or 100 feet provided all bearings, distances, and other information can be legibly and accurately presented on the plan. Plans shall be prepared on a standard sheet of 12 inch by 18 inches, 18 inches by 24 inches, 24 inches by 36 inches, 30 inches by 42 inches, or 36 inches by 48 inches except when the Commission approves other size plans. The plan for recording shall be a clear, legible, reproducible original, or print on mylar or comparable quality material. Identify the plan as "Final Plan." Final plans shall be prepared by a professional engineer or registered surveyor as defined in §22-202. [*Ord. 1-1991*].

2. The final plan for subdivision and land development shall show:

A. Proposed subdivision name, location, land owner, and developer's name and address. Names and addresses of corporation officers and major shareholders or partners. Designation of zoning district. Location map at scale of 1 inch equals 2,000 feet. Show major roads, points of interest, and Township boundaries within 1,000 feet. Give name under which the subdivision is to be recorded.

B. North arrow, true or magnetic, graphic scale (1 inch equals 50 feet or 1 inch equals 100 feet preferred) and date.

C. Names of adjoining property owners including those across adjacent roads.

D. Proposed and existing streets, existing and proposed buildings, and lot layout on immediately adjoining tracts, including name and right-of-way widths that fall within 300 feet distance from the project boundary lines.

E. Water course, lake, and other surface water bodies, rock outcrops and stone fields. Give location and description of any certified historic site or structure or certified natural feature. Wetland areas locations as delineated by a trained and competent professional or as certified by the appropriate State and Federal agencies. [*Ord. 1-1991*]

F. Location of permanent and seasonal high water table areas and 100-year flood zones.

G. Lot layout and existing topography (general). Lot width, depth, and area (typical). Lot layout, lot width, depth and area, and lot identification by number system. Street lines and names, lot lines, right-of-way, easements, community or public areas, and areas to be dedicated.

H. *Site Data*. Acreage, number of lots, average lot size, lineal feet of new roads.

I. Tract boundaries with bearings in degrees, minutes, and seconds and distances in feet and hundredths. These boundaries shall be determined by accurate field survey, closed with an error not to exceed 1 in 5,000 and balanced.

J. Location and extent of various soil types, location, and log of soil test pits

and soil percolation tests results. [*Ord. 1-1991*]

K. Location, purpose, and nature of any existing right-of-way or other easement. Location, purpose and nature, and width of proposed easements, utilities and improvements.

L. Dimensions of streets, lots, and proposed community areas. Sufficient bearings, lengths of lines, radii, arc lengths, street widths, rights-of-way, easements, and community or public areas, to accurately and completely reproduce each and every course on the ground.

M. Proposed street names, road profiles, including grades, points of vertical curvature and tangency, and length of vertical curve; typical cross-sections and specifications for streets. Sanitary, water, and storm sewage system improvements.

N. Proposed areas for location of wells and subsurface disposal fields (if appropriate).

O. Building setback lines.

P. A place on the plan for recommendation by the Planning Commission and Commission Engineer and for the approval of the Board of Supervisors including a space for the date of approval. Include provision for plan revisions.

Q. Contour lines at an interval of not more than 20 feet as accurately superimposed from the latest U.S.G.S. Quadrangle map. In the event contour lines at a closer interval are available, such contours shall be shown.

R. Excepted parcels or sections shall be marked “not included in this plat” and their boundary completely indicated by bearings and distances.

S. All dimensions in feet and hundredths of a foot.

T. All bearings to the nearest one second of arc.

U. Block and lot numbers.

V. Location and type of permanent monuments and markers which have been set in place.

W. Lot area - size of each lot in square feet or acres.

X. The deed book volume and page number, as entered by the County Recorder, reference to the latest source of title to the land being subdivided.

Y. The seal of the professional engineer or registered surveyor responsible for preparation of the plan.

Z. Proposed landscaping including trees and other plantings and screening or buffer areas.

AA. Zoning district. [*Ord. 1-1991*]

3. The following items shall be on all final plans in the form of protective covenants:

A. Building setbacks.

B. Corner lot sight easements.

C. Utility, drainage, and slope easements.

D. “Well and sewage disposal systems shall be constructed in accordance with recommended standards of the Pennsylvania Department of Environmental

Protection” (if applicable). [*Ord. 3-2008*]

E. “Individual owners of lots must apply to the Township for a sewage permit prior to undertaking the construction of an on-lot sewage disposal system” (if applicable).

F. “The Planning Commission and the Supervisors have not passed upon the feasibility of any individual lot or location within a lot being able to sustain any type of well or sewage disposal system” (if applicable).

G. Subdivision and land development final plans requiring access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall contain the following notice: “This plan requires access to a highway under jurisdiction of the Pennsylvania Department of Transportation and a highway occupancy permit is required pursuant to §420 of the Act of June 1, 1945 (P.L. 1242, No. 423), known as the “State Highway Law,” before any driveway access to a State highway is permitted.” The plan shall also be noted to indicate that access to the State highway shall be only as authorized by a highway occupancy permit. [*Ord. 1-1991*]

4. All roads proposed for a subdivision shall be built to the requirements of applicable ordinance of Clifton Township whether they are to remain private or are planned for dedication to Clifton Township.

5. The following information shall supplement the final plan:

A. Final profiles, cross-section, and specifications for street improvements. Final designs of bridges and road culverts.

B. Final plans for any proposed sanitary sewer collection and disposal systems and any water distribution systems. [*Ord. 2-1993*]

C. Final grading and finish contours for proposed commercial or industrial development which grading shall be consistent with §22-502.2.

D. Approval by the appropriate agencies for the water supply, sewage, stormwater runoff, and soil and erosion control plans.

E. Proof of the formation of any property owners association, or similar organization, which is to assume responsibility for maintenance and care of the amenities and facilities. Also, a narrative description of how control of the owners association will pass to the lot purchaser.

F. In those cases where final plans propose water supply to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall provide evidence with the final plan that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence. [*Ord. 1-1991*]

6. After all signatures have been affixed to the reproducible print of the final plan, the developer shall supply four black line or blue line prints to the Planning Commission.

7. *Final Stormwater Management Plan.*

A. A final stormwater management plan which meets the requirements of any Township adopted watershed stormwater management plan and ordinance within the applicable watershed areas.

B. A final stormwater management plan which meets the requirements specified in Part 5 of this Chapter for any subdivision or land development project which is located outside the areas applicable under any separate Township watershed stormwater management plan and ordinance or for any project exempt from the watershed stormwater management ordinances. The plan shall provide location, type, character, and size of storm sewers, culverts, bridges, natural water courses, drainage easements, surface drainage structures, impoundment areas and structures, existing and proposed topographic contours and all runoff and design calculations. The final plan shall also include a maintenance program for all proposed facilities. The program shall include the proposed ownership of the control facilities, the maintenance program for all proposed facilities, the maintenance requirements and the financial responsibilities for the required maintenance.

[*Ord. 2-1993*]

(*Ord. 1-1982*, 10/9/1982, §403; as amended *Ord. 1-1991*, 2/9/1991, §4; by *Ord. 2-1993*, 7/10/1993, §2; and by *Ord. 3-2008*, 11/13/2008)

Part 5**Design Standards****§22-501. Application.**

The design standards and requirements outlined in this Part shall be applied by the Commission and the Board of Supervisors in evaluating plans for all proposed subdivision and land developments. Table 22-1 at the end of this Part is a part of the design standards within this Part 5.

(*Ord. 1-1982, 10/9/1982, §501; as amended by Ord. 1-1991, 2/9/1991, §5*)

§22-502. Design Standards Applicable to All Types of Development.

1. *Land Requirements.* Land shall be suited to the purpose for which it is to be subdivided. Land subject to hazards against life, health, or property shall not be subdivided unless adequate safeguards are provided as approved by the Commission and the Board of Supervisors.

A. *Residential Subdivision or Development.*

(1) Each lot or area plotted for residential use shall provide, inside of the required yards, an area containing not less than 1,000 square feet for each dwelling unit. Such area shall have an average slope not greater than 15 percent and shall be accessible from the existing or proposed street by means of a driveway or private access street by means of a driveway or private access street having a maximum grade of 12 percent. In the case of lots utilizing an on site sewage disposal system, in addition to such area, there shall be sufficient area for the sewage disposal field, in accordance with the Department of Environmental Protection regulations. [*Ord. 3-2008*]

(2) Steep slope areas greater than 30 percent shall not be utilized in the calculations of minimum required lot sizes or minimum total parcel areas required for any residential use. [*Ord. 1-1991*]

B. *Industrial/Commercial Subdivision or Development.* Each lot or area plotted for industrial and/or commercial use shall provide, inside of the required yards, an area at least equal to the projected horizontal area of the proposed building, plus such additional area as is required for parking in conformance with the Zoning Ordinance [Chapter 27]. Such area shall have an average slope not greater than 10 percent and shall be accessible from the existing or proposed street by means of adequately and properly designed service drives having a maximum grade of 12 percent. In the case of lots utilizing an on-site sewage disposal system, in addition to such area, there shall be sufficient area, separate and apart from parking areas, for the sewage disposal field, and sufficient area for a replacement field, in accordance with the Department of Environmental Protection regulations. [*Ord. 3-2008*]

2. *Natural and Historic Feature Preservation.* The Planning Commission and the Board of Supervisors shall, at their discretion, require that the design and development of all subdivisions shall preserve insofar as possible, all 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 Township. Some of these features are the natural terrain and natural drainage, large trees or groves, water courses and falls, historic areas and structures, exceptional scenic views and landmarks, and other community assets. Land subject to hazardous conditions such as open quarries, unconsolidated fill, floods, excessive erosion, precipices, and water supply which does not meet adequacy requirements or U.S. Public Health Service Standards, shall not be subdivided until the hazards have been eliminated or overcome by the subdivision and proposed construction.

A. *Uninhabitable Land.* Land subject to flooding or subsidence and land deemed by the Commission or the Board of Supervisors to be uninhabitable for other reasons shall not be plotted for residential occupancy, nor for such other uses as may increase danger to health, life, or property, or aggravate the flood hazard; but such land within a plan shall be set aside for such uses as will not be endangered by periodic or occasional inundation, or will not produce unsatisfactory living conditions; such land may be incorporated as additional areas in plotted lots.

B. *Water and Wetland Areas.*

(1) Bodies of surface water and wetland areas defined and designated by Federal and State agencies shall not be utilized in the calculations of, or used to meet required minimum lot sizes for any proposed residential or nonresidential use nor utilized to calculate or to meet the minimum total parcel areas required for a residential unit or other nonresidential activity.

(2) It shall be the responsibility of the applicant subdivider or developer to accurately delineate the boundaries of any wetlands located on the site on the submitted plans. Such delineation shall be performed by professionals, trained and competent in the field. The delineation shall meet all requirements and criteria of applicable State and Federal statutes. The applicant shall secure the verification of the accurate boundaries of any wetlands located on the site from the U.S. Corps of Engineers and/or Pennsylvania DEP or their designated or authorized representatives as provided for in state and federal statutes. Written evidence of such verification shall be provided to the Township prior to approval of the final subdivision or land development plan or the initiation of installation of any required improvements on the affected plan. [Ord. 3-2008]

[Ord. 1-1991]

C. Areas within public or private street or road rights-of-way shall not be included in the calculations of, or used to meet the minimum lot sizes for any proposed residential or nonresidential use. Areas of drainage or utility easements or rights-of-way or permanent drainage facilities which are not located within the minimum required yards of the lot or parcel shall not be used to meet the minimum lot size required for any proposed residential or nonresidential use. [Ord. 1-1991]

D. The minimum required lot area shall generally be designed and plotted as a contiguous area of land not separated or interrupted by permanent drainage or utility rights-of-way. Separation or interruption of this required minimum contiguous lot area by drainage or utility rights-of-way or street rights-of-way shall

be avoided wherever possible and shall be permitted in all subdivisions and land developments only upon grant of a modification by the Township Supervisors upon written request by the applicant.

3. *Location of Site.* The design of a proposed subdivision or land development shall be viewed with regard to the following:

A. *Comprehensive Plan and Official Map Requirements.* The proposed development should consider as guidance any applicable provision of a Township comprehensive plan which is used as the basis for zoning or other related regulations. It must also conform to any official Township map.

B. *Zoning.* The use of land in the subdivision must conform to any Zoning Ordinance [Chapter 27] adopted by the Township.

C. *Nearby Development.* A subdivision and its street pattern must be coordinated with existing nearby developments or neighbor hoods so that the area as a whole may be developed harmoniously.

4. *Water Supply and Sewage Disposal Requirements.*

A. All subdivision and land developments shall be served with an adequate water supply and sewage system, whether on-lot, public or private central systems. All such systems shall be acceptable to the Pennsylvania Department of Environmental Protection and to the Board of Supervisors. All residential lots shall contain a suitable area for on-lot sewage disposal system or be served by an approved community or central sewage disposal system. [Ord. 3-2008]

B. For those subdivisions or land developments proposing water supply to be provided by means other than by private wells owned and maintained by the individual owners of lots, applicants shall present evidence to the Township Supervisors and Planning Commission that the subdivision or development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for each certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.

C. All suppliers of non-municipally owned sewer services shall be organized in such fashion as to fall within the jurisdiction of the Pennsylvania Public Utility Commission or the developer shall provide for operation and continuity of services in a manner which is acceptable to the Board of Supervisors. One copy of all correspondence, supporting documentation, applications for permits, and certificates for operation submitted to the Department of Environmental Protection and/or Pennsylvania Public Utility Commission for the right to provide such services shall be forwarded to the Township as a part of the public record. One copy of the permit and/or certificate of convenience issued by DEP and the PUC authorizing such services shall be forwarded upon receipt to the Township as a part of the public record. [Ord. 3-2008]

D. In the event that any such central water supply system and/or central sewer system is transferred to the Township or to a municipal authority, neither the developer nor the developer's assignee shall be entitled to receive compensation or payment therefore, and in no event shall the Township or municipal authority

accept such system by virtue of the terms of this Chapter.

E. Plans and specifications for central or community water and/or sewage systems (i.e., extension of an existing or new proposed utility) shall be prepared by a registered professional engineer well versed in the design of such systems and duly licensed to practice within the Commonwealth of Pennsylvania. A minimum of four complete sets of preliminary plans for such systems shall be submitted to the Planning Commission with the application for review of preliminary plans. A minimum of four complete sets of approved plans and specifications shall be submitted to the Planning Commission with the application for review of the final plan.

F. Four copies of a completed planning module for land development shall be submitted concurrent with the preliminary plan. Following preliminary plan approval the Board of Supervisors will submit copies of the module and necessary documentation to the Pennsylvania Department of Environmental Protection (DEP) for review. DEP approval of the module and any required Township Official Sewage Facilities Plan revision or supplement will be required prior to final plan approval. [Ord. 3-2008]

[Ord. 1-1991]

(1) *Public or Private Central Water System.*

(a) Subdividers and land developers shall provide connection to a public water system where such system is available.

(b) Proposed central water systems shall meet the development procedures and requirements of §22-614 and Appendix 22-A of this Chapter prior to approval of any final plan relying upon such system.

(2) *Central Sewers.*

(a) Subdividers or land developers shall provide sewer connections to a public sewer system if such sewer system is reasonably available.

(b) If a County plan, regional plan, municipal plan, or subdivision requirement indicates that construction of sanitary sewers will serve the site within approximately 5 years, then capped sewers shall be required. When public sanitary sewer systems may not be available within 10 years, then a central sewage treatment and disposal system (commonly called a package treatment plant) or a central subsurface disposal system shall be installed by the developer. Central sewers are required for all residential lots and nonresidential developments where the Board of Supervisors determines upon review of competent data and information that onsite soil conditions are unsuitable for on-lot subsurface disposal systems.

(c) Design standards, materials, and specifications shall be as outlined in the current Pennsylvania Department of Environmental Protection Sewerage Manual, Publication No. 1, supplements thereto and all other requirements either Federal or State necessary to secure the requisite permit from such agencies. [Ord. 3-2008]

(3) *Fire Prevention.*

(a) Wherever any proposed land subdivision or development contains or abuts a source of water such as a lake or pond, 6-inch non-corrosive pipe

system and suitable connector for fire trucks shall be installed in an area accessible to fire department personnel which water system shall meet the following criteria:

- 1) The system must be able to sustain a minimum of 1,000 g.p.m. fire flow for 2 hours.
- 2) The system must be a reliable water supply with all weather access with dry hydrant.
- 3) The number of systems to be provided and their locations shall be subject to the review and approval of the Township Supervisors upon recommendation of the Planning Commission.

[Ord. 1-1991]

5. *On-lot Water and Sewer System.* Where neither connection to a centralized water or sewer system is required, on-lot systems shall be constructed in accordance with criteria set forth by the Pennsylvania Department of Environmental Protection. The Township Sewage Enforcement Officer's site and soils investigation and favorable report is required prior to unconditional preliminary plan approval. An adequate number of test pits and soil percolation tests, as determined by the Sewage Enforcement Officer, shall be undertaken to determine the general suitability of soils throughout the subdivision or development for on-lot subsurface sewage disposal. [Ord. 3-2008]

6. *Stormwater Management Plans.*

A. Applicants for subdivisions and land development projects located within watershed areas included in adopted watershed stormwater management plans and ordinances shall meet all requirements of those ordinances. [Ord. 2-1993]

B. Applicants for projects located outside areas of jurisdiction of such watershed stormwater management plans and ordinances or otherwise exempt from requirements of such ordinances shall prepare and submit nine copies of a stormwater management plan and associated calculations to the Township Planning Commission for review and analysis. Said plans shall meet all requirements for the Pennsylvania Act 167, Stormwater Management Act, 32 P.S. §680.1 *et seq.*, for a stormwater management plan, and 25 Pa.Code, Chapter 102, Department of Environmental Protection requirements for an erosion and sedimentation control plan. See Appendix 22-B of this Chapter which contains methods and coefficients for calculating stormwater runoff. Following are additional stormwater drainage planning requirements: [Ord. 3-2008]

(1) Lots shall be laid out and graded to prevent cross lot drainage and to provide positive drainage away from proposed building areas. Natural drainage courses shall be maintained. The drainage easements may be incorporated into lot or established separately and apart therefrom. To minimize sheet flow of stormwater across lots located on the lower side of roads or streets, and to divert flow away from building areas, the cross-section of the street as constructed shall provide for parallel ditches or swales or curbing on the lower side which shall discharge only at drainage easements.

(2) The existing points of natural drainage discharge onto adjacent property shall not be altered nor shall the rate of water runoff be increased

because of development without the written approval of all affected land owners.

(3) No stormwater runoff or natural drainage water shall be so diverted as to overload existing drainage systems, or create flooding or the need for additional drainage structures on other private properties or public lands, without complete approval of provisions being made by the developer for properly handling such conditions, including water runoff impoundments, if necessary.

(4) Storm drainage facilities should be designed not only to handle the anticipated peak discharge from the property being subdivided, but also the anticipated increase in runoff that will occur when all the property at a higher elevation in the same watershed is fully developed.

(5) Where a subdivision is traversed by a watercourse there shall be provided a drainage easement conforming substantially to the line of such watercourse of such width as will be adequate to preserve the unimpeded flow of natural drainage.

(6) Drainage structures that are located on State highway rights-of-way shall be approved by the Pennsylvania Department of Transportation, and a letter from that office indicating such approval shall be directed to the Township Planning Commission prior to final approval.

(7) All streets shall be so designed as to provide for the discharge of surface water from their right-of-way.

(8) All proposed surface drainage structures shall be indicated on the preliminary drainage plan.

(9) Interceptors for stormwater runoff along streets shall be so spaced and so designed to intercept 80 percent of the peak runoff from the design storm.

(10) Drainage plans shall include all appropriate designs, details, and dimensions necessary to clearly explain proposed construction materials and elevations.

(11) Whenever storm drains are required by the Commission and Board of Supervisors, such storm sewer system shall be separate from the sanitary sewer system. Storm drains or storm sewer facilities may be required in any development situation where the Township Planning Commission and Supervisors determine that surface drainage facilities are inadequate to prevent excessive erosion and lot or road maintenance problems.

7. *Drainage Easements.* Drainage easements shall be provided as follows:

A. Drainage easements shall be provided adjacent to street rights-of-way as indicated and required by the drainage plans.

B. Drainage easements a minimum of 10 in width shall be provided along side and rear lot lines. Such easements shall, to the fullest extent possible, either immediately adjoin or be centered on such lot lines.

8. *Streets.*

A. *Access to Proposed Subdivisions and Land Developments.* All proposed subdivisions and land developments shall have adequate access to the public

highway system. Existing private roads providing access to proposed subdivisions and land developments shall have adequate right-of-way width and be adequately designed and constructed to provide safe and convenient access to the proposed subdivision or land development. The Board of Supervisors, upon review and report of the Engineer and recommendations of the Planning Commission, shall determine the adequacy of such existing private access roads and may require such improvements as they find necessary to provide safe and convenient access to the proposed subdivision or land development prior to final plan approval, or may disapprove the submitted plans if such existing private roads cannot be improved to provide safe and convenient access.

B. *Streets and Topography.* Proposed streets shall be adjusted to the contour of the land so as to produce usable and accessible lots and streets of reasonable gradient. Proposed streets serving subdivisions utilizing central sewage facilities or in areas of the Township in which public sewerage systems are proposed shall, to the greatest extent possible, be located such that gravity sewers can be utilized and the necessity of pumping stations be minimized.

C. *Street Continuations.* Right-of-way of proposed streets shall be extended to exterior property lines to ultimately provide access to adjoining lands; provided, however, that the Commission may not normally require more than one such right-of-way to each adjoining tract. Wherever there exists a dedicated or platted portion of a street or alley along a boundary of the tract being subdivided or developed the remainder of said street or alley to the prescribed width shall be platted within the proposed development where this would not adversely affect the proposed subdivision or development. Where a subdivision or development abuts or contains an existing municipal or private street of inadequate right-of-way width, additional right-of-way width in conformance with Table 22-1, "Design Standards for Streets," shall be required in the case of land abutting a municipal street, or additional setback and easement for right-of-way shall be provided in the case of land abutting private streets.

D. *Alleys.* Alleys shall not be provided in residential districts but may be included in commercial or industrial areas where needed for loading and unloading or access purposes.

E. *Private Access Streets.* Private access streets may be utilized to provide access to residential lots in a subdivision which does not abut or have frontage on a public or approved private road. Private access streets may serve a maximum of one dwelling unit. Private access streets shall have a minimum right-of-way width of 20 feet. A private access street shall not exceed 750 feet in length. Use of private access streets shall be avoided wherever possible in major subdivisions and only upon grant of a waiver by the Township upon written request by the applicant.

F. *Intersections.*

(1) The center-lines of streets shall intersect as nearly at right angles as possible. Intersections of more than two streets at one point shall be avoided. Where streets intersect other streets, offsets shall not be created. The minimum offset or distance between center-lines of parallel or approximately parallel streets intersecting a cross-street from opposite directions shall be 150 feet for minor and local access streets, 400 feet for collector and connector

streets and 800 feet for arterial streets.

(2) At intersections of streets and/or alleys the property line shall be rounded by arcs with radii of not less than 25 feet. For streets other than minor and local access streets, the Township may require a larger radius.

G. *Arterial and Connector Street Frontage.* Where a subdivision abuts or contains an existing or proposed major traffic street or a railroad, the Commission and the Board of Supervisors 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. The required buffer strips may be provided by establishing an easement on lots or may be established separately and apart therefrom.

H. *Street Right-of-way and Travelway Widths.* Minimum street right-of-way widths, measured from the lot lines and minimum pavement widths shall be as shown on Table 22-1.

I. *Easements.* Easements shall be provided adjacent to street rights-of-way as follows:

(1) Drainage easements shall be provided as indicated and required by the drainage plans.

(2) Slope easements shall be provided as indicated by the required cuts and fills.

(3) Utility easements a minimum of 10 feet in width shall be provided.

J. *Curbs, Gutters, and/or Drainage Swales.* Curbs and gutters and/or drainage swales shall be provided when they are needed to facilitate proper drainage. Curbs and gutters shall be required throughout commercial and industrial development.

K. *Street Alignment.*

(1) Whenever street lines are deflected in excess of 5 degrees, within 100 feet, connection shall be made by horizontal curves.

(2) Streets shall be so laid out that there will be unobstructed sight distances along the center-lines thereof. Minimum horizontal sight distances shall be as set forth in Table 22-1 measured from a point 3.75 feet above the road surface to a point 6 inches above the road surface.

(3) Between reversed curves on arterial streets, a tangent of not less than 200 feet shall be provided, on connector and collector streets such a tangent shall be not less than 100 feet.

L. *Street Grades.*

(1) Center-line grades shall not exceed the grades set forth in Table 22-1.

(2) Crest vertical curves shall be used at changes of grade exceeding 1 percent and shall be designed in relation to the design speed to provide vertical sight distance consistent with the horizontal sight distances specified above.

(3) Sag vertical curves shall be used at changes of grade exceeding 1 percent and shall be designed as follows:

(a) On minor streets and local access streets, sag vertical curves shall

have a minimum length of 15 feet for each 1 percent algebraic difference in tangent grade with an absolute minimum length of 75 feet, (i.e. 1% to 5% - 75' v.c.; 5.1% to 6% - 90' v.c.; etc.).

(b) Except on minor streets and local access streets sag vertical curves shall have a minimum length of 25 feet for each 1 percent algebraic difference in tangent grade with an absolute minimum length of 100 feet. (i.e. 1% to 4% - 100' v.c.; 4.1% to 5% - 125' v.c.; etc.).

(4) A leveling area for all street interceptions shall be provided as follows:

(a) The tangent grade of the through street at the point of intersection of the centerlines of the two streets shall not exceed 8 percent. Crest and sag vertical curves shall be provided in accordance with subparagraph (3).

(b) The tangent grade of the connecting streets(s) shall not exceed 4 percent within the right-of-way lines of the through street. Crest or sag vertical curves shall be provided in accordance with subparagraph (3). The point of vertical curvature or tangency shall not be within the through street right-of-way.

(5) The maximum grade across the turnaround in a cul-de-sac shall not exceed 8 percent.

(6) To provide for adequate drainage, the minimum grade of any paved street gutter shall be not less than $\frac{1}{2}$ percent and 1 percent being the acceptable minimum centerline grade of any street.

M. *Clear Sight Triangle*. At an intersection, a triangle area shall be graded and/or other sight obstructions removed in such a manner as not to obscure vision between a height of from 2 to 10 feet above the center-line grades of the intersecting streets. Furthermore, by deed restriction, by lease restriction, or by plan amendment, whichever method is applicable, vegetation shall not be planted or allowed to grow in such a manner as to obscure vision between a height of from 2 to 10 feet above the center-line grades of the intersecting streets. Such triangular area shall be determined by the intersecting street center-lines and a diagonal connecting two points, one at each center-line, each of which point is:

(1) One hundred fifty feet from the intersection of such street center-lines, if either street is an arterial street.

(2) One hundred feet from the intersection of such street center-line of either street is a collector or connector street.

(3) Seventy-five feet from the intersection of the street center-lines, if both street or minor or local access streets.

N. The Supervisors recognize that the preceding paragraphs of this Section are not applicable in all circumstances because of unusual topography or lot layout and will consider deviations or variations therefrom on an individual basis (such as divided cartways or one-way loop streets) provided the basic purpose and intent set forth in paragraph .A is complied with. In granting a request for such variance the Supervisors may impose such requirements and conditions as they deem fit and proper.

(Ord. 1-1982, 10/9/1982, §502; as amended by Ord. 1-1991, 2/9/1991, §5; by Ord. 2-1993,

7/10/1993, §3; and by *Ord. 3-2008*, 11/13/2008)

§22-503. Residential Design Standards.

1. *Application.* All subdivisions and land developments proposed for residential use shall conform with the provisions of this Section.

2. *Blocks.*

A. Residential blocks shall not normally exceed 2,000 feet in length in subdivisions having an average lot size 1 acre or larger.

B. Blocks normally shall be of sufficient width to permit two tiers of lots except where access is limited by virtue of adjoining arterial or connector streets or by virtue of topographic limitations.

C. Storm sewer facilities shall be required in any development situation where the Planning Commission and Board of Supervisors determine that surface and drainage structures are inadequate to prevent excessive erosion and road or lot maintenance problems.

3. *Lots.* The minimum lot sizes, lot widths, and yard requirements shall be as set forth in the Clifton Township Zoning Ordinance [Chapter 27] and further shall conform to the following: [*Ord. 1-1991*]

A. All lots shall front on a public street or an approved private street, constructed in accordance with the standards of this Chapter, except as provided for private access streets.

B. Side lines of lots shall be at right angles to straight streets and on radial lines to curved streets. At the discretion of the Commission some variation from this rule will be permitted but pointed or very irregular lots shall be avoided.

C. Double frontage lots shall ordinarily not be platted except as specifically provided herein. In the event such lots are platted as provided, the lot shall be increased 20 feet in depth to provide for a planting strip along the back of the lot.

D. If remnants of land other than rights-of-way or buffer strips exist after subdividing, they shall be incorporated in existing or proposed lots.

4. *Cul-de-sac Streets.*

A. Cul-de-sac streets, permanently designed as such, shall not normally exceed 800 feet in length, and shall normally furnish access to not more than 18 dwelling units. The length of a cul-de-sac street shall be measured from the point of centerline intersection with an approved through road that has an alternate access to an existing public road to the centerline point of radius of the cul-de-sac curve.

B. Cul-de-sac streets shall terminate in a circular right-of-way with a minimum diameter of 120 feet, and 100 feet diameter to the outer pavement edge or curb line.

C. The circular right-of-way of the cul-de-sac shall be connected to the approach right-of-way by an easement arc having a radius of not less than 30 feet.

D. The circular paving of the cul-de-sac shall be connected to the approach paving by an easement arc having a radius of not less than 40 feet.

E. The Board of Supervisors recognize that geometric configurations other

than that set forth in subparagraphs above may function satisfactorily and, upon recommendation of the Planning Commission, will consider a request for a modification of the requirements under appropriate circumstances.

5. *Off-street Parking.* Every type of residential land development or subdivision shall provide for off-street parking space for at least two vehicles for each proposed dwelling unit. Such off-street parking spaces may be in an individual garage, carport, or driveway or in a common parking area convenient to the dwelling units to be served and shall be installed concurrently with the construction of the dwelling units.

6. *Driveways.*

A. Driveways shall not be permitted to have direct access to arterial, connector, or collector streets unless authorized by the Township, and/or the Pennsylvania Department of Transportation through issuance of a highway occupancy permit.

B. Future driveways which are to be constructed adjacent to a street intersection shall be indicated on the preliminary plan. The minimum distance between a driveway or point of access to a street shall be as follows:

Type of Subdivision or Land Development	Distance Between Centerlines of Development and Nearest Intersecting Road by Type of Intersecting Road		
	Arterial	Collector & Connector	Minor
Residential	150 feet	100 feet	75 feet
Nonresidential	300 feet	200 feet	150 feet

Note: Nearest intersecting street shall be construed as being on the same or the opposite side of the street on which the lot is located.

7. *Play-lots and Neighborhood Parks.*

A. The Commission and the Board of Supervisors may require subdividers of residential land developments to reserve land for play-lots, neighborhood parks, community parks, or other outdoor recreational facilities. This depends on the size of the development, topography, and other environmental factors.

B. If required, no less than 5 percent of the total area of the tract subdivided shall be reserved for recreation and open space use. Such areas designated for play-lots, parks and other outdoor recreational facilities, shall be of a size, shape, and other physical characteristics and free of health and safety hazards so as to be suitable for the designated use. The subdivider or developer is encouraged and may be required to provide this recreational and open space in areas needed to adequately protect and preserve natural and historic features.

(Ord. 1-1982, 10/9/1982, §503; as amended by Ord. 1-1991, 2/9/1991, §5)

§22-504. Multi-family Dwelling Development Design Standards.

The general design standards, the residential standards, and the following additional standards shall apply to multi-family dwelling subdivisions and developments.

A. *Sewage and Water Systems.* All sewage disposal and water supply systems proposed to serve said developments shall comply with the Pennsylvania

Department of Environmental Protection requirements or the requirements set forth in Appendix 22-A and Appendix 22-C of this Chapter, whichever is more restrictive. [Ord. 3-2008]

B. *Setback.* Space between buildings shall be no less than the height of the tallest building involved. All buildings shall have a minimum setback distance of 30 feet from paved development streets and 60 feet from public roads or parking areas.

C. *Number of Units.* There shall normally be a maximum of 12 dwelling units per building for multi-family buildings. The maximum height of these buildings shall be 35 feet. Pennsylvania Department of Labor and Industry certificate shall be delivered where required.

D. *Lot Area Sizes.* Lot area requirements for each dwelling unit within multi-family dwelling developments shall conform to the requirements set forth in the Clifton Township Zoning Ordinance [Chapter 27]. [Ord. 1-1991]

E. *Access Points.* The plan shall indicate specific ingress and egress points to existing public roads in conformance with Pennsylvania Department of Transportation regulations and standards.

F. *Off-street Parking.* Two off street parking spaces shall be provided for each dwelling unit.

(Ord. 1-1982, 10/9/1982, Art. V; as amended by Ord. 1-1991, 2/9/1991, §5 and by Ord. 3-2008, 11/13/2008)

§22-505. Commercial and Industrial Subdivision and Land Development Standards.

1. *Application.* All commercial and industrial subdivisions shall conform with the Schedule of Required Improvements, Table 22-2 and the Clifton Township Zoning Ordinance [Chapter 27]. [Ord. 1-1991]

2. *Size.* Approval of lot or parcel size will be determined by the following factors:

A. Requirements of the Clifton Township Zoning Ordinance [Chapter 27].

B. The total lot area shall be sufficient to provide adequate space for proposed buildings, off-street parking and loading, landscaping, sewer and water systems, and other facilities.

C. Whenever possible, commercial parcels should include enough land to provide for a group of commercial establishments, planned, developed, and operated as a unit. Narrow, highway ribbon developments should be avoided.

3. *Street System.*

A. 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. the plan shall indicate ingress and egress points to existing public roads in conformance with Pennsylvania Department of Transportation regulations and standards.

B. The design of streets, service drives, and pedestrian ways, should provide for safe and hazard free internal circulation.

4. *Block Layout.* Block layout shall conform with due consideration of site

conditions, with best possible service to customers, traffic and parking circulation, and pick-up and delivery services. In no case shall block length be less than 800 feet.

5. *Off-street Parking.* Adequate off-street parking shall be provided in conformance with the Clifton Township Zoning Ordinance [Chapter 27]. [Ord. 1-1991]

6. *Drainage.* Stormwater management and disposal facilities shall be designed and constructed as required in §22-502.6 and Appendix 22-B.

7. *Setbacks.* Minimum yards or building setback distances for all commercial and industrial development shall be as set forth in the Clifton Township Zoning Ordinance [Chapter 27].

**Table 22-1
Design Standards for Streets^(a)**

Design Specification	Arterial^(b)	Connector	Collector	Minor	Local Access	Marginal Access	Alley	Private Access
Design Speed (MPH)	60	50	40	30	25	25	NA	20
Right-of-way Width	80 ^(c)	60 ^(c)	50 ^(c)	50 ^(c)	50 ^(c)	50 ^(c)	30	20
Cartway Width (Pave + Shoulders)								
-with shoulders	44	40	38	28	28	32	20	
-with curbs, no parking	28	28	26	24	24	28	20	
-with curbs, on-street parking	NA	NA	^(d)	^(d)	^(d)	NA	NA	NA
Travelway Width ^(f)	24	24	22	20	20	24	16	12
Minimum Centerline Radii ^(e)	900	600	350	200	150	100	NA	100
Minimum Sight Distance	475	350	275	200	150	100	NA	100
Maximum Grade	6	8	10	12	12	12	12	12
Shoulder Width	10	8	8	4	4	4	2	NA

All dimensions in feet except as specified

NA - Not Applicable

- Notes:
- (a) See §22-604 for required improvements and construction standards.
 - (b) Arterial expressways required 200 feet +- for right-of-way width. Additional standards are as per PennDOT specifications.
 - (c) Plus slope, drainage, and utility easements as required by §§502.7 and 502.8.
 - (d) As determined by the Board of Supervisors.
 - (e) Larger radii may be required as determined by alignment to provide the required sight distance. To be determined or confirmed by the engineer and/or PennDOT.
 - (f) The travelway width for streets requiring curbs shall be the same as the designated cartway width for those streets.

(Ord. 1-1982, 10/9/1982, §505; as amended by Ord. 1-1991, 2/9/1991, §5)

Part 6**Required Improvements and Construction Standards****§22-601. Application.**

The minimum improvements required for all subdivisions and land developments (including commercial and industrial) shall be provided by the subdivider as set forth in this Section. Additional or higher type of improvements may be required in specific cases where, in the opinion of the Commission and the Board of Supervisors, they are necessary to create conditions essential to the health, safety, morals, and general welfare of the citizens of Clifton Township and to protect the environment of the Township.

(Ord. 1-1982, 10/9/1982, §601)

§22-602. Summary of Required Improvements.

The accompanying schedule on Table 22-2 summarizes the required improvements for various types of subdivision and/or land developments. The remainder of the Part sets forth the construction standards for several of the required improvements. Other construction standards shall be evaluated and approved by the Engineer.

(Ord. 1-1982, 10/9/1982, §602)

§22-603. Monuments and Markers.

Monument's and markers shall be placed so that the center or a scored or marked point shall coincide exactly with the intersection of the lines to be marked.

A. Monuments shall consist of either:

(1) Solid steel rods not less than $\frac{1}{2}$ inch in diameter or less than 24 inches in length, centered in a cylinder of concrete, not less than 9 inches in diameter or less than 12 inches in depth poured in place.

(2) Steel pipes not less than $\frac{3}{4}$ inch in diameter or less than 24 inches in length centered in a cylinder of concrete not less than 9 inches in diameter or less than 12 inches in depth, poured in place.

(3) Such other monuments as the Township Engineer may approve.

B. Monuments, including the rod or pipe and the concrete, shall be placed flush with the ground.

C. Monuments shall not be placed until road grading has been completed.

D. Monuments shall be set as follows:

(1) Two adjacent lot corners on each side of the street, approximately midway through the block when the distance between intersecting streets exceed 800 feet.

(2) At all exterior property corners where permanent corners did not exist at the time of the perimeter survey. (Existing corners shall not be removed.)

E. Markers shall consist of either:

(1) Solid steel rods not less than $\frac{1}{2}$ inch in diameter or less than 24 inches

in length.

(2) Steel pipes not less than $\frac{3}{4}$ inch in diameter or less than 24 inches in length.

(3) Such other marker as the Township Engineer may approve.

F. Markers normally shall be set 2 inches above the surrounding grade.

G. Markers shall be set as follows:

(1) At all points where lot lines intersect street right-of-way lines, except for monument location.

(2) At all other lot corners.

(Ord. 1-1982, 10/9/1982, §603)

§22-604. Streets.

1. *General.* Streets (and alleys where provided) 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 Commission and the Board of Supervisors.

2. *Design and Construction Standards.*

A. *Clearing and Grading.* The right-of-way shall be graded to the extent shown on the approved cross-section. All trees, stumps, roots, and other material deemed unsuitable by the Engineer shall be removed from the subgrade and thereafter backfilled and compacted to the satisfaction of the Engineer.

B. *Cut and Fill.* The maximum slope of any earth embankment or excavation shall not exceed 1 foot vertical to 2 feet horizontal. The maximum slope of any rock excavation shall not exceed 4 feet vertical to 1 foot horizontal. All excavations and embankments shall have a continuous slope to the point of intersection with the natural grade. The slope easement as required by §22-502.8.I shall have sufficient width to contain the entire required slope.

C. *Drainage.*

(1) Parallel and cross drainage facilities shall be properly located, designed, and installed to maintain proper drainage of the completed streets. Drainage facilities shall be designed in accordance with requirements of §22-502.6 and of Appendix 22-B. Proper design and construction in accordance with those requirements may require the use of curb and gutter or paved drainage swales to prevent erosion. The minimum diameter of any cross drainage or culvert pipe shall be 15 inches.

(2) Consideration shall be given for subgrade drainage of those soils subject to frost heave (as itemized in paragraph .D). Design of the road bed in such locations may require parallel drainage facilities and/or underdrains to properly stabilize the subgrade. The Commission and the Board of Supervisors may require that such drainage facilities be provided. The design of such subgrade drainage facilities shall be subject to the review and approval of the Engineer.

D. *Subgrade, Base Course, Surface Course, and Shoulders.*

(1) The design and construction of the road bed shall take cognizance of

the supporting capacities of the subgrade, with particular attention to those soils which are subject to frost heave. Unsuitable soils shall be removed and replaced, drained or otherwise stabilized to provide adequate support for the road bed and anticipated loads. The Soil Conservation Service has reported the following soils as having moderate or high potential for frost heave: Albia, Albrights, Aldens, Bartle, Boynton, Braceville, Fredon, Mardin, Middlebury, Morris, Pekin, Troy, Volusia, Watson, and Wellsboro.

(2) *Base Course*. Base course aggregate material shall conform in type and be compacted to the depths shown in Table 22-3 and be placed in accordance with the latest specifications of PennDOT (Form 408).

(3) *Surface Course*. The bituminous surface course shall conform in type and be compacted to the depths shown in Table 22-3 and be placed in accordance with the latest specifications of PennDOT (Form 408).

(4) *Shoulders*. Where curbs are not required or provided, shoulders shall be provided. Shoulders shall be constructed of the material and compacted to the depths shown in Table 22-3 and to the widths shown in Table 22-1.

(5) *Alternative Designs*. Alternative road bed designs may be prepared and will be considered. The alternate design must provide load capabilities equivalent to or higher than the capabilities of the designs set forth above. Alternate designs will be reviewed on the basis of design recommendations of the Asphalt Institute.

(6) *Commercial/Industrial Areas*. Any street serving a commercial or industrial area shall be designed on the basis of the requirements for a collector street.

(7) *Parking Lanes*.

(a) Where curbs are required and/or provided for arterial, connector or collector streets the parking land (between the travelway and the curb) shall be not less than 10 feet wide and shall be constructed to the same standards as the travelway.

(b) Where curbs are required and/or provided for all other classes of streets the parking lane shall be not less than 8 feet wide for minor streets and 6 feet wide for local and marginal access streets and shall be constructed of the same material and to the same depth as required for shoulders and stabilized by the application of bituminous product.

E. *Cross-section*.

(1) Travelway and shoulder widths shall conform to the requirements set forth in Table 22-1.

(2) Shoulder surfaces shall be graded at a slope of $\frac{3}{4}$ of an inch per foot away from the paved travelway.

(3) The finished paved travelway surface of tangent sections, and curve sections not required to be super elevated, shall be crowned at $1\frac{1}{4}$ inch per foot away from the center-line. Properly super elevated cross-sections shall be required on arterial, connector, and collector streets when the curve radii are less than 500 feet. The maximum permissible super elevation shall be 0.08 feet per foot.

(4) See Figure 22-1 for typical road cross-section.

F. *Bridges and Stream Crossings.* Bridges and other stream crossing structures which are part of the proposed street system shall be designed and constructed in accordance with current PennDOT standards and specifications. Evidence of compliance with and approval of the Division of Dams and Encroachments, Pennsylvania Department of Environmental Protection, shall be provided, if applicable. [Ord. 3-2008]

(Ord. 1-1982, 10/9/1982, §604; as amended by Ord. 3-2008, 11/13/2008)

§22-605. Curbs and Gutters.

Minimum curb construction standards as follows:

A. Straight curbs of Portland cement concrete shall be 21 inches in depth, 6 inches wide at the top, 8 inches wide at the bottom, and shall have an exposed face between 6 inches and 8 inches. Expansion joints shall be provided at least every 20 feet.

B. The Engineer and/or the Planning Commission and the Board of Supervisors may require steel reinforcing of Portland cement concrete curbs.

C. Gutter requirements shall be in conformance with good engineering practice and subject to the approval of the Engineer. Gutters and/or drainage swales shall be designed to prohibit erosive velocities and shall be paved if runoff velocities exceed 5.0 fps when calculated in accordance with PennDOT Manual, Part 2.

D. Velocity calculation shall be placed on the centerline profile drawings or shall be submitted separately with the profiles.

(Ord. 1-1982, 10/9/1982, §605)

§22-606. Driveway Entrances.

Any driveway entrance shall make adequate provisions for parallel drainage facilities.

(Ord. 1-1982, 10/9/1982, §606)

§22-607. Private Access Street.

1. Private access street entrances or aprons within the street right-of-way shall be installed by the developer or subdivider. Construction of the remaining length of the private access street shall be the responsibility of the developer and/or lot buyer and will not be accepted by the Township as a municipal road. A covenant shall be placed on the final plan clearly assigning responsibility for construction and maintenance of the private access street and its future private ownership status.

2. The private access street shall be improved to the cross-sections approved by the Commission and the Board of Supervisors.

(Ord. 1-1982, 10/9/1982, §607)

§22-608. Sidewalks.

Sidewalks, where required or provided, shall be located within the street right-of-

way immediately adjacent to the curbs except as provided in §22-612.B.

A. Sidewalks in single family residential subdivisions shall have a minimum width of 4 feet. Street crosswalks shall have a minimum width of 4 feet.

B. Sidewalks in multi-family, mobile home parks, and nonresidential subdivisions or land developments shall have a minimum width of 4 feet. Street crosswalks shall have a minimum width of 4 feet.

C. The type of construction permitted is as follows: sidewalks and crosswalks shall be Portland cement concrete of at least 4 inches thick underlain by 4 inches of compacted cinder, gravel, or crushed stone. Sidewalks at driveway crossings shall be at least 6 inches thick reinforced and underlain by 4 inches of compacted cinder, gravel, or crushed stone.

(Ord. 1-1982, 10/9/1982, §608)

§22-609. Street Name Signs.

The developer shall provide the subdivision or land development with adequate street signs at the intersections of all streets. Sign style and characteristics, i.e., color and lettering, shall be acceptable to the Board of Supervisors.

(Ord. 1-1982, 10/9/1982, §609)

§22-610. Street Lighting.

Street lights may be required when the Commission and the Board of Supervisors deem them necessary to provide safe traffic circulation. Such lights shall meet design standards established by the Board of Supervisors.

(Ord. 1-1982, 10/9/1982, §610)

§22-611. Traffic Signals and Signs.

Traffic signals and signs may be required when the Commission and the Board of Supervisors deem them necessary to provide safe traffic circulation. Such traffic signals and signs shall meet design standards as established by the Pennsylvania Department of Transportation in PennDOT Bulletin #42.

(Ord. 1-1982, 10/9/1982, §611)

§22-612. Landscaping.

In an attempt to preserve and enhance the beauty of the natural forestation of Clifton Township, all new construction should be carried out in a manner that would prevent complete clearing and grubbing of the natural growth of the construction site. Where a residential subdivision or residential land development will be cleared and made substantially devoid of trees, the subdivider may be required to plant shade trees adjacent to all street rights-of-way. Where a commercial subdivision or commercial land development is proposed, the Commission may require landscaping in accordance with the applicable standards below:

A. *Type of Trees.* Trees shall be of nursery stock quality of a species approved by the Township and grown under the same climatic conditions as the area of proposed use. Topography, natural and historical features shall be considered by the subdivider and the Township in selecting and approving species.

B. *Location.* In all subdivisions, trees may be planted along the street right-of-way at some nominal interval between 40 and 100 feet. The location of shade trees will be subject to the approval of the Township. If applicable, trees may be planted between the curb and sidewalk providing the planting strip is a minimum of 5 feet in width.

C. *Planting.* Besides conforming to all parts of this Section, all planting shall be done in accordance with good nursery and landscape practice.

D. *Commercial.* A commercial subdivision or land development may be required to conform to the following standards in addition to those set forth above:

(1) Tree fences, or other approved landscaping features, shall be provided for screening purposes along any boundary of the commercial lot which abuts an existing lot used solely for residential purposes. Minimum height and density of the screening features shall be as recommended by the Planning Commission.

(2) Trees or other approved natural landscaping features, such as shrubbery, grass areas, ornamental bushes or flower beds, may be required in non-paved areas between the front building line and the front property lines. All such plantings shall be located on the site in a manner that will not interfere with ingress and egress points of the lot and adjoining properties.

(Ord. 1-1982, 10/9/1982, §612)

§22-613. 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.

(Ord. 1-1982, 10/9/1982, §613)

§22-614. Sewers and Water Facilities.

1. Where applicable, sanitary sewers shall be installed to adequately serve all lots with connections to any public or private central system which might exist, and shall be subject to inspection by the Engineer and approval by the Commission and the Board of Supervisors. See §22-502.4, "Water Supply and Sewage Disposal Requirements," and Appendix 22-C.

2. Water Supply.

A. Where the developer provides the subdivision with a complete water main supply system, he may be required to include fire hydrants, and be subject to inspection by the Engineer and approval by the Board of Supervisors. See §22-502.4, "Water Supply and Sewage Disposal Requirements," and Appendix 22-A.

B. Wherever any proposed land subdivision or development contains or abuts a source of water such as a lake or pond, a 6-inch non-corrosive pipe system and suitable connector for fire trucks shall be installed in an area accessible to fire department personnel which water system shall meet the following criteria:

(1) The system must be able to sustain a minimum of 1,000 g.p.m. fire flow for 2 hours.

(2) The system must be a reliable water supply with all weather access with dry hydrant.

(3) The number of systems to be provided and their location shall be subject to the review and approval of the Township Supervisors upon recommendation of the Planning Commission.

[*Ord. 1-1991*]

3. *Stormwater Management.*

A. Stormwater management and erosion and sedimentation control facilities shall be installed consistent with designs and schedules prepared in accordance with §22-502.6 of this Chapter. All requirements of Pennsylvania Act 167, the Stormwater Management Act, 32 P.S. §680.1 *et seq.*, and, 25 Pa.Code, Chapter 102, Pennsylvania Department of Environmental Protection requirements for erosion and sedimentation control shall be met. [*Ord. 3-2008*]

B. Maintenance of permanent facilities shall be provided consistent with the maintenance program approved by the Township Supervisors. The applicant and owners of the site and facilities shall enter into a maintenance agreement with the Township as a requirement for final plan approval.

C. Proposed subdivisions and land developments subject to the provisions of separate watershed stormwater management ordinances adopted by the Township shall meet all requirements of such ordinances for construction, installation, and maintenance of stormwater management facilities.

[*Ord. 2-1993*]

(*Ord. 1-1982*, 10/9/1982, §614; as amended by *Ord. 1-1991*, 2/9/1991, §6; by *Ord. 2-1993*, 7/10/1993, §4; and by *Ord. 3-2008*, 11/13/2008)

§22-615. Parking.

Minimum dimensions of required parking spaces shall be 10 feet wide and 20 feet in depth. Aisle widths providing access to parking spaces shall be adequate to provide for safe and convenient turns into and from parking spaces based upon standard engineering practices.

(*Ord. 1-1982*, 10/9/1982, §615)

Table 22-2
Schedule of Required Improvements
 Minimum Improvements Required by Type of Subdivision or Land Development

Type of Improvements	Residential Single-family and Two-family	Multi-family	Mobile Home Parks	Campgrounds	Commercial	Industrial
Streets	x	x	x	x	x	x
Alleys					a	a
Curbs	c	c	c	c	x	x
Gutters	c	c	c	c	x	x
Street Signs	x	x	x	c	x	x
Traffic Lights and Signs	c	c	c	c	c	c
Off-street Parking	d	x	x	x	x	x
Loading					x	x
Central Water	c	b	b	b	b	b
Central Sewer	c	b	b	b	b	b
Storm Sewer	c	c	c	c	c	c
Underground Utilities - electric, telephone, & TV cable	y	y	y	y	y	y
Street Lighting	c	c	c	c	c	c
Playlot or Park	c	c	c	c	c	c
Landscaping	c	c	c	c	c	c

Monuments / Markers	x	x	x	x	x	x
---------------------	---	---	---	---	---	---

- Note:
- x - Indicates a requirements for that particular type of subdivision or land development.
 - y - Required wherever practical and required by PUC.
 - a - Permitted to provide service as needed.
 - b - Required according to the number of units and size of nonresidential development planned for the development.
 - c - The Township Planning Commission and the Board of Supervisors may require according to individual size characteristics.
 - d - By lot owner at time of construction of dwelling unit(s).

**Table 22-3
Required Road Improvements**

Class of Street	Travelway				Shoulders			
	Base Course		Surface Course		Base Course		Surface Course	
	Material	Compacted Depth (inches)	Material	Compacted Depth (inches)	Material	Compacted Depth (inches)	Material	Compacted Depth (inches)
Arterial	Crushed-limestone or sandstone	12	BC+ ID-2	4 1	Crushed-limestone or sandstone	12	CP-4	Double Treatment
Connector	Crushed-limestone or sandstone	12	BC+ ID-2	4 1	Crushed- limestone or sandstone	12	CP-4	Double Treatment
Collector	Crushed-limestone or sandstone	12	BC+ ID-2	4 1	Crushed- limestone or sandstone	12	CP-4	Double Treatment
Minor	Crushed stone, or bank run gravel	12	BC+ ID-2	4 1	Crushed stone, or bank run gravel	12	CP-4	Double Treatment
Local Access	Crushed stone, or bank run gravel	12	BC+ ID-2	4 1	Crushed stone, or bank run gravel	12	CP-4	Double Treatment
Marginal Access	Crushed stone or bank run gravel	12	BC+ ID-2	4 1	Crushed stone, or bank run gravel	12	CP-4	Double Treatment
Alley	Crushed stone, or bank run gravel	8	ID-2	2½	Crushed stone, or bank run gravel	8	CP-4	Double Treatment
Private Access	Crushed stone or bank run gravel	6	Double surface treatment*	1½	NA	NA	NA	NA

*Bituminous surface not required for private access street to a single-family dwelling unit.

Part 7**Mobile Home Park Standards and Required Improvements****§22-701. Application.**

1. Applications for proposed development of mobile home parks proposed for sale or longer term lease exceeding 12 months of mobile home lots or spaces shall meet all requirements and standards for a single-family residence residential subdivision as set forth in this Chapter.

2. Application for proposed development of mobile home parks that are proposed to be held under single ownership and to provide mobile home sites on a maximum 12-month lease or rental basis only, shall meet the design standards and required improvements set forth in this Part.

(Ord. 1-1982, 10/9/1982, §701; as amended by Ord. 1-1991, 2/9/1991, §7)

§22-702. General Standards and Requirements.

1. All mobile home parks shall have a total land area of not less than 5 acres.

2. The site of any proposed mobile home park shall not be located within or upon a 100-year frequency floodplain as defined by the Federal Flood Insurance Program.

3. The site of any proposed mobile home park shall be free from adverse influence by swamps, marshes, garbage or rubbish disposal areas, or other potential breeding places for insects or rodents.

4. The site or any proposed mobile home park shall not be subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor, or glare.

5. All mobile home parks shall be located on well drained land; the average natural slope of the area of the site intended for development shall not exceed 10 percent.

6. Any proposed mobile home park shall have direct access to paved public streets or roads.

(Ord. 1-1982, 10/9/1982, §702; as amended by Ord. 1-1991, 2/9/1991, §7)

§22-703. Submission of Application and Compliance.

1. All provisions of Part 3 of this Chapter shall apply with respect to submission, application, and approval. Fees shall be charged in accordance with the approved fee schedule.

2. The plans of the proposed mobile home park shall conform in content to the requirements for preliminary plans and final plans as set forth in this Chapter.

(Ord. 1-1982, 10/9/1982, §703; as amended by Ord. 1-1991, 2/9/1991, §7)

§22-704. Design Standards.

1. All plans for proposed new mobile home parks or expansion of existing mobile home parks shall meet the design standards applicable to all types of development

contained in §22-502 of this Chapter.

2. Each mobile home lot shall have a minimum area of 10,000 square feet.

3. The total number of lots in any mobile home park shall not exceed an average density of four per acre.

4. *Site Drainage Requirements.*

A. The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner as required in §22-614.3 and Appendix 22-B of this Chapter.

B. Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the Pennsylvania Department of Environmental Protection and the Township Board of Supervisors. [Ord. 3-2008]

5. *Soil and Ground Cover Requirements.*

A. Exposed ground surfaces in all parts of every park 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.

B. Park grounds shall be maintained free of vegetation growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

6. *Park Areas for Nonresidential Uses.*

A. No part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well being of park residents and for the management and maintenance of the park.

7. *Required Setbacks, Buffer Strips, and Screening.*

A. All mobile homes shall be located at least 50 feet from any park property boundary line abutting upon a public street or highway and at least 40 feet from other park property boundary lines.

B. There shall be a minimum distance of 15 feet between an individual mobile home, including accessory structures attached thereto, and adjoining right-of-way of a park street, or common parking area or other common areas and structures.

C. All mobile home parks located adjacent to industrial, commercial, or residential land uses may be required to provide screening such as fences, or plant materials along the property boundary line separating park and such adjacent use. These buffer strips shall be properly maintained at all times.

D. Mobile homes shall be separated from each other and from other buildings and structures by at least 30 feet on all sides.

8. All streets within proposed mobile home parks shall conform to the requirements for streets as set forth in §§22-502.8 and 22-604 of this Chapter. Right-of-way width shall be a minimum of 50 feet.

9. *Required Illumination of Park Street Systems:* All parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights, as will provide adequate levels of illumination for the safe movement of pedestrians and vehicles at night.

10. Off-street parking for two motor vehicles shall be provided at each mobile home lot and off-street parking areas for additional vehicles of park occupants and guests shall be provided where street rights-of-way are of sufficient width for such purposes.

11. *Walks.*

A. *General Requirements:* All parks must provide safe, convenient, all-season pedestrian access of adequate width for intended use, durable, and convenient to maintain, between individual mobile homes, the park streets, and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

B. *Common Walk System:* Where pedestrian traffic is concentrated, and a common walk system is provided, such common walks shall have a minimum width of 3½ feet.

C. *Individual Walks:* All mobile home lots shall be connected to common walks, or to streets, or to driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of 2 feet.

12. *Recreational Areas.* A recreational area, consisting of 10 percent of the total land area, shall be maintained within the park for the use of all park residents. A minimum of 1 acre of land shall be equipped and properly maintained for recreation in each mobile home park.

13. *Landscaping and Outdoor Living Requirements.*

A. *Private Area.* Private outdoor living and service space must be provided for each mobile home. It should be walled, fenced, or planted as necessary to assure reasonable privacy and should be partially paved for garden furniture. The minimum area should be not less than 300 square feet with a least dimension of 15 feet. The paved area should be not less than 100 square feet with a least dimension of 10 feet.

B. *Screen Planting.* Adequate to screen objectionable views effectively within a reasonable time; views to be screened including laundry drying yards, garbage and trash collection stations, nonresidential uses, and rear yards of adjacent properties.

C. *Other Planting:* Adequate in size, quantity, and character to provide an attractive setting for the mobile homes and other improvements, to provide adequate privacy and pleasant outlooks for living units, to minimize reflected glare and to afford summer shade.

14. All mobile home lots in proposed mobile home parks shall be provided with connection to an adequate supply of potable water and a connection to a centralized sewer system designed and constructed as required in §§22-502.4 and 22-614 and Appendices 22-A and 22-C of this Chapter.

15. All mobile home lots in proposed mobile home parks shall be provided with underground electric, telephone, and TV cable (if available) service. These service systems shall be installed and maintained in accordance with local service company specifications regulating such systems.

16. Each mobile home lot shall be improved to provide an adequate foundation for the placement of the mobile home. The foundation shall be either a solid perimeter of masonry or piers both below frost or a slab properly constructed of poured concrete.

17. Any central fuel supply systems and/or storage facilities shall be installed underground.

18. Mobile home park developers shall require that all mobile homes in the park be enclosed from the bottom of the mobile home to the ground or stand using industry approved fire resistant skirting materials. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

(*Ord. 1-1982*, 10/9/1982, §704; as amended by *Ord. 1-1991*, 2/9/1991, §7; and by *Ord. 3-2008*, 11/13/2008)

§22-705. Exceptions.

1. None of the provisions of this Chapter shall be applicable to the business of mobile home sales, provided that the mobile home on such lots shall not be occupied.

2. None of the provisions of this Chapter shall be applicable to the storage or garaging of mobile homes not being used for living or sleeping purposes within a building or structure or to the storage of one unoccupied recreational vehicle on the premises occupied as principal residence by the owner of such mobile home, provided however, that such unoccupied mobile home shall not be parked between the street line and the front building line of such premises, but shall be parked within the lot, within the same setbacks as required for accessory buildings in the Zoning Ordinance [Chapter 27].

3. None of the provisions of this Chapter shall be applicable to a mobile home located on the site of a construction project, survey project, or other work project and used solely as a field office or work or tool house in connection with such project, provided such mobile home is removed from said site within 30 days after completion of such project.

(*Ord. 1-1982*, 10/9/1982, §705; as amended by *Ord. 1-1991*, 2/9/1991, §7)

Part 8**Campground Development Standards and Requirement Improvements****§22-801. Application.**

The design standards and required improvements set forth in this Part will be applied by the Commission and the Board of Supervisors in evaluating applications for campgrounds that are in single ownership and provide camp sites on a maximum 12 month lease, or rental basis only. Camp sites are permitted in approved campgrounds only. Campground as proposed for sale or lease exceeding 12-month period shall meet all standards and requirements of a single family residence, residential subdivision.

(*Ord. 1-1982, 10/9/1982, §801*)

§22-802. General Standards and Requirements.

1. All campground subdivisions or developments shall have a total land area of not less than 20 acres.

2. All campgrounds shall be located on moderately well or better drained land; the average natural slope of the area to be improved for camp sites shall not exceed 12 percent.

3. The location and layout of the proposed campground shall be consistent with the Township Comprehensive Plan.

4. No permanent campground structures or buildings or sewage collection or disposal facilities shall be located within any defined 100-year floodplain area.

5. The proposed campground shall have direct access to an existing public street or road.

6. The area improved for camping sites shall not exceed 50 percent of the total gross areas of the tract being developed as a campground.

7. No camping site may be occupied on a permanent basis.

(*Ord. 1-1982, 10/9/1982, §802*)

§22-803. Submission, Application and Compliance.

1. All provisions of §§22-301 and 22-302 shall apply with respect to submission, application and approval, and fees shall be in accordance with the Township fee schedule.

2. The design of the campground shall conform to the requirements of this Chapter and/or the requirements of the Pennsylvania Department of Environmental Protection for travel trailer parks, whichever is greater or more restrictive. The applicant shall submit proof of approval of the proposed plan by the Department of Environmental Protection before the plan will be considered for final approval by the Commission and the Board of Supervisors. [*Ord. 3-2008*]

(*Ord. 1-1982, 10/9/1982, §803; as amended by Ord. 3-2008, 11/13/2008*)

§22-804. Design Standards.

1. Each camping site shall have a minimum area of 4,000 square feet exclusive of street rights-of-way and walkways.
2. The maximum gross density of development in the area improved for campsites shall not exceed 10 sites per acre.
3. To the extent possible, existing trees and shrubbery shall be retained by the campground developer.
4. No individual camp site may be located closer than 100 feet to any exterior property line of the campground. The land between the camp sites shall have sufficient existing or planted trees and/or shrubbery to screen the campground from the adjacent lands and to serve as a buffer.
5. Electric service shall be provided to each camp site. Such electric service shall be installed underground.
6. At least 50 percent of the camp sites designed and improved for recreational vehicles shall be provided with a connection to a centralized sewage system.
7. All camp sites which are not provided with a connection to a centralized sewage system shall be located within 500 feet of a bath house/toilet facility which shall be equipped with toilets, urinals and lavatories in accordance with Department of Environmental Protection regulations. Camp sites which are provided with a connection to a centralized sewage system shall be located within 750 feet of such facilities. There shall be at least one shower head for each sex for each 20 camp sites. [Ord. 3-2008]
8. All camp sites designed for recreational vehicles shall have off-street parking spaces for the recreational vehicle and for one passenger vehicle. The parking spaces shall be level in a longitudinal direction and shall be uniformly crowned in a transverse direction and shall be well drained. The parking spaces need not be paved, but shall have a minimum depth of 6 inches of compacted crushed stone, bank run gravel, or shale.
9. All campsites designed for tenting may be provided with on-site parking spaces in accordance with §22-804.8 or may have a common parking area not over 500 feet from the most distant campsite. Common parking areas shall provide at least 1.5 spaces per campsite. The minimum area of each parking space shall be at least 200 square feet, exclusive of any aisle.
10. The centralized water and centralized sewerage system shall be designed in accordance with the requirements of the Department of Environmental Protection and approved by the Department. [Ord. 3-2008]
11. The campground shall be equipped with sewage dumping stations designed and constructed in accordance with the department of Environmental Protection requirements.
12. Streets within the campground shall conform to the following:
 - A. All campground streets shall conform to the requirements for private access streets as set forth in Table 22-3 including double surface treatment.
 - B. One-way streets shall have a minimum right-of-way width of 20 feet and shall be improved with a travelway not less than 15 feet in width.
 - C. Two-way streets shall have a minimum right-of-way width of 30 feet and shall be improved with a travelway not less than 20 feet in width.

D. The minimum centerline radius of any interior campground street shall be not less than 50 feet.

E. The maximum grade of any campground street shall not exceed 12 percent.

F. Drainage facilities shall be designed and constructed in accordance with the standards set forth in Appendix 22-B.

G. No campground street may be offered for dedication to Clifton Township. Construction and maintenance of campground streets shall be the sole responsibility of the developer or operator of the campground.

13. At least 5 percent (but not less than ½ acre) of the area improved for campsites shall be suitable for and improved to provide for active recreation for users of the campground. Such active recreation may include, but is not limited to, swimming pools, playgrounds, play fields, ball fields, courts of all types, community buildings, and similar facilities. The Commission and the Board of Supervisors will determine the adequacy of the proposed facilities for the number of camp sites and may require additional facilities before granting approval.

14. The access road(s) serving the campground shall be designed and constructed in accordance with the standards set forth for collector streets in Table 22-1 and Table 22-3 of this Chapter.

15. There shall be provided in each campground such other improvements as the Commission and the Board of Supervisors 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, removal and disposal as approved by the Department of Environmental Protection; adequate park lighting system; and maintenance of all areas. [*Ord. 3-2008*]

(*Ord. 1-1982, 10/9/1982, §804; as amended by Ord. 3-2008, 11/13/2008*)

Appendix 22-A

Central Water System Development Procedures and Requirements

1. *Central Water Supply.*

A. A central water supply system shall meet the requirements stated herein prior to the final approval of a subdivision or land development plan which proposes to use such central water system.

(1) *Existing Utility.*

(a) The utility shall submit plans for extensions of its present distribution system to Clifton Township Planning Commission and the Board of Supervisors. The utility shall also secure such permits and certificate of convenience to furnish such services from the appropriate governmental agencies where required by this Chapter.

(b) The utility shall demonstrate adequacy of supply to serve the proposed subdivision or development.

(2) *Proposed Utility.* Any proposed new utility shall be engineered or designed by a registered professional engineer and/or professional ground water geologist well versed and knowledgeable in the field of water supply engineering and/or design.

2. *Deep Well Source Requirements.*

A. Wells shall be sited, drilled, and tested under the direct supervision of a qualified registered professional engineer or a ground water geologist.

B. The projected capacity of the well or wells shall be sufficient to produce at least 100 gallons per capita per day and/or 400 gallons per day for each residential dwelling unit to be serviced. Service to industrial or commercial establishments shall show adequacy of supply to meet such needs as established by the American Water Works Association.

C. The wells shall be pump tested utilizing a controlled step-drawdown test to establish the specific capacity of each well and to establish a long term pumping rate for a sufficient period of time for stabilization to occur and the recovery noted. In no case will a pumping rate greater than the recharge rate be allowed.

D. Well construction shall be consistent with good practice and the guidelines of the Pennsylvania Department of Environmental Protection. [Ord. 3-2008]

E. Wells shall be so located away from potential sources of pollution. The well shall be located on a reserved 1 acre parcel.

F. The effect of area drawdown shall be carefully evaluated and reported.

3. *Water Distribution System Requirements.*

A. The system design shall follow good engineering practice and the guidelines of the Pennsylvania Department of Environmental Protection and/or the Public Utilities Commission. The distribution system shall be designed and sized to provide the design flows at a minimum pressure of 25 psi at curb stops. [Ord. 3-2008]

B. Pipe classes shall be consistent with design pressures.

C. Service connections shall be a minimum $\frac{3}{4}$ inch. Corporation stops, service

connections, and curb stops shall be installed concurrent with the installation of the water main.

D. Before being placed into service the system must be tested and chlorinated by procedures established by Engineer.

E. The proposed utility shall maintain adequate storage for the subdivision or development supplied. At any given period of development, such storage normally shall be not less than 1 day's supply.

F. *Flow Rates:*

(1) Systems serving residential development shall provide for a minimum flow rate of at least 5 gallons per minute for each lot or proposed dwelling unit for domestic purposes.

(2) Systems serving commercial or industrial developments shall provide for a minimum rate of flow per minute not less than 25 times the projection from the average daily rate of flow.

(3) Systems intended to provide for fire flow shall provide for minimum flow rates in accordance with the standards of National Fire Underwriters.

(*Ord. 1-1982, 10/9/1982, App. A; as amended by Ord. 3-2008, 11/13/2008*)

Appendix 22-B

Stormwater Drainage Runoff Calculation

1. *Rational Formula.* The method used in calculating runoff shall be the rational formula $Q=CIA$, in which “Q” is the storm flow in cubic feet per second, “C” is 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.

2. *Values of Coefficient “C.”* Coefficient “C” used for the calculation of runoff shall be based on the anticipated ultimate use of the land. Except for cemeteries, golf courses, and publicly-owned park areas, the minimum value of “C” to be used for composite areas shall be 0.20. Other suggested “C” values to be used are as follows:

Type of Surface	Normal Range	Recommended Values*
Pavements: concrete or bituminous concrete	0.75-0.95	0.90
Pavements: bituminous, macadam, or surface treated gravel	0.65-0.80	0.75
Pavements: gravel, macadam, etc.	0.25-0.60	0.50
Sandy soil: cultivated or light growth	0.15-0.30	0.20
Sandy soil: woods or heavy brush	0.14-0.30	0.20
Clay soil: bare or light growth	0.35-0.75	0.50
Clay soil: woods or heavy growth	0.25-0.60	0.40
Mixed: industrial commercial developments	0.70-0.95	0.90
Mixed: low density residential developments	0.35-0.60	0.35
Mixed: rural areas, parks, golf courses	0.15-0.30	0.25

*Use of lower values must be fully justified.

3. *Values of Storm Intensity “I.”*

A. The values of “I,” in inches per hour, to be used are as follows:

Time of Flow (minutes)	Frequency of Storm (Years)	
	10	25
5	6.5	7.5
10	5.4	6.2
15	4.6	5.2
20	4.0	4.5
25	3.5	4.0
30	3.2	3.6
35	2.9	3.3

Time of Flow (minutes)	Frequency of Storm (Years)	
	10	25
40	2.7	3.1
45	2.5	2.9
50	2.3	2.7
55	2.2	2.6
60	2.1	2.5

B. Storms with a frequency of occurrence of 1 in 10 years shall be used for drainage facilities in new developments and for minor streets, and 25-year storms shall be used for collector and connector highways. The time of flow shall be the time which it takes to reach the location of the drainage facility to be designed, and shall include overland flow time plus gutter flow time plus time of flow through pipes, culverts, or natural streams. Overland flow time shall be computed using a generally accepted chart or formula.

4. Suggested runoff velocities are as follows:

Description of Course of Runoff Water	Percent Slope vs. Velocities*					
	0-2%	2-4%	4-7%	7-10%	15%	20%
Woodland or dense grass	0.2	0.3	0.4	0.4	0.4	0.4
Pasture or average grass	0.3	0.4	0.4	0.4	0.5	0.5
Poor Grass	0.4	0.5	0.5	0.6	0.7	0.8
Bare soil	0.5	0.6	0.7	0.8	0.9	0.9
Pave areas	0.8	1.0	1.2	1.4	1.6	2.0

*In feet per second

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:

$$V = \frac{1.486}{n} \times (a/p)^{2/3} \times s^{1/2}$$

V = velocity in feet per second

N = coefficient of roughness

A = cross-section area of structure

P = perimeter of the wetted channel

S = sloe in feet per foot

B. The coefficient of roughness, "n," shall be as follows unless otherwise approved by the Township Engineer:

(1) .015 for concrete pipe and similar paving.

(2) .025 for corrugated metal pipes and flumes.

(3) .040 for earth ditches.

6. *Permissible Stream Velocities in Open Channels.*

Material	Allowable Velocity (feet per second)
Well Established Grass on Good Soil:	
Short pliant bladed grass	5-6
Bunch grass, soil exposed	2-4
Stiff stemmed grass	2-3
Earth Without Vegetation:	
Fine sand or silt	1-2
Ordinary firm loam	2-3
Stiff clay	3-5
Clay and gravel	4-5
Coarse gravel	4-5
Soft shale	5-6
Other:	
Bituminous or cement stabilized channels	6
Paved channels	10-15

(*Ord. 1-1982, 10/9/1982, App. B*)

Appendix 22-C

Centralized Sewage Disposal System Procedures and Requirements

1. *General.* All centralized sewage disposal system designs, plans, and/or construction shall:

A. Be compatible with sewage feasibility studies and plans of the Township.

B. comply with all requirements of the Department of Environmental Protection and/or of the Township or Township Authority, whichever may be more stringent. [Ord. 3-2008]

C. Be approved by the appropriate agencies prior to final plan submission.

2. *Collection.*

A. All sanitary sewer and appurtenances shall be designed and constructed in accordance with regulations and requirements of the Department of Environmental Protection (as set forth in the Sewerage Manual prepared by the Bureau of Water Quality Management) and/or the Township or Township Authority. In the case of relatively small community sewage systems the applicant may submit a written request for a variance from such requirements together with justification therefor. All sanitary sewers shall be designed and constructed to provide adequate capacity for the ultimate flow of the subject development plus such additional flow as may be projected to be generated by adjacent or nearby properties within a period of 20 years. [Ord. 3-2008]

B. The plans shall provide that all individual lateral connections be installed to the curb or right-of-way line at the time of initial installation.

(1) *Existing Facility.* Plans for the extension of existing sanitary sewers shall be prepared by or on behalf of the utility and approved by it. Such plans shall be submitted to the Township Planning Commission and the Engineer. The utility shall also secure such approvals, permits, and certificates of convenience to furnish such services from the appropriate State agencies as required.

(2) *Proposed Facility.* Plans for proposed sanitary sewers shall be prepared by a registered professional engineer well versed and knowledgeable in the field. Such plans shall be submitted to the Township Planning Commission and the Engineer. The applicant shall also secure such approvals, permits, and certificates of convenience as required.

3. *Community Sewage Systems.*

A. All systems utilizing subsurface disposal of sewage effluent (Community Sewage Systems as defined by the Department of Environmental Protection regulations) shall be designed and constructed in accordance with requirements of the Township or Township Authority. [Ord. 3-2008]

B. The registered professional engineer employed by the applicant shall certify that the existing or proposed facility has adequate capacity to satisfactorily treat the total projected sewage flow.

4. *Sewerage Services.* All systems classified as sewerage services (as defined by the Department of Environmental Protection regulations) shall be designed and constructed in accordance with regulations and requirements set forth in the Sewerage

Manual prepared by the Bureau of Water Quality Management. [Ord. 3-2008]

A. *Existing Facility.* The utility shall demonstrate the adequacy of treatment capacity to serve the proposed subdivision or development.

B. *Proposed Facility.* Plans for proposed treatment and discharge facilities shall be prepared by a registered professional engineer well versed and knowledgeable in the field. Such plans shall be submitted to the Township Planning Commission and the Board of Supervisors. The applicant shall also secure such approvals, permits, and certificates of convenience as required.

5. *Township Official Plan.* The applicant shall demonstrate compliance with or cause to be prepared such revisions as may be required for Official Township Sewage Plan and/or Township Sewage Feasibility Study.

(Ord. 1-1982, 10/9/1982, App. C; as amended by Ord. 3-2008, 11/13/2008)

Appendix 22-D

On-Lot Sewage Disposal Systems

1. Wherever individual on-lot sanitary sewage disposal systems are proposed, the subdivider shall either install such facilities or require by deed description or otherwise as a condition of the sale of each lot or parcel within such subdivision that the on-lot sanitary sewage disposal facilities be installed by the purchaser of said lot at the time that the principal building is constructed. The standards of 25 Pa.Code, Chapter 73, "Standards for Sewage Disposal Facilities," Pennsylvania Department of Environmental Protection, shall be strictly adhered to. [*Ord. 3-2008*]

(*Ord. 1-1982*, 10/9/1982, App. D; as amended by *Ord. 3-2008*, 11/13/2008)

Appendix 22-E

Development Agreement - Sample Form

AGREEMENT made this _____ day of _____, 19 ____, by and between the Supervisors of Clifton Township, Lackawanna County, Pennsylvania, (hereinafter referred to as “Supervisors”), and

(hereinafter referred to as “Developer”).

The background to this Agreement is that Developer is the owner of a certain tract or parcel of land situated in Clifton Township, Lackawanna County, as shown on a certain plot or plan entitled

(hereafter sometimes called “the Final Plan”) which has been submitted to the Supervisors for final approval in accordance with the applicable ordinances of Clifton Township. In addition, the Developer has submitted supporting data and information as a supplement to the final plan.

Attached as Exhibit A to this agreement is a narrative description of the improvements required under the Ordinances of Clifton Township (sometimes referred to as “required improvements”) which have not yet been completed at the time the final plan was submitted for approval. And attached as exhibit B is a narrative description of certain other improvements which the Developer has depicted upon the plan (sometimes referred to as “promised improvements”) and which have not been completed.

The Developer seeks approval of the final plan before completing the improvements described in Exhibits A and B. The Supervisors, on the other hand, seek to assure that the improvements will be made. Accordingly, the Developer and Supervisors have agreed as follows.

NOW, THEREFORE, in consideration of the mutual premises, promises, covenants, and conditions set forth below, the parties agree as follows:

1. *Supervisors to Approve Plan.* The Supervisors shall approve the final plan submitted by Developer and Developer shall record the said plan within 90 days of the execution of this agreement in the Lackawanna County Office for the Recording of Deeds. The Supervisors execution of the final plan constitutes their acknowledgment that the plan and supporting data comply with applicable ordinances and regulations of Clifton Township. Developer agrees to the strict and timely performance of the conditions of this agreement and the posting by Developer of a Performance Guarantee as required by the pending 1979 Subdivision and Land Development Ordinance of Clifton Township.

2. *Security of Performance Guarantee.*

- A. The Developer agrees to complete the improvements in a workmanlike manner in accordance with the design criteria of applicable Clifton Township Ordinances or in accordance with the plans and specifications submitted by the Developer to the Supervisors, whichever standard is the more stringent. The improvements shall be completed within the following time periods:

(1) *Required Improvements:* _____

(2) *Promised Improvements:* _____

B. Time shall be of the essence of Developer's agreement to construct or install the improvements by the date(s) specified; and the failure or forbearance of the Supervisors, or a third party, in not acting upon Developer's failure to complete the improvements as promised shall not be deemed a waiver of their right to insist upon such performance. No extension of the time limits set forth above shall be binding unless it is in writing and signed by the Supervisors.

3. *Security of Performance Guarantee.*

A. The parties acknowledge that the Supervisors have accepted as security for the performance of Developer's promises under this contract the following:

B. The aforesaid security is referred to in this Agreement as a "Performance Guarantee." The Performance Guarantee shall be collateral security for Developer's performance obligations under this Agreement. The parties further agree that the fair and reasonable estimate of the current cost to complete the required improvements described in Exhibit A is \$_____, and the fair and reasonable cost of completing the promised improvements described in Exhibit B is \$_____. The amount of the Performance Guarantee shall be \$_____.

C. Upon the Developer's default, the Supervisors shall have the right to pursue their remedies under the Performance Guarantee, and in addition, to bring action under this Agreement if the fund available from the Performance Guarantee reasonable appears to be insufficient to pay for completion of the improvements.

4. *Method of Approving Installation of Improvements and Cost Thereof.*

A. The Developer shall notify the Supervisors, with a copy to the Township Engineer, by certified or registered mail when any improvement has been completed. Within 10 days of receiving this notice, the Supervisors shall direct the Engineer to inspect the improvement. The Engineer shall make his inspection and file a report to the Supervisors, the Clifton Township Planning Commission and the Developer within 30 days of the date on which the Developer's notification was received by the Supervisors. If the Engineer finds any or all improvements to be not as required or promised, he shall include a statement of reasons for their rejection in his report to the Supervisors and to the Developer.

B. Where appropriate, the Clifton Township may require that periodic inspections be made of the improvements, in which case the Developer's failure to comply with that schedule of inspections shall be grounds for disapproval. The Developer shall notify the Clifton Township of the progress of construction to enable the Township Engineer to make such inspections.

C. The Supervisors shall consider the Engineer's report and recommendation of the Planning Commission and render a decision to the Developer by certified or registered mail within 40 days after the Developer's official letter of notification to the Board of his completion of the improvements. Upon approval of all the

improvements, the Developer's collateral under the Performance Guarantee shall be released to Developer and the Performance Guarantee shall be of no further force and effect.

D. The Developer agrees to pay the fair and reasonable cost of inspections and reports performed or made by the Township Engineer or other designee.

E. Notwithstanding any other provision of this paragraph, Developer agrees that no blacktopping or asphalt material shall be applied to a required improvement unless prior notice is given to the Supervisors, or their authorized representative, and approval is obtained.

5. *Non-assignment.* The Developer shall not assign, transfer, sublease, pledge, hypothecate, surrender, or otherwise dispose of this Agreement or of any rights created by the Agreement, or permit any other person or persons, company, or corporation to assume Developer's obligations hereunder without the written consent of the Supervisors of Clifton Township first being obtained.

6. *Developer to Provide As-built Drawings.* Upon request of the Supervisors, the Developer shall, upon completion of installation of a required improvement, submit "as-built" drawings of the improvement for the records of Clifton Township.

7. *Developer to Indemnify, Etc.* Developer hereby agrees to indemnify, defend, and hold harmless the Township Supervisors of Clifton Township, their successors and assigns and their agents, servants, and employee, from any and all actions, claims, or demands, arising from or by virtue of this Agreement and the installation of required or promised improvements as provided herein.

8. *Additional Assurances of Completion.* The Developer, upon request of the Supervisors, shall provide such additional security or such additional documentation as the Supervisors may from time to time reasonable require in order to effect the terms of this contract. In the event the Supervisors reasonably request additional security under the Performance Guarantee, the Developer's failure to provide additional security shall be deemed a breach of this Agreement.

9. *Maintenance Bond.* In addition to the Performance Guarantee, Developer shall post with the Supervisors a bond to secure the cost of repair or replacement of any required improvement for a period 1 year after the date of its completion.

10. *No Offer of Dedication.* Nothing in this Agreement shall be construed as an offer by the Developer to dedicate any improvement to the Township Supervisors of Clifton Township and nothing herein shall be deemed to be an acceptance of an offer of dedication. In the event the Developer, or Developer's heirs, administrators, successors, or assigns, offers to dedicate an improvement to Clifton Township, there shall be no payment or compensation of any kind paid to Developer or Developer's heirs, administrators, successors, or assigns, and this Agreement shall constitute a full and complete release from any such claim or demand for payment. Developer shall bear all of the Clifton Township's costs incidental to the dedication of a required improvement.

11. *Default.* If Developer fails or neglects to do or perform or observe any of the covenants contained herein, and such failure or neglect continues for a period of not less than 30 days after the Supervisors have notified Developer in writing of Developer's default hereunder, and Developer has failed to correct such default within said 30 days, or if Developer shall be declared to be bankrupt or insolvent according to law, or if any assignment of Developer's property shall be made to the benefit of creditors, then in any such case or event, the Supervisors may, at their option, immediately or at any time thereafter without demand or notice, declare this contract to have been breached and

exercise their remedies, in law or equity, and simultaneously therewith to exercise their right under the Performance Guarantee to complete such work or as much thereof as may be completed from the available resources of the Performance Guarantee. The Supervisors' exercise of their rights under the Performance Guarantee shall not bar them from pursuing their rights under this contract, it being agreed that those rights are cumulative and not exclusive.

12. *Attorney Fees.* In the event any action, suit, or proceeding is brought by the Supervisors against the Developer for Developer's failure to observe any of the covenants of this Agreement, Developer agrees to pay to the Clifton Township Supervisors such sum as the court may judge reasonable as attorney fees to be allowed in said suit, action, or proceeding.

13. *Third Parties to Benefit.* This Agreement shall inure to the benefit of the grantees, lessees, and licensees of the Developer; provided, however, in no event may such third party beneficiary, alone or together, bring action for breach of this Agreement without the prior written approval of the Supervisors.

14. *Insurance.* Developer shall secure and maintain public liability insurance for the duration of the construction of the improvements and evidence of such coverage shall be submitted to the Clifton Township.

15. *Adequacy of Plans.* Nothing in this contract shall be construed as approval by the Supervisors or their agents, servants, independent contractors or employees, of the adequacy or fitness of purpose or intended use of the improvements depicted upon the plans and supporting documentation submitted to the Clifton Township, it being agreed that the Supervisors' approval constitutes no more than their acknowledgment that minimum standards of Clifton Township Ordinance have been met.

In witness whereof, the parties, for themselves, their heirs, administrators, successors and assigns, have hereunto set their hands and seals this ____ day of _____, 19____, intending thereby to be legally bound.

ATTEST:

DEVELOPER

By _____

ATTEST:

SUPERVISORS OF CLIFTON TOWNSHIP

By _____

Comments to general form of Development Agreement:

1. This form is designed as a model of an acceptable Development Agreement and may be modified as circumstances warrant.

2. No form of performance guarantee is provided because there are a number of types of collateral that may be acceptable. Refer to this Chapter for a list of acceptable forms of security.

3. In no event will the Township approve final plans of a subdivision until the roads shown on the plan have been installed to a "mud free and permanently passable" condition.

4. The developer should obtain estimates from reputable contractor(s) to substantiate the present cost of the required and promised improvements.

5. It is suggested that the developer or his attorney contact the Clifton Township's solicitor to obtain approval of modifications of the sample form of Development Agreement.

(Ord. 1-1982, 10/9/1982, App. E)

