

DALLAS TOWNSHIP



SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

DATE OF ENACTMENT: JULY 3, 2007
Amended by Ordinance #2 of 2008
Amended by Ordinance #1 of 2013
Amended & Restated by Ordinance #1 of 2023
March 22, 2023

**DALLAS TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

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**ARTICLE 1
GENERAL PROVISIONS**

SECTION 100 TITLE

This Ordinance shall be known and cited as the "**Dallas Township Subdivision and Land Development Ordinance.**"

SECTION 101 AUTHORITY

The Dallas Township Board of Supervisors hereby confers the authority for the approval or disapproval of all subdivisions and land developments as set forth in this Ordinance to the Dallas Township Planning Commission.

SECTION 102 COMMUNITY DEVELOPMENT OBJECTIVES

This Ordinance has been adopted to protect and promote the health, safety, and general welfare of the Township and by establishing regulations to allow for the proper and controlled development of the Township, to provide for environmental protection and to insure the proper provision of community facilities. Regulations for specific types of development for which additional standards have been deemed necessary are intended to protect the rights of the residents of the Township to enjoy clean air, pure water, and the natural, historic, and aesthetic value of the environment.

Through the adoption, administration and enforcement of this Ordinance, Dallas Township proposes to create conditions favorable to promote the health, safety, and general welfare of the Township with regulations aimed at achieving the following objectives:

- 102.1 Preservation of natural features such as agricultural land, woodlands, wetlands, watercourses, bodies of water, riparian lands and historical and cultural features and/or resources, such as buildings and stone walls that maintains the attractiveness and value of the land.
- 102.2 To provide a standard set of minimum regulations to guide applicants in the design and development of subdivisions and land developments.
- 102.3 To provide for adequate light, air and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population.
- 102.4 To protect and conserve the value of land throughout the Township and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings.
- 102.5 To ensure that public facilities are available and will have a sufficient capacity to serve a proposed subdivision or land development.
- 102.6 To provide the opportunity for a wide-range and variety of housing types to meet the needs and affordability of all Township residents, newly-formed households, growing families and senior citizens.

- 102.7 To establish reasonable standards of design and procedures for subdivisions and land developments in order to further the orderly layout and use of land and to insure proper legal descriptions and monumentation of proposed subdivisions and land developments.
- 102.8 To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewage, schools, parks, playgrounds, recreation, and other public requirements and facilities.
- 102.9 To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the Township, with particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the proper location and width of streets and building lines.
- 102.10 To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the prudent use and management of natural resources throughout the Township in order to preserve the integrity and stability of the community and the natural environmental characteristic of the land.
- 102.11 To protect and regulate land in critical areas which may be unsuitable for development.

SECTION 103 APPLICATION OF THE ORDINANCE

- 103.1 Grading: No person, firm or corporation proposing to make or have made a subdivision within the area of jurisdiction of these regulations shall proceed with any grading or other change in the level or contours of the land or streets before obtaining from the Planning Commission the approval of the preliminary plan of the proposed subdivision and no lots shall be delivered or agreements for sale made for lots in any subdivision before obtaining from the Commission the approval of the final plan of the proposed subdivision.
- 103.2 Access; Drainage; Geology: No land shall be subdivided for residential use unless adequate access to the land over adequate streets or thoroughfares exists or will be provided by the subdivider, or unless such land is considered by the Commission to be unsuitable for such use by reason of flooding or improper drainage, objectionable earth and rock formation, topography or any other feature harmful to the health and safety of possible residents and the community as a whole.
- 103.3 No subdivision or land development of any lot, tract, or parcel of land shall be made, and no street, sanitary sewer, water main, gas, oil, or electric transmission line, or other facilities in connection therewith shall be laid out, constructed, opened, or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon, except in accordance with the provisions of this Ordinance.

103.4 No lot in a proposed subdivision or land development may be sold, and no zoning and/or building permit to erect any building, structure or other improvements upon land in a subdivision or land development may be issued unless and until each of the following conditions are met:

- (a) The plans and application have been granted final approval by the Township Planning Commission.
- (b) The applicant has posted a form of financial security, acceptable to the Board of Supervisors, which guarantees that all Required Improvements shall be subsequently constructed within a defined period of time.
- (c) The final plan, as approved, is filed and recorded with the Luzerne County Recorder of Deeds in conformance to Section 502 of this Ordinance.

SECTION 104 EFFECT OF ORDINANCE CHANGES UPON PLANS

104.1 PENDING ACTION

From the time an application for approval of a plat, whether preliminary or final, is duly filed as provided in this Ordinance, and while such application is pending approval or disapproval, no change or amendment to the Township subdivision or other governing ordinance or plan shall affect the decision on such application adversely to the Applicant and the Applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application was duly filed. In addition, when a preliminary application has been duly approved, the Applicant shall be entitled to final approval in accordance with the terms of the approved preliminary application as hereinafter provided. However, if an application is properly and finally denied, any subsequent application shall be subject to the intervening change in governing regulations.

104.2 PROJECT COMPLETION AND EFFECT OF LITIGATION

When an application for approval of a plat, whether preliminary or final, has been approved under the terms of this Ordinance without conditions or approved by the applicant's acceptance of conditions, no subsequent change or amendment to the subdivision or other governing ordinance or plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from such approval. The five-year period shall be extended for the duration of any litigation, including appeals, which prevent the commencement or completion of the development, and for the duration of any sewer or utility moratorium or prohibition which was imposed subsequent to the filing of an application for preliminary approval of a plat. In the event of an appeal filed by any party from the approval or disapproval of a plat, the five-year period shall be extended by the total time from the date the appeal was filed until a final order in such matter has been entered and all appeals have been concluded and any period for filing appeals or requests for reconsideration have expired. Provided, however, that no extension shall

be based upon any water or sewer moratorium which was in effect as of the date of the filing of a preliminary application.

104.3 FIVE YEAR COMMENCEMENT PERIOD

Where final approval is preceded by preliminary approval, the aforesaid five (5) year period shall be counted from the date of the preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the governing ordinances or plans in existence at the time when the application for such approval was duly filed.

104.4 SUBSTANTIALLY COMPLETED IMPROVEMENTS

Where the landowner has substantially completed the Required Improvements as depicted upon the final plat within the aforesaid five (5) year limit, or any extension thereof as may be granted by Planning Commission, no change to a Township ordinance or plan enacted subsequent to the date of filing of the preliminary plat shall modify or revoke any aspect of the approved final plat pertaining to density, lot, building, street or utility location.

104.5 INSTALLATION OF IMPROVEMENTS BEYOND FIVE (5) YEARS

In the case of a preliminary plat calling for the installation of improvements beyond the five (5) year period, a schedule shall be filed by the landowner with the preliminary plat delineating all proposed sections as well as deadlines within which applications for final plat approval of each section are intended to be filed. Such schedule shall be updated annually by the Applicant on or before the anniversary of the preliminary plat approval, until final plat approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to approval of the Planning Commission in its discretion.

104.6 PHASES

Each phase in any residential subdivision or land development, except for the last phase, shall contain a minimum of twenty-five (25%) percent of the total number of dwelling units as depicted on the preliminary plan, unless a lesser percentage is approved by Planning Commission in its discretion. Provided the landowner has not defaulted with regard to or violated any of the conditions of the preliminary plat approval, including compliance with landowner's aforesaid schedule of submission of final plats for the various sections, then the aforesaid protections afforded by substantially completing the improvements depicted upon the final plat within five (5) years shall apply and for any section or sections, beyond the initial phase, in which the Required Improvements have not been substantially completed within said five (5) year period the aforesaid protections shall apply for an additional term or terms of three (3) years from the date of final plat approval for each phase.

104.7 FAILURE OF COMPLIANCE BY LANDOWNER

Failure of landowner to adhere to the aforesaid schedule of submission of final plats for the various sections shall subject any such section to any and all changes to subdivision or other governing ordinance or plan enacted by the Township subsequent to the date of the initial preliminary plan submission.

SECTION 105 RESUBDIVISION OF LAND

A revision or resubdivision of a plan of record and/or lot of record shall be considered as a new subdivision and shall come under the jurisdiction of this Ordinance.

SECTION 106 INTERPRETATION

In the interpretation and application, the provisions of this Ordinance shall be held to the minimum requirements for the promotion of the public health, safety and general welfare. When provisions, standards and specifications of this Ordinance differ from those of any other ordinance, statute or regulation, the more restrictive or higher standards shall apply.

The provisions of this Ordinance are not intended to abrogate any private easement, covenant or any other restriction of record, provided that where the provisions of this Ordinance are more restrictive or impose higher standards or regulations than such easement, covenant, or other restriction, the applicable provisions of this Ordinance shall govern.

SECTION 107 MODIFICATION OF REQUIRED STANDARDS

107.1 The provisions of this Ordinance are intended as a minimum standard for the protection of the public health, safety, and welfare. If the literal compliance with any mandatory provision of these regulations is shown by the applicant, to the satisfaction of the Planning Commission, to be unreasonable or to cause undue hardship as it applies to a particular property; or, if the applicant shows that an alternative proposal will allow for equal or better results, the Planning Commission may grant a waiver from such mandatory provision so that substantial justice may be done and the public interest secured while permitting the reasonable utilization of the property. However, the granting of a waiver/modification shall not have the effect of making null and void the intent and purpose of this Ordinance.

107.2 All requests for waivers/modifications shall be in writing, shall accompany and be made a part of the development application, and shall include:

- A. The specific sections of this Ordinance in question.
- B. Provisions for the minimum modification necessary as an alternate to the requirements.
- C. Justification for the waiver/modification, including the full grounds and facts of unreasonableness or hardship.

107.3 All proposals for waiver/modification of provisions or requirements of this Ordinance shall require final approval by the Planning Commission.

107.4 If the request is denied, the applicant shall be notified in writing of the basis for denial. Based upon vested authority, if the Planning Commission grants the request, the final record plan shall include a note which identifies the waiver/modification as granted. The Planning Commission shall keep a written record of all actions on all requests for waivers/modifications.

SECTION 108 FEES

108.1 ESTABLISHMENT OF FEES

The Dallas Township Board of Supervisors shall establish by resolution, a fee schedule for subdivision and land development applications. Said fees schedule shall cover all costs incurred by the Township associated with the processing and review of all plans and documents and all plan and document revisions. Such cost may include, but not be limited to, Township administrative costs and the reasonable and necessary charges by the Township's professional consultants as defined and authorized by §503(1) and §510(g) of the Pennsylvania Municipalities Planning Code. Professional consultants, shall include, but shall not be limited to, architects, attorneys, certified public accountants, engineers, geologists, land surveyors, landscape architects, and planners.

108.2 APPLICATION FEES

In accordance with the adopted fee schedule, an applicant, at the time of the filing an application shall pay to the Township the required fee representing the administrative fee for filing said application. Said fee shall be separate and distinct from review and inspection fees.

108.3 REVIEW AND INSPECTION FEES

At the time of the filing of any application, the applicant shall pay to the Township a fee deemed sufficient to cover the cost of:

- A. Reviewing compliance with ordinance requirements and engineering details.
- B. Inspecting property for the site for conformance.
- C. Evaluating cost estimates of Required Improvements.
- D. Inspection of Required Improvements during installation.
- E. Final inspection or reinspection on completion of installation of Required Improvements.
- F. Fees charged for other related consulting services.
- G. Any other review costs incurred by the Township.

108.4 SUPPLEMENTAL FEES AND ADJUSTMENT

If the review fees collected at the time of application are not sufficient to cover the cost of engineering services and other related professional consulting services incurred by the Township, an additional fee shall be collected from the applicant prior to any action on the plan. If after Township action on the plan, any review fees remain, there shall be a refund made to the applicant of the balance within thirty (30) days of action on the plan.

108.5 COUNTY FEES

The applicant shall also be required to pay for all required fees for review and comment by the Luzerne County Planning Commission.

108.6 FILING DATE AND PAYMENT OF FEES

A completed application and plans for any proposed subdivision or land development shall not be considered as filed until all fees are paid and all applications are properly signed.

SECTION 109 PENALTIES

109.1 PREVENTIVE REMEDIES

In addition to other remedies, the Township may institute and maintain appropriate actions by law or 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 to 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.

The Township may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Ordinance. The 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 the current owner had actual or constructive knowledge of the violation.

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

As an additional condition for the issuance of a permit or 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.

109.2 JURISDICTION

District Justices shall have initial jurisdiction in proceedings brought hereunder of Dallas Township, Luzerne County.

109.3 ENFORCEMENT REMEDIES

Any person, partnership or corporation who or which has violated the provisions of this Ordinance, shall upon being found liable therefor under civil enforcement proceedings, commenced by the municipality, pay a judgment of not more than \$500.00 plus all court costs, including reasonable attorney fees incurred by the municipality as a result of such proceedings. No judgment shall be commenced or be imposed, levied or payable until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the municipality may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation.

Nothing contained within this Section shall be construed or interpreted to grant any person or entity other than the municipality the right to commence action for enforcement pursuant to this Section.

SECTION 110 AMENDMENT PROCEDURE

The regulations set forth in this Ordinance may, from time to time, be amended by the Dallas Township Board of Supervisors. The following requirements shall be observed prior to enacting any amendments to this Ordinance.

- A. A public hearing on the proposed amendment shall be held by the Board of Supervisors pursuant to public notice as defined, and in accordance with the Pennsylvania Municipalities Planning Code, Act 247, Article V, §505(a).
- B. In the case of an amendment other than that prepared by the Planning Commission, the Board of Supervisors shall submit such amendment to the Planning Commission not less than thirty (30) days prior to the public hearing.
- C. The proposed amendment shall be submitted to the Luzerne County Planning Commission not less than thirty (30) days prior to the public hearing.
- D. The proposed amendment shall not be enacted unless public notice is given which shall include the time and place of the meeting at which passage will be considered and a reference to a place within the municipality where copies of the proposed

amendment may be examined without charge or obtained for a charge not greater than the cost of reproduction.

- E. Public notice of the proposed amendment shall include the full text thereof or the title and a brief summary, prepared by the municipal solicitor, setting forth all the provisions in reasonable detail. If the full text is not provided, a copy shall be supplied to the newspaper in which the public notice is placed and an attested copy shall be placed on file at the Luzerne County Law Library.
- F. Within thirty (30) days following the adoption of an amendment to this Ordinance, the Township shall forward a certified copy of the amendment to the Luzerne County Planning Commission in accordance with the Pennsylvania Municipalities Planning Code, Act 247, Article V, §505(b).

SECTION 111 PENNSYLVANIA MUNICIPALITIES PLANNING CODE
AMENDMENTS

The provisions of this Ordinance that only reference provisions of the Pennsylvania Municipalities Planning Code shall be deemed to be automatically superseded and replaced by any applicable amendments to such provisions of the Pennsylvania Municipalities Planning Code at the date such amendments become effective as State law.

SECTION 112 APPEALS TO COURT

Decisions rendered by the Planning Commission may be appealed to a Court of proper jurisdiction in accordance with the procedures, provisions and time limitations as contained in Article X-A of the Pennsylvania Municipalities Planning Code, Act 247, as amended.

SECTION 113 CONFLICTS WITH OTHER ORDINANCES

All Ordinances, or any parts thereof, which are inconsistent or in conflict with this Ordinance, are hereby repealed to the extent of such conflict.

SECTION 114 SEVERABILITY

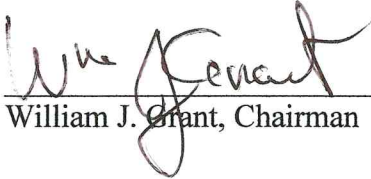
The provisions of this Ordinance are severable. If any part of this Ordinance is declared to be unconstitutional, illegal or invalid, the validity of the remaining provisions shall be unaffected thereby. It is the intention of Dallas Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid part not been included.

SECTION 115 EFFECTIVE DATE


This Ordinance shall become effective five (5) days after it is enacted.

ENACTED AND ORDAINED THIS 22nd day of March, 2023

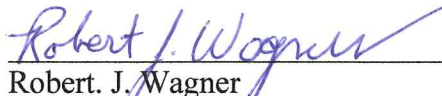
DALLAS TOWNSHIP BOARD OF SUPERVISORS



William J. Grant, Chairman



Elizabeth A. Martin, Vice Chairman



Robert J. Wagner

Attest: 

K. Gary Kirk, Secretary/Treasurer

Seal:

ARTICLE 2 DEFINITIONS

SECTION 201 GENERAL INTERPRETATION

Words used in the present tense include the future. Words in the masculine gender include the feminine and the neuter. The singular includes the plural, and the plural the singular. The word "may" is permissive. When used in this Ordinance, the following words, terms and phrases shall have the following meanings, unless expressly stated otherwise, or unless the context clearly indicates otherwise.

SECTION 202 TERMS OR WORDS NOT DEFINED

When terms, phrases, or words are not defined, they shall have the meaning as defined in The Complete Illustrated Book of Development Definitions Fourth Edition 2015 (H. S. Moskowitz, C. G. Lindbloom, D. Listokin, R. Preiss, D.H. Merriam) or if not defined therein, they shall have their ordinarily accepted meanings or such as the context may imply.

SECTION 203 DEFINITION OF TERMS

For the purpose of this Ordinance, the following words, terms, and phrases have the meaning indicated herein:

ABUT: Next to or adjacent to, and includes the words "directly across from streets, natural features, and rights-of-way."

ACRE: 43,560 square feet.

ADJACENT: A state of being side by side, next to, adjoining, contiguous, or abutting one to another, and includes the words "directly across from streets, natural features, and rights-of-way."

ADMINISTRATOR: The Zoning Officer for Dallas Township is designated as the Administrator under this Ordinance. The Administrator is authorized to accept and receive subdivision and land development plans and applications for and on behalf of Dallas Township.

ALLEY: A public or private right-of-way affording secondary means of access to abutting property.

APPLICANT: A landowner or developer who has filed an application for a subdivision or land development, including his heirs, successors and assigns.

BASE FLOOD ELEVATION: The highest elevation, expressed in feet above mean sea level, of the flood waters of a 100-Year Flood, as projected and delineated upon the most recent official Flood Insurance Rate Map, published by the Federal Emergency Management Agency.

BLOCK: A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways or any other barrier to the continuity to development.

BOARD OF SUPERVISORS: The Dallas Township Board of Supervisors, Luzerne County, Pennsylvania.

BUILDING: Any structure built for the support, shelter, or enclosure of persons, animals, or property of any kind.

BUILDING SETBACK LINE: The minimum distance as required in the Zoning Ordinance between any building or structure, to the front, rear, or side property.

CARTWAY (ROADWAY): The portion of a street right-of-way paved or unpaved intended for vehicular use, including the travelway and shoulders.

CATCH BASIN: An inlet designated to intercept and redirect surface stormwater.

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

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

COMMUNITY ASSOCIATION: A non-profit organization comprised of homeowners or property owners, the function of which is to maintain and administer property owned in common by members of the association or by the association, to protect and enhance the value of the property owned individually by each of the members. Homeowners' Associations and Condominium Associations are types of Community Associations.

COMPREHENSIVE PLAN: The most recent Comprehensive Plan, and any amendments thereto, as adopted by the Dallas Township Board of Supervisors and prepared pursuant to Article III of the Pennsylvania Municipalities Planning Code.

CONDOMINIUM: Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those separate portions, in accordance with the Pennsylvania Uniform Condominium Act 1980-82, as amended.

CONSERVATION EASEMENT: A right or interest in land granted primarily for the preservation of the land in its undeveloped state but which may allow limited compatible uses such as agriculture and forestry.

CONSTRUCTION PLANS: The maps or drawings accompanying a subdivision or land development plan and showing the specific location and design of improvements to be installed in accordance with the requirements of this Ordinance and in accordance with any terms or conditions as set forth by the Planning Commission.

COUNTY: Luzerne County, Pennsylvania.

COUNTY PLANNING COMMISSION: The Luzerne County Planning Commission.

COVENANT: A restriction on the use of land usually set forth in the deed. A covenant usually runs with the land and the restrictions thereunder are binding upon subsequent owners.

CRITICAL AREA: An area with one or more of the following characteristics: (1) slopes in excess of fifteen percent; (2) flood plain and/or wetlands; soils classified as having a high-water table; (3) soils classified as highly erodible, subject to erosion or highly acidic; (4) land incapable of meeting percolation requirements.

CULVERT: A drain, ditch, or conduit not incorporated in a closed system that carries storm drainage water under a driveway, roadway, or railroad.

DAMA: The Dallas Area Municipal Authority.

DEDICATION: The deliberate appropriation of land by its owner for any general and public use, reserving to himself no other rights than those that are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

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

DEVELOPMENT: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

DEVELOPMENT PLAN: The provisions for development included within an application for a subdivision and/or land development, including all covenants relating to use, location and bulk of buildings and other structure intensity of use or density of development, streets, ways and parking facilities, common open space, easements and public facilities. The phrase "development plan" shall mean the written and graphic materials referred to in this definition.

DISTRICT OR ZONING DISTRICT: A portion of the territory of the Township within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.

DISTURBANCE: Any action which results in the cutting or removal of vegetation on any land, and/or which results in the turning, displacement, grading or removal of any soil.

DISTURBED AREA: Any area of land on which the vegetation has been cut or removed, and/or where the soil has been turned, displaced, graded or removed.

DRAINAGE: (1) Surface water runoff; (2) The removal of surface water or groundwater from land by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development.

DRAINAGE EASEMENT: An easement required for the installation of stormwater sewers or drainage ditches, and/or required for the preservation or maintenance of a natural stream or water course or other drainage facility.

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, land development, or contiguous land areas.

DRIVEWAY: A privately owned and constructed vehicular access from an approved private or public road into a lot or parcel having a frontage on the road.

DWELLING: A building or portion thereof used exclusively for residential purposes, including one-family, two-family, and multiple-family dwellings, but not including hotels and boarding houses and dormitories.

DWELLING, MULTIFAMILY: A single building containing three (3) or more individual dwelling units entirely separated by vertical walls or horizontal floors, unpierced except by access to the outside or to a common cellar.

DWELLING, SINGLE-FAMILY, ATTACHED (TOWNHOUSE): A one family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one (1) or more vertical common fire-resistant walls.

DWELLING, SINGLE-FAMILY, DETACHED: A residential building containing not more than one (1) dwelling unit.

DWELLING, TWO FAMILY: A residential building containing two (2) dwelling units entirely separated from each other by vertical walls or horizontal floors, excluding possible common access to enter/exit the building or for access to a common cellar or basement.

DWELLING UNIT: One (1) or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one (1) family with separate bathroom, toilet and sanitary facilities and facilities for cooking and sleeping for exclusive use by the family residing therein.

EARTH DISTURBANCE ACTIVITY: Any construction or other activity which disturbs the surface of the land including but not limited to excavations, embankments, land development, subdivision development, mineral extraction and the moving, depositing or storing of soil, rock or earth.

EASEMENT: A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

ENGINEER: A registered professional engineer licensed and registered as such by standards established by the Commonwealth of Pennsylvania.

FINAL APPROVAL: Last official action of the Planning Commission granting approval of a subdivision or land development which has been granted preliminary approval, after all conditions and requirements have been met, including as applicable, the posting of an improvement bond to guarantee the installation of all Required Improvements.

FINANCIAL SECURITY: A financial guarantee which facilitates final plan approval and as in conformity with Article 7.

FLAG LOT: A lot with access to the bulk of the lot provided by a narrow corridor from the adjoining public road.

FLOOD: A temporary condition of partial or complete inundation of normally dry land areas occurring from the overflow of inland waters and/or the unusual and rapid accumulation of runoff and surface waters from any source.

FLOOD FRINGE: The portion of a 100-Year Flood Plain outside of the Floodway, as delineated upon the most recent Flood Hazard Boundary Maps as published by the Federal Emergency Management Agency.

FLOOD HAZARD BOUNDARY MAP: The most recent map, as published by the Federal Emergency Management Agency, which delineates the boundaries of the Floodway and Flood Fringe of a 100-Year Flood Plain.

FLOOD INSURANCE RATE MAPS: The most recent map, as published by the Federal Emergency Management Agency, which delineates areas of special flood hazards, base flood elevations and applicable risk premium zones of a 100-Year Flood Plain.

FLOOD PLAIN (100-YEAR FLOOD PLAIN): Areas of land which are subject to inundation by waters of a one-hundred (100) year flood. The source of delineating the boundaries of a one-hundred (100) year flood plain shall be based upon the most recent maps of the Flood Insurance Administration.

FLOODPROOFING: A combination of structural provisions, changes or adjustments to properties and structures subject to flooding for the reduction or elimination of flood

damage to properties, water and sanitary facilities and other utilities, structures and the contents of buildings.

FLOODWAY: The portion of a 100-Year Flood Plain, as delineated upon the most recent Flood Hazard Boundary Maps as published by the Federal Emergency Management Agency, which is designated to carry and discharge water and flow of a 100-Year Flood without increasing the water surface elevation by more than one (1) foot at any given point.

GOVERNING BODY: The Dallas Township Board of Supervisors.

GRADE: The slope of a road, street or other public or private way, specified in percentage (%) terms.

GRADING: Any stripping, gutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

HIGHWAY OCCUPANCY PERMIT: A permit, issued by Dallas Township, the PennDOT and/or the Luzerne County Road and Bridge Department, which authorizes access from a parcel of land onto a street or highway which is under its jurisdiction.

HOMEOWNERS ASSOCIATION: A non-profit organization comprised of homeowners or property owners, planned and operated under negotiated and approved rules and regulations, for the purpose of administering the needs of residents through the maintenance of community owned property. This term is synonymous with property owners association.

IMPACT ANALYSIS: A study, which may be required by the Planning Commission prior to approval of a subdivision or land development to determine the potential impact of a proposed development on activities, utilities, traffic generation and circulation, surrounding land uses, community facilities, environmental features, critical areas, the health, safety and welfare of residents and other factors directly, indirectly or potentially affected. The landowner and/or applicant shall be responsible for all costs related to the any and all reports and/or studies required by the Planning Commission under or within the context of the term "Impact Analysis." The landowner and/or applicant shall also be responsible to fully reimburse the Township for any engineering and/or other consulting fees which are incurred for the review of any required studies or reports.

IMPROVEMENT BOND: Financial security which may be accepted by the Township to guarantee the installation of all Required Improvements, which includes a letter of irrevocable credit, a cash deposit, an escrow agreement or other similar collateral or surety agreements as approved by the Township.

IMPROVEMENTS: Man-made physical additions, alterations and/or changes including grading, filling or any earth disturbance activity which becomes part of, placed upon, or is affixed to real estate.

LAND DEVELOPMENT: The improvement of one lot or two (2) 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.

(C) A subdivision of land.

(D) The conversion of an existing single-family detached dwelling or single family semidetached dwelling into more than three (3) residential units. Any conversion, described above that is intended to be a condominium, shall be exempt from classification as a land development.

(E) Any nonresidential use of land, with or without structures, excluding agricultural use of land.

(F) The development of a mobile home park or the expansion of an existing mobile home park within the context of the definition of said term as contained within this Ordinance.

(G) Any nonresidential use of land which does not exceed 10,000 square feet of land disturbance is not considered a Land Development.

LAND DEVELOPMENT: MAJOR: A land development which does not qualify or classify as a minor land development.

LAND DEVELOPMENT: MINOR: A development of a parcel of land which contains not more than two (2) detached single family residential structures, whether developed initially or cumulatively.

LAND SURVEYOR: A person who is licensed and registered by the Commonwealth of Pennsylvania, which qualifies said person to perform accurate field measurements including the description and definition of land boundaries.

LANDOWNER: The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other persons having a proprietary interest in land, shall be deemed to be a landowner for the purpose of this Ordinance.

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

LOT AREA: The total area within the lot lines of a lot, excluding any street rights-of-way.

LOT, CORNER: A lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.

LOT COVERAGE: That portion of the lot that is covered by buildings and structures.

LOT DEPTH: The distance measured from the front lot line to the rear lot line.

LOT, DOUBLE FRONTAGE: A lot extending between and having frontage on two streets with vehicular access limited to one street. If the streets are of different classification vehicular access is limited to the street of the lesser classification.

LOT, FLAG: A lot with access to the bulk of the lot provided by a narrow corridor from the adjoining public road.

LOT FRONTAGE: The length of the front lot line measured at the street right-of-way line.

LOT INTERIOR: A lot other than a corner lot.

LOT LINE: A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.

LOT LINE ADJUSTMENT: A minor subdivision involving the revision or deletion of one or more lot lines in such a way that all of the following are true:

- A. No new lots will be created beyond what was previously approved.
- B. No additional street segments or significant changes in alignment are proposed other than what was previously approved.
- C. No additional nonconformities will be created under the Township Zoning Ordinance.
- D. No new land development will occur other than a land development that was previously approved.

LOT LINE, FRONT: The lot line separating a lot from a street right of way.

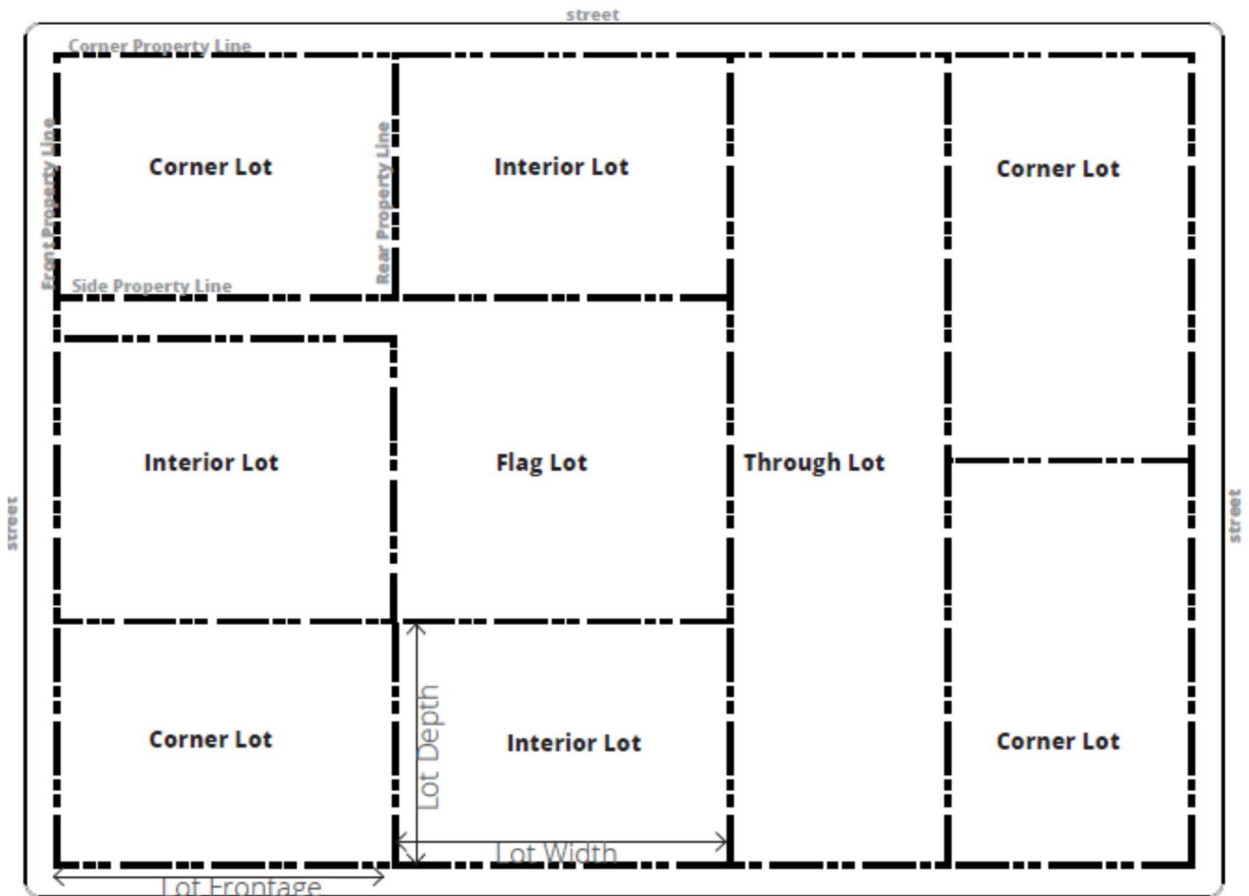
LOT LINE, REAR: The lot line opposite and most distant from the front lot line, or in the case of triangular or otherwise irregularly shaped lots, a line ten feet in length entirely within the lot, parallel to and at a maximum distance from the front lot.

LOT LINE, SIDE: Any lot line other than a front or rear lot line.

LOT, MINIMUM AREA OF: The smallest lot area established by the Zoning Ordinance on which a use or structure may be located in a particular zoning district.

LOT, THROUGH: A lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot.

LOT WIDTH: The horizontal distance between the side lot lines measured at the minimum prescribed front yard setback line, unless otherwise stated or as may be specified in this Ordinance. In the event of a curved lot line, such lot width at the minimum prescribed front yard setback line shall be measured along the curve. In the case of flag lots, the width measurement shall not include the access corridor but shall be made on the main portion of the lot.



MOBILE HOME: A transportable, single-family dwelling intended for permanent occupancy, and contained in one unit, or two units designed to be joined into one integral unit, 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 with or without a permanent foundation when connected to required utilities.

MOBILE HOME, ABANDONED: A mobile home is deemed to be an abandoned mobile home when: (1) the private owner of a mobile home located in a mobile park vacates the mobile

home with no intention to return; or, (2) a mobile home owned by the owner/operator of a mobile home park is uninhabitable.

MOBILE HOME LOT: A parcel of land in a mobile home park, improved with the necessary utility connection and other appurtenances necessary for the erection thereon of a single mobile home, which is leased or rented by the park owner to the occupants of the mobile home erected on the lot.

MOBILE HOME PARK: A site with Required Improvements and utilities for the long-term placement of mobile homes which may include services and facilities for the residents.

MULTIPHASE DEVELOPMENT: A development project that is proposed to be constructed in stages at the time of preliminary approval, with each stage being capable of existing independently of the others.

MUNICIPALITY: Dallas Township, Luzerne County, Pennsylvania.

NATURAL DRAINAGE FLOW: The pattern of surface and stormwater drainage from a particular site before the construction or installation of improvements or prior to any regrading.

NONCONFORMING LOT: A lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of the Zoning Ordinance, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.

NONCONFORMING STRUCTURE OR BUILDING: A structure or building the size, dimensions or location of which was lawful prior to the adoption, revision or amendment to the Zoning Ordinance, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.

NONCONFORMING USE: A use or activity which was lawful prior to the adoption, revision or amendment of the Zoning Ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.

OFFICIAL MAP: The Municipal Map adopted by Ordinance conclusively showing the location of the lines of existing and proposed public streets, watercourses, and public grounds including the widening, narrowing, extension, diminution, opening or closing of the same, for the entire Township.

OFFICIAL SOIL MAP: Soil survey maps of Luzerne County as provided by the Luzerne Conservation District.

OFFICIAL SOILS INTERPRETATION: The written description of soil types and their characteristics and accompanying maps based upon soil survey maps of Luzerne County as provided by the Luzerne Conservation District.

ONE HUNDRED (100) YEAR FLOOD: A flood that, on the average, is likely to occur once every one hundred (100) years and has a one (1) percent chance of occurring each year.

ONE HUNDRED (100) YEAR FLOOD PLAIN: The areas within the Township that have a one (1) percent chance of being flooded in any given year based upon the most recent data and maps as provided by the Federal Emergency Management Agency.

OPEN SPACE, COMMON: Land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development and may include complementary structures and improvements which are deemed appropriate to the development.

ORDINANCE: The Dallas Township Subdivision and Land Development Ordinance, and any amendments thereto.

PA DEP: The Pennsylvania Department of Environmental Protection.

PennDOT: The Pennsylvania Department of Transportation.

PERFORMANCE GUARANTEE: A written instrument which may be accepted by the Board of Supervisors to guarantee the installation of all Required Improvements, which shall provide for the deposit with the Township of financial security in an amount sufficient to cover the costs of any improvements or common amenities including, but not limited to, roads, sanitary sewage facilities, water supply and distribution facilities, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements and buffer or screen planting which may be required.

PERSON: An individual, partnership, organization association, trust, or corporation. When used in a provision, "person" shall include the members of such partnership, the trustees of such trust, and the officers of such organization association, or corporation.

PLAN OR PLAT: A map or drawing indicating the subdivision or resubdivision of land or a land development which in its various stages of preparation includes the following:

- A. 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 proposal to be used as a basis for consideration by the Township.
- B. PRELIMINARY PLAN: A complete plan identified as such with the wording Preliminary Plan in the title, with a qualified professional's seal, accurately showing proposed streets and lot layout and such other information as required by

this Ordinance, such plan having been prepared by a qualified professional (see definition of Qualified Professional).

- C. FINAL PLAN: A complete and exact plan identified as such with the wording Final Plan in the title, with a qualified professional's seal (see definition of Qualified Professional) affixed and prepared for official recording as required by this Ordinance to define property rights, proposed streets and other improvements.
- D. RECORD PLAN: The copy of the final plan which contains the original endorsements of the Township and which is intended to be recorded with the County Recorder of Deeds.

PLANNING COMMISSION: The Planning Commission of Dallas Township.

PRIVATE: Not publicly owned, operated, or controlled.

PROFESSIONAL CONSULTANT (S): A person or persons who provide expert or professional advice, including but not limited to architects, attorneys, certified public accountants, engineers, geologists, land surveyors, landscape architects or planners.

PUBLIC HEARING: A formal meeting held pursuant to public notice intended to inform and obtain public comment, prior to taking action on a particular subject.

PUBLIC NOTICE: A notice published once each week for two (2) successive weeks in a newspaper of general circulation in Township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty days and the second publication shall not be less than seven days from the date of the hearing.

QUALIFIED PROFESSIONAL: An individual authorized to prepare plans pursuant to §503(1) of the MPC which states that plats and surveys shall be prepared in accordance with the act of May 23, 1945 (P.L. 913, No. 367), known as the "Engineer, Land Surveyor and Geologist Registration Law," except that this requirement shall not preclude the preparation of a plat in accordance with the act of January 24, 1966 (P.L. 1527, No. 535), known as the "Landscape Architects Registration Law," when it is appropriate to prepare the plat using professional services set forth in the definition of the "practice of landscape architecture" under section 2 of that act.

REQUIRED IMPROVEMENTS: Improvements, common amenities and infrastructure elements, the completion of which is required as a condition of final approval, and with respect to which a financial guarantee shall be provided in conformity with Article 7, including, but not limited to, roads, sanitary sewage facilities, water supply and distribution facilities, stormwater detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements and buffer or screen planting.

RESUBDIVISION: A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved therein for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

RETAINING WALL: A structure constructed to hold back or support an earthen bank.

REVERSE SUBDIVISION: A subdivision, the purpose of which is to combine two or more adjacent tracts or parcels of land owned by the same person into one lot.

RIGHT-OF-WAY: A defined and designated area for vehicular or pedestrian traffic, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, lane, or alley, and including both cartway and shoulders.

SANITARY SEWER: Pipes that carry only domestic or commercial sewage and into which storm, surface and ground waters are not intentionally admitted.

SEDIMENTATION: The depositing of earth or soil that has been transported from its site of origin by water, ice, wind, gravity or other natural means as a product of erosion.

SEPTIC SYSTEM: An underground system with a septic tank used for the decomposition of domestic wastes, in which bacteria in the wastes decompose the organic matter, and the sludge settles to the bottom. The effluent flows through drains into the ground. Sludge is pumped out at regular intervals.

SEPTIC TANK: A watertight receptacle that receives the discharge of sewage from a building, sewer or part thereof, and is designed and constructed so as to permit settling of solids from this liquid, digestion of the organic matter, and discharge of the liquid portion into a disposal area.

SEWAGE DISPOSAL SYSTEM:

- A. CENTRALIZED: A publicly or privately owned and operated utility system or other system designed to collect, centrally treat (with a sewage treatment plant or similar process) and dispose of sewage from users in compliance with regulations of the appropriate state agency and of the Township.
- B. 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 and disposal of the sewage on one or more lots, or at any other site, by on-site subsurface (into the soil) disposal systems and techniques in compliance with regulations of the appropriate state agency and of the Township.
- C. INDIVIDUAL (ON-LOT): A utility system or other system designed to collect and to biochemically treat sewage into the soil within the boundaries of an individual lot.

SEWAGE TREATMENT PLANT: A sanitary sewage collection and treatment system meeting the requirements of the PA DEP in which sewage is carried from individual lots or dwelling units by a system of pipes to a central treatment and disposal facility or system which may be publicly or privately owned and operated, and which uses mechanical, biological and chemical processes to treat and dispose of domestic sewage in accord with PA DEP Rules and Regulations involving an effluent discharge to surface waters.

SHOULDER: The improved portion of a street immediately adjoining the travelway.

SIGHT DISTANCE: The length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic.

SITE: A plot or parcel of land or combination of contiguous lots or parcels of land.

SOIL EROSION AND SEDIMENTATION CONTROL PLAN: A plan that indicates necessary land treatment measures, as approved by the Luzerne County Conversation District, designed to effectively minimize soil erosion and sedimentation.

STORM SEWER: A pipe that collects and transports rainwater, surface water, and other liquid waste exclusive of sewage.

STREET: A public or private thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, parkway, drive, lane, boulevard, highway, road and alley.

- A. Arterial: Arterials are designed primarily to carry traffic and generally should not provide access to land which would interfere with their primary traffic functions. They are also designed for medium to heavy volumes at moderately high speeds with very restricted vehicular access to abutting properties.
- B. Collector Street: Collector streets are designed to carry a moderate volume of traffic between local streets and arterials, and provide only limited vehicular access to the abutting properties.
- C. Local Street: Local streets provide direct access to abutting properties and provide routes to collector streets.
- D. Loop Street: A local street that has its only ingress and egress at two points along the same collector street of its origin.
- E. Marginal Access Street: A type of local street parallel and adjacent to an arterial or collector streets that provides access to abutting properties.
- F. Cul-De-Sac: A local street with a single common ingress and egress and with a turnaround located at its end.

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

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

Provided further that any proposed Lot Line Adjustment as so defined in this Ordinance for the purpose of the unification of two (2) more lots into a single lot shall constitute a Subdivision.

- A. Subdivision: Major: Any subdivision which does not qualify or classify as a minor subdivision.
- B. Subdivision: Minor: A subdivision of a parcel of land into not more than three (3) lots, including the existing lot of record, which has direct access to and fronts upon an existing public street or road and does not require any expenditures for the extension of any street or the extension or creation of any public improvements, does not adversely affect the remainder of the parcel or adjoining property and does not conflict with the Comprehensive Plan.
- C. Subdivision; Minor: Also See Lot Line Adjustment.

TRAVELWAY: The portion of the cartway used for normal movement of vehicles.

WATER TABLE: The upper surface of groundwater, or that level below which the soil is seasonally saturated with water.

WATERCOURSE: A permanent or intermittent stream, river, brook, creek, or channel or ditch for collection and conveyance of water, whether natural or man-made.

WATERCOURSE, NATURAL: Any stream, creek, river, channel or similar waterway in which water flows in a definite direction or course, either continuously or intermittently, and has a definite channel, bed, and banks.

WETLANDS: Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas. Said areas shall also meet the most current applicable state and federal regulations by the PA DEP and the U.S. Army Corps of Engineers.

YARD: An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward except as may be specifically provided in the Zoning Ordinance.

Front Yard: A space extending the full width of the lot between any building and the front lot line, and measured perpendicular to the building at the closest point to the front lot line.

Rear Yard: A space extending across the full width of the lot between the principal building and the rear lot line, and measured perpendicular to the building to the closest point of the rear lot line.

Side Yard: A space extending from the front yard to the rear yard between the principal building and the side lot line measured perpendicular from the side lot line to the closest point of the principal building.

ZONING OFFICER: An administrative officer authorized to administer the literal terms and provisions of the Zoning Ordinance.

ZONING ORDINANCE: The governing Zoning Ordinance of Dallas Township and any amendments thereto.

ZONING PERMIT: A permit issued indicating that a proposed use, building or structure is in accordance with the Zoning Ordinance which authorizes an applicant to proceed with said use, building.

ARTICLE 3 PROCEDURAL REQUIREMENTS

SECTION 301 REVIEW AND APPROVAL PROCESS

The submission and review process for subdivision and land development applications shall be in accordance with the following:

- A. Sketch Plan - Sketch plans are not required but are very strongly encouraged for all types of major subdivisions and land developments to facilitate the formal plan submission and review process.
- B. Preliminary Plans for Major Subdivisions/Land Developments – Major subdivisions/land developments require preliminary and final approval. Preliminary plans cannot be approved until all the requirements of this Ordinance are satisfied by detail on the plans or conditions of approval for such compliance are applied. The approval of the Preliminary Plan permits the applicant to submit a Final Plan for review in conformance to Section 501.2 of this Ordinance.
- C. Final Plans for Major Subdivisions/Land Developments - Final plans for major subdivisions/land developments cannot be submitted until all conditions of approval have been satisfied, and lots in the subdivision cannot be sold until final plan approval is granted. The Applicant shall provide a financial guarantee for the completion of all Required Improvements in conformance with Article 7.
- D. Minor Subdivisions/Land Developments - Minor subdivisions require only final plan approval.

The applicant or a duly authorized representative shall attend all meetings where any submitted plan is on the agenda. No action will be taken in the absence of the applicant or representative, and failure of appearance shall constitute grounds for denial of the application if the time for Township action is due to expire.

SECTION 302 SKETCH PLAN REVIEW

Prior to submitting a major subdivision application or a land development application, the applicant is encouraged, but not required, to submit a sketch plan to the Planning Commission in accordance with the process and procedures as set forth herein. The submission and review of a sketch plan shall not constitute the filing of an application for plan review and approval of a subdivision or land development. The purpose of the Sketch Plan is to:

- A. Avoid costly revisions to detailed Preliminary Plans prepared before a general consensus on the layout is reached with the Township.

- B. Identify the overall objectives of the applicant’s development using a diagrammatic approach showing broad areas of development.
- C. Assist applicants and officials to develop a better understanding of the property.
- D. Establish an overall design approach that respects its special or noteworthy features, while providing for the density permitted under the Zoning Ordinance.
- E. Ensure that the plan generally conforms with the provisions of this Ordinance.
- F. Demonstrate compliance with any design parameters deemed necessary by the Township for conformance to objectives as set forth Article 1 of this Ordinance.

Planning Commission shall provide advice and comment on the necessary requirements to achieve conformity to the standards and provisions of this Ordinance and other applicable related regulations.

SECTION 303 SUBMISSION OF PLANS AND APPLICATIONS

The applicant shall provide the following information to the Administrator not less than twenty-one (21) days prior to the next regularly scheduled meeting of Planning Commission:

- a. Four (4) pre-folded copies plus a digital of the plan (sketch, preliminary or final).
- b. Four (4) pre-folded copies plus a digital copy of construction plans (if applicable).
- c. A completed subdivision or land development application with original signatures and four (4) copies of the same plus a digital copy.
- d. A completed Planning Module, if applicable, as required by the PA DEP and four (4) copies of the same plus a digital copy.

SECTION 304 DISTRIBUTION OF PLANS

304.1 The Administrator shall provide each member of the Planning Commission a digital copy of the complete set of plans (preliminary or final), a copy of the subdivision/land development application, and a copy of the PA DEP Planning Module.

304.2 The applicant, based upon policy established by the Township, shall distribute and submit proof of receipt, as applicable, and provide the Township with dated written verification of the same, copies of complete sets of plans (preliminary or final), a copy of the application and the PA DEP Planning Module to the following agencies and officials for review, comment and approval, as:

- a. The Luzerne County Planning Commission.
- b. DAMA.

- c. The PA DEP.
- d. The Luzerne Conservation District.
- e. The PennDOT and/or the Luzerne County Road and Bridge Department if a proposed subdivision or land development fronts upon or is to have access to a road under its jurisdiction.
- f. The Dallas Area School District.
- g. Adjoining municipalities that have a common border with the proposed subdivision and/or land development.

304.3 The applicant shall be responsible to insure that copies of the plan and supporting material are provided to all applicable utility companies intended to service the site.

304.4 The applicant shall pay any applicable fees related to the review and inspection of other agencies and parties provided under Section 304.2.

SECTION 305 LUZERNE COUNTY REVIEW

The Dallas Township Planning Commission shall not approve any subdivision or land development plans or application until a report, containing the comments and recommendations of the Luzerne County Planning Commission is received or until the expiration of thirty (30) days from the date said plans and application were forwarded to the Luzerne County Planning Commission. The applicant shall pay all review fees required by the Luzerne County Planning Commission.

SECTION 306 GUARANTEE OF REQUIRED IMPROVEMENTS

Prior to approving the final plan of a major subdivision or a major land development, in which the approval was conditioned upon specific improvements, the Planning Commission shall require the applicant to provide a form of financial security, acceptable to the Township, which assures and guarantees the subsequent installation of all Required Improvements in accordance with the design standards and specifications of this Ordinance and all applicable terms and conditions in granting approval.

SECTION 307 PROCEDURAL METHODS IN RENDERING DECISIONS

307.1 The Planning Commission shall approve or reject a submitted plan (preliminary or final) within ninety (90) days following the date of the Township Planning Commission’s regular meeting at which said plan is first reviewed. Should the regular meeting date occur more than thirty (30) days following the date of submission of said plan, the ninety (90) day period shall be measured from the thirtieth (30th) day following the date on which the plan was properly submitted to the Township.

307.2 The Planning Commission shall communicate its decision to the applicant in writing either by delivery in person or by mail to applicant's last known address not later than fifteen (15) days following the decision.

307.3 When an application and plan (preliminary or final) is not approved as submitted, the decision of the Planning Commission shall specify the defects found in such, and describe the requirements which have not been met and shall, in each case, cite the provisions of the ordinance relied upon.

307.4 In granting approval to a plan, preliminary or final, which is subject to specific conditions, the Planning Commission shall be expressly included such conditions in the minutes of the meeting at which the plan is considered and communicate said conditions and/or modifications, in writing, to the applicant. When a plan has been approved subject to any conditions and/or modifications and the applicant does not agree to accept said conditions and/or modifications, **in writing**, within fifteen (15) calendar days of receipt of said written notice, the said conditional approval of the plan shall become an automatic disapproval. The written notice to the applicant shall include the specific terms of the approval and shall note that failure to respond **in writing** to agree and accept all conditions shall constitute a denial of the plan. Failure by the applicant to provide any **written response** within fifteen (15) calendar days of receipt of said written notice from the Township shall be deemed to constitute that the applicant does not agree to accept, the said conditions and/or modifications said conditional approval of the plan shall become an automatic disapproval.

307.5 As prescribed by the Pennsylvania Municipalities Planning Code, Act 247, as amended, failure of the Planning Commission to render a decision and communicate said decision to the applicant as set forth in this section shall be deemed approval of the plan as submitted, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of communication of the decision.

SECTION 308 WITHDRAWAL AND/OR REVISIONS TO SUBMITTED PLANS

308.1 Until a submission is approved or rejected by the Planning Commission the applicant may withdraw the submission and submit a revised plan following the submission and review procedures, which apply to the plan. If a revised plan is resubmitted within 120 days from the date of withdrawing said plan, no additional submission fee shall be charged by the Township for the first revision. Failure to resubmit a revised plan within said period of time, or a second revision and any subsequent revision shall be treated as a new submission for which a new submission fee shall be required. No additional fee shall be charged for plan revisions which are directed by the Planning Commission. Should an applicant wish to withdraw a plan under review and consideration by the Planning Commission notice of withdrawal shall be in writing and shall include a statement that the ninety (90) day time limitation for the Planning Commission to render a decision shall not include the period of time which the plan is withdrawn.

308.2 All revised plans shall be accompanied by an itemized listing of revisions to the plans and the basis for such revisions. Such information shall be prepared and certified by a professional engineer.

308.3 Any revised plan may be resubmitted to the Luzerne County Planning Commission or to any other party noted within Section 304.2 of this Ordinance if the Planning Commission renders a determination that the scope of the revisions are substantial in nature to warrant any additional review. If such a determination is rendered, the applicant shall be responsible for the applicable required fees.

SECTION 309 RECORDING OF FINAL PLAN

309.1 The applicant shall record the final plan as approved by the Planning Commission in the Recorder of Deeds Office of Luzerne County within ninety (90) days of such final approval, unless an extension has been granted in writing by the Planning Commission. Failure by the applicant to record the final plat within the ninety (90) days, or an approved extension of the time period, will result in the approval becoming null and void. The final plan for recording shall comprise all plans submitted for final approval.

309.2 A final plan shall not be submitted for recording within the Recorder of Deeds Office unless it bears an approval signature by the Planning Commission, along with an appropriate signature and/or seal that it has been reviewed by the Luzerne County Planning Commission

309.3 Within thirty (30) days from the date on which the final plan is recorded, the applicant shall furnish to the Township a copy of a certificate or receipt attesting to the recording of the final plan in the Recorder of Deeds Office.

SECTION 310 PHASING MAJOR SUBDIVISION PLANS

Prior to granting final approval of a major subdivision plan, the Planning Commission may permit the plan to be divided into two or more sections or phases and may impose such conditions upon the filing of the sections as it may deem necessary to assure the orderly development of the plan. A total of twenty-five (25%) of the proposed number of dwelling units must be included within Phase I. The Planning Commission may require that the financial security be in such amount as is commensurate with the section or sections of the plan to be filed and may defer the remaining required financial security principal amount until the remaining sections of the plan are offered for filing. The developer may also file in writing irrevocable offers to dedicate streets and public improvements in the sections offered to be filed and defer filing offers of dedication for the remaining sections until such sections, subject to any conditions imposed by the Planning Commission shall be granted concurrently with final approval of the plan.

ARTICLE 4
PRELIMINARY PLAN

SECTION 401 INITIAL REVIEW

The Preliminary Plan shall be reviewed to determine its completeness with regard to the standards, provisions, and requirements of this Ordinance. Any submission which is found to be incomplete shall be deemed to be invalid. The applicant shall be notified in writing as to the nature and type of additional information which must be submitted.

SECTION 402 REVIEW BY LUZERNE COUNTY PLANNING COMMISSION

The Planning Commission shall not approve a Preliminary Plan until a report is received from the Luzerne County Planning Commission or until the expiration of thirty (30) days from the date it was forwarded to the Luzerne County Planning Commission.

SECTION 403 REVIEW AND APPROVAL/DISAPPROVAL OF PLAN

The Planning Commission shall consider all official reports, comments and recommendations as provided in Section 304.2 of this Ordinance. The Planning Commission shall render a decision in conformance with Section 307 of this Ordinance. The following constitutes the type of action the Planning Commission may take:

- a. The Planning Commission may disapprove the Preliminary Plan, in which case it shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of this Ordinance relied upon. The Planning Commission shall provide written notification to the applicant, in conformance to Section 307 of this Ordinance.
- b. The Planning Commission may conditionally approve the Preliminary Plan, in which case it shall specify all additional information and/or changes needed, describing the requirements that have not been met, citing, in each case, the provisions of this Ordinance which were relied upon and/or the basis for additional information and/or changes. The additional information or changes shall be required prior to further consideration of the Preliminary Plan or the submission of the Final Plan. In granting conditional preliminary approval, the Planning Commission shall provide written notification to the applicant, in conformance to Section 307 of this Ordinance.
- c. The Planning Commission may approve the Preliminary Plan. Such approval shall constitute approval of the subdivision or land development as to the character and intensity of development, the arrangement and approximate dimensions of streets, lots, and other planned features. The approval of the Preliminary Plan permits the applicant to submit a Final Plan for review in conformance to Section 501.2 of this Ordinance. Approval of the Preliminary Plan does not authorize the sale of lots, property or the recording of the Preliminary Plan. The Planning Commission shall

provide written notification to the applicant, in conformance to Section 307 of this Ordinance.

SECTION 404 PRELIMINARY PLAN - DRAFTING STANDARDS

404.1 The Preliminary Plan of a proposed subdivision or land development shall be labeled as such and shall be clearly and legibly drawn to a scale not greater than

- (a) one (1) inch equals fifty (50) feet for a property in excess of two (2) acres.
- (b) one (1) inch equals twenty (20) feet for a property equal to or less than two (2) acres.

404.2 The original drawing, and all submitted prints thereof shall be made on a sheet size of twenty-four (24) inches by thirty-six (36) inches.

404.3 All dimensions shall be set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.

404.4 The survey shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.

404.5 If the Preliminary Plan requires more than one (1) sheet, a key diagram showing relative location of the several sections shall be drawn on each sheet, and appropriately labeled with match lines.

404.6 Preliminary Plans shall be so prepared and shall bear an adequate legend to indicate clearly which features are existing and which are proposed.

404.7 A block for the signatures of the Chairman and Secretary of the Planning Commission indicating the date of its recommended approval of the preliminary plan.

404.8 A block for the signatures of the Chairman of the Planning Commission and the Township Secretary indicating the date of approval of the preliminary plan.

SECTION 405 PRELIMINARY PLANS - EXISTING CONDITIONS

The Preliminary Plan shall contain the following information:

405.1 The name and address of record owner, with source of title by deed book and page number and certification of ownership which carries a Notarial Seal.

405.2 Name and address of applicant if different from owner.

405.3 Name of proposed subdivision or land development, labeled as the "Preliminary Plan".

405.4 Name and address of registered engineer, or registered land surveyor, responsible for the subdivision plan or land development plan, including certification of the accuracy of the plan with a qualified professional seal and its conformance to the provisions of this Ordinance.

405.5 North point, graphic scale, and date including the month, day and year that the original drawing was completed and the month, day and year that the original drawing was revised for each revision.

405.6 Total tract boundaries of the property being subdivided, showing bearings and distances, with bearings not less than the nearest ten (10) seconds and distances to the nearest one hundredth (.01) of a foot. The total size of the property shall be listed in both acreage and square feet.

405.7 The names of all adjoining landowners, including block and lot numbers from the Luzerne County Assessment Office.

405.8 All existing man-made features including, but not limited to, streets, driveways, farm roads, woods, roads, buildings, foundations, walls, wells, drainage fields, utilities, fire hydrants, and storm and/or sanitary sewers. All existing streets, including streets of record (recorded but not constructed) on or abutting the tract, shall include names, right-of-way widths, cartway (pavement) widths and approximate grades.

405.9 All existing sewer lines, water lines, fire hydrants, utility transmission lines, utility easements, or utility right-of-ways, culverts, storm drains, bridges, railroad right-of-ways and other significant man-made features within the proposed subdivision or land development.

405.10 All existing building or structures within the boundaries of the proposed subdivision or land development.

405.11 The Zoning District or Districts, delineated upon the Plan, along with the required building setback line and/or the proposed placement of each building shall be shown, and where corner lots are involved, the required setback lines on both streets shall be shown.

405.12 Original topography providing the contour lines at vertical intervals of:

- not more than five (5) feet for land with an average natural slope of five (5%) percent or less.
- not more than ten (10) feet for land with an average natural slope exceeding five (5%) percent.
- not more than twenty (20) feet for land with an average natural slope exceeding fifteen (15%) percent.

Topography for major subdivisions or land development shall be prepared by a professional land surveyor or professional engineer from an actual field survey of the site or from stereoscopic aerial photography and shall be coordinated with official U.S.G.S. benchmarks.

405.13 Existing watercourses, streams, ponds, wetlands, floodplain and/or flood prone areas, rock outcrops and vegetative cover conditions on the property according to general cover type including cultivated land, permanent grass land, meadow, pasture, old field, hedgerow, woodland, and trees described by plant community, relative age and condition within the proposed subdivision or land development.

405.14 With regard to wetlands, all plans must specifically address the subject of as to whether any wetlands are located upon the site. If no wetlands are located within the site, a certification of the absence of wetlands shall be so noted upon the plan, which is certified by a person with appropriate training and experience in the identification of wetlands. If wetlands are located within the site, a delineation of all wetlands boundaries, upon the site shall be provided by a person with appropriate training and experience in the identification of wetlands. The inclusion of wetlands upon the site shall require a complete survey, delineation and total acreage of said wetlands boundaries included upon the plans.

405.15 Soil series, types and phases, as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service in the published Soil Survey for the County, and accompanying data published for each soil relating to its suitability for construction (and, in unsewered areas, for on-site sewage disposal suitability).

405.16 Locations of all historically significant sites or structures on the tract including, but not limited, to cellar holes, stone walls, earthworks, and graves.

405.17 Locations of trails that have been in public use (pedestrian, equestrian, bicycle, etc.).

404.18 All easements and other encumbrances of property which are or have been filed of record with the Recorder of Deeds of Luzerne County.

405.19 A location map at a scale of not greater than one (1) inch equals two thousand (2,000) feet, indicating the relation of the site to its geographic proximity within the municipality.

SECTION 406 PRELIMINARY PLANS - PROPOSED DEVELOPMENT

The Preliminary Plans shall contain and include the following information:

406.1 Lot layout and related features which shall indicate and provide:

- (a) the total number of lots proposed for the site, with identification numbers;
- (b) the dimensions and area of all lots, expressed in either square feet or acres;
- (c) the building setbacks for all lots along each street, or in the case of a land development, the proposed placement of each building along each street, and the proposed use of each building;

- (d) proposed open space, parks, playgrounds, or recreational facilities, with any governing conditions thereof;
- (e) copies of proposed deed restrictions, easements, and protective covenants referenced on the plan;
- (f) proposed contour lines at vertical intervals of five (5) feet of the entire site;
- (g) location, width and purpose of proposed easements and utility right-of-way;
- (h) In the case of wetlands, total acreage of any such acreage to be disturbed.

406.2 Street and right-of-way layout which shall indicate and/or provide:

- (a) the location of all proposed streets and existing streets (public and private) within the site and abutting or adjoining the site;
- (b) the location, right-of-way, and cartway of all proposed streets, with a statement of any condition governing their use and the right-of-way and cartway of any existing streets (public or private) to which the proposed street will intersect;
- (c) suggested street names, in accordance with Section 808 of this Ordinance, the location of street signs in accordance with Section 809 of this Ordinance and the location of traffic control signs in accordance with Section 810 of this Ordinance;
- (d) the beginning and end point of proposed street construction;
- (e) location, width, and purpose of proposed easement and utility right-of-way;
- (f) the location of sidewalks.

406.3 A subdivision and/or land development, when being serviced by sanitary sewers, shall be connected to public sewers. The developer shall provide a letter of commitment from DAMA providing notice that DAMA can adequately serve the proposed subdivision or land development and accept the conveyance of sewage for treatment and disposal, including any conditions required for the provision of service. If applicable, written approval from any adjoining municipality regarding the conveyance of sewage into their system to access intended conveyance of sewage to facilities of the DAMA shall also be required. The following information shall be provided upon the plan:

1. the layout, size and material of sanitary sewers within the site;
2. location of manholes with invert elevation of flow line and grade at the top of each manhole;
3. location of laterals.

A subdivision and/or land development, to be serviced by on-lot sewage disposal, shall provide the following information:

1. location of soil percolation test sites;
2. location and extent of various soil types within the site with PA DEP definitions for each;
3. proposed or typical location of building and/or structure with proposed location of wells, if applicable;
4. copy of the applicable report and findings of the Township's Sewage Enforcement Officer.

406.4 A subdivision and/or land development, when being serviced by a centralized water system shall indicate and/or provide the following:

- (a) if to be served by an existing water company or authority, a letter from the same indicating said company or authority can adequately serve the proposed subdivision or land development, including any conditions required for the provision of service;
- (b) location and size of all waterlines;
- (c) location of fire hydrants.

A subdivision and/or land development, when individual lots are serviced by individual wells shall indicate the proposed location of the subject wells upon the plans.

406.5 Storm drainage shall indicate and/or provide:

- (a) stormwater management plans, including drawings of present and proposed contours, stormwater runoff data and facilities for stormwater drainage.
- (b) the location, size and material of all storm drainage facilities;
- (c) watershed areas for each drainage facility or swale.
- (d) All stormwater management plans, including the design of proposed improvements thereunder must be prepared and sealed by a licensed professional engineer.

406.6 A letter from the applicable public utility company which provides electrical service and/or gas service to the Township, indicating said company can and shall adequately serve the proposed subdivision or land development, including any conditions required for the provision of service.

All plans shall contain the following notice in compliance with PA. Act 287:
CALL BEFORE YOU DIG!

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
DIAL 811 OR 1-800-242-1776
PA ACT 287 OF 1974 REQUIRES NOT LESS THAN
THREE BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST
PENNSYLVANIA ONE CALL SYSTEM INC.



SECTION 407 ADDITIONAL MATERIALS SUBMITTED WITH
PRELIMINARY PLAN

The following material and information shall be submitted with the Preliminary Plan:

407.1 Proof of ownership including a copy of the existing deed.

407.2 Preliminary Plan Application and required fee.

407.3 The required fee for Luzerne County Planning Commission review.

407.4 A copy of the application for a Highway Occupancy Permit, if applicable, as required by Dallas Township, the PennDOT and/or the Luzerne County Road and Bridge Department.

407.5 Construction Plans which include, where applicable, preliminary design, preliminary profiles, typical cross-sections and specifications for the construction or installation of streets, sidewalks, sanitary sewers, sewage treatment facilities, storm drainage facilities, water lines, bridges or culverts.

- (a) Cross-sections for proposed streets and sidewalks shall be provided at intervals of fifty (50) feet and at intersections and the limits of work.
- (b) Engineering design of proposed bridges or culverts shall be prepared in conformance with the latest PennDOT design manuals.

- (c) Engineering design of a proposed central sewage system and/or central water supply and distribution system shall be accompanied by all permit applications for all respective utilities.

407.6 Any offers of dedication of proposed improvements, including by deed, signed by the owner of the property and properly notarized. Acceptance, laying out and opening of streets shall be in conformance with 53 P.S. § 67304 et seq. of the Second Class Township Code as heretofore.

Any street offered for public dedication shall be maintained by the developer until the dedication is accepted by the Board of Supervisors. Said maintenance shall include but may not be limited to general repairs to the pavement, removal of debris from roadways and snow plowing and spreading de-icing material upon the roadways and/or other events which may inhibit safe vehicular travel. A notation incorporating the above requirement shall be included upon the Plan.

407.7 A Sewage Planning Module and all accompanying data as required by the PA DEP.

407.8 A copy of the Soil Erosion and Sedimentation Control Plan, application and related information as required by the Luzerne Conservation District.

407.9 Stormwater management plans, in conformance with the standards and requirements as set forth in Chapter 72 of the Code of Dallas Township. All stormwater management plans, including the design of proposed improvements thereunder must be prepared and sealed by a licensed professional engineer.

407.10 In the case of delineation of wetlands, the wetlands boundaries, as provided by the developer, must be verified by either the U.S. Army Corps of Engineers or the PA DEP based upon a jurisdictional determination of said agencies.

407.11 Estimated costs by item for Required Improvements in accordance with Section 704 of this Ordinance.

407.12 Any other information deemed necessary by the Planning Commission, including but not limited to any Impact Analysis, as defined in Article 2 of this Ordinance.

407.13 An executed written agreement under which the applicant agrees to fully reimburse the Township for any and all consulting fees incurred resulting from the review of plans, applications and supporting information, data and/or reports or studies. In providing for such an agreement, the Planning Commission, at its discretion, may require the applicant to establish an escrow account in a manner arranged for the Township's withdrawal of funds for the payment of consulting fees incurred by the Township.

407.14 A Community Association Document, also known as a Homeowner's Association Document or a Condominium Association Document, shall be provided for all subdivision and land development applications which propose lands or facilities to be used or owned in common

by all the residents of that subdivision or land development and not deeded to Dallas Township. The elements of the Community Association Document shall include, but shall not necessarily be limited to the following:

- A description of all lands and facilities to be owned by the Community Association. This description shall include a map of the proposal highlighting the precise location of those lands and facilities
- Statements setting forth the powers, duties, and responsibilities of the Community Association, including the services to be provided
- A Declaration of Covenants, Conditions, and Restrictions giving perpetual easement to the lands and facilities owned by the Community Association. The Declaration shall be a legal document which also provides for automatic Association membership for all owners in the subdivision or land development and shall describe the mechanism by which owners participate in the Association, including voting, elections, and meetings. Furthermore, it shall give power to the Association to own and maintain the common property and to make and enforce rules.
- Statements prescribing the process by which Community Association decisions are reached and setting forth the authority to act.
- Statements requiring each owner within the subdivision or land development to become a member of the Community Association.
- Statements setting cross covenants or contractual terms binding each owner to all other owners for mutual benefit and enforcement.
- Requirements for all owners to provide a pro rata share of the cost of the operations of the Community Association.
- A process of collection and enforcement to obtain funds from owners who fail to comply.
- A process for transition of control of the Community Association from the developer to the unit owners.
- Statements describing how the lands and facilities of the Community Association will be insured, including limit of liability.
- Provisions for the dissolution of the Community Association, in the event the Association should become unviable.

ARTICLE 5 FINAL PLAN

SECTION 501 SUBMISSION AND REVIEW PROCEDURE

501.1 The Final Plan shall be reviewed to determine its completeness including, but not limited to, conformance with the standards and data as set forth in Article 4 and any changes or modifications required by the Planning Commission as a condition of granting approval of the Preliminary Plan. A narrative report listing of all changes and the basis for each change shall be submitted with the Final Plan. In the event of any changes, the procedures and requirements outlined in Section 308 of this Ordinance shall apply.

501.2 The applicant shall submit the Final Plan within one (1) year from the date of the approval of the Preliminary Plan by the Planning Commission, unless an extension in writing has been approved by the Planning Commission. Failure to comply with the one (1) year time requirement, shall render the Preliminary Plan and any accompanying approval as null and void, thus requiring a new submission of the Preliminary Plan.

SECTION 502 REVIEW AND APPROVAL/DISAPPROVAL OF PLAN

The Planning Commission shall consider the reports, comments and recommendations as provided in Section 304.2 of this Ordinance. The Planning Commission shall render a decision in conformance with Section 307 of this Ordinance. The following constitutes the type of action the Planning Commission may take:

- a. The Planning Commission may disapprove the Final Plan, in which case it shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of this Ordinance relied upon. The Planning Commission shall provide written notification to the applicant, in conformance to Section 307 of this Ordinance.
- b. The Planning Commission may conditionally approve the Final Plan, in which case it shall specify all additional information and/or changes needed, describing the requirements and/or conditions of approval the Preliminary Plan that have not been met, citing, in each case, the provisions of this Ordinance which were relied upon and/or the basis for additional information and/or changes. The additional information or changes shall be required prior to further consideration of the Final Plan. In granting conditional approval of the Final Plan, the Planning Commission shall provide written notification to the applicant, in conformance to Section 307 of this Ordinance.
- c. The Planning Commission may approve the Final Plan as submitted. Such approval by the Planning Commission shall allow the applicant to file said Final Plan with the Luzerne County Recorder of Deeds Office. The Planning Commission shall provide written notification to the applicant, in conformance to Section 307 of this Ordinance.

SECTION 503 FINAL PLAN DRAFTING STANDARDS

The Final Plan of a proposed subdivision or land development shall be labeled as such and shall be subject to the drafting standards and requirements as set forth in Section 404 of this Ordinance.

SECTION 504 FINAL PLAN REQUIREMENTS

The Final Plan shall include all additional information and any changes required by the Planning Commission in granting approval of the Preliminary Plan. It shall not be necessary to resubmit all supporting data, required under the Preliminary Plan, provided there have been no changes. In the event of any changes, the procedures and requirements outlined in Section 308 of this Ordinance shall apply. The following additional information shall be included on the Final Plan:

504.1 Drawings and/or plans shall be titled "Final Plan."

504.2 An accurate field boundary survey of the entire site which shall be balanced and close with an error of closure not to exceed one (1) foot in ten thousand (10,000) feet.

504.3 The location and material of all permanent monuments and lot markers.

504.4 Written certification by the responsible Qualified Professional (see definition in Article 2) which attests to the accuracy of the survey and compliance with the applicable provisions of this Ordinance.

504.5 A block for the signatures of the Chairman of the Planning Commission and the Township Secretary indicating the date of approval of the final plan.

504.6 A block for the signatures and/or seal of the authorized persons of the Luzerne County Planning Commission indicating its review of said plan.

504.7 The latest source of title to the property as shown by deed, page number and book of the Luzerne County Recorder of Deeds Office.

504.8 The exact dimensions of all streets, including right-of-way and cartway; lot lines, areas and distances; utility and other easements; and all land to be dedicated to public use.

504.9 Typical final street cross-section drawings for all proposed streets and/or roads showing the following:

1. Typical cut sections.
2. Typical fill sections.
3. Typical super elevated sections.
4. Typical parallel drainage.

504.10 Final profiles along the top of the cartway (pavement) center-line showing existing and final grade lines and printed elevations of the final grade line at fifty (50) foot intervals, unless otherwise required by this Ordinance.

504.11 All lot lines shall be completely dimensioned in feet if straight, and if curved, by designating length of arc and radius (in feet) and central angle (in degrees, minutes and seconds). All internal angles within the lots shall be designated to the closest second.

504.12 The Zoning District or Districts, delineated upon the Plan, along with the required building setback line and/or the proposed placement of each building shall be shown, and where corner lots are involved, the setback lines on both streets shall be shown.

504.13 All existing and offers of dedication and/or reservation of rights-of-way and land areas with conditions attached.

504.14 If applicable, the number of the approved Highway Occupancy Permit (State or County) or Township Driveway Permit and date of issuance or the notation that deed restrictions prohibit development or improvements to the site or parcels to be created thereunder until the appropriate Highway Occupancy Permit or Township Driveway Permit is secured.

504.15 A space shall be provided on the lower edge of the Final Plan for acknowledge of receipt and recording of the plan by the Luzerne County Recorder of Deeds Office.

504.16 The following items and notes, as applicable shall be on all Final Plans

- a. "Wells and sewage disposal systems shall be constructed in accord with the current standards of the PA DEP."
- b. "Individual owners of lots must apply to the Township for a sewage permit prior to the construction of any on-lot sewage disposal system."
- c. "In granting this approval the Township has not certified or guaranteed the feasibility of the installation of any type of well or sewage disposal system on any individual lot shown on this plan."
- d. "All lots shown on this plan are subject to the rules and regulations contained in the Dallas Township Zoning Ordinance."
- e. In the event the subdivision incorporates a private access street, the following note shall be provided: "The improvement and maintenance of any private access street shall be the sole responsibility of those persons benefiting from the use thereof."
- f. "Highway occupancy permits are required for access to roads under the jurisdiction of the PennDOT pursuant to the State Highway Law (P.L. 1242, No. 428, §420).
- g. In the case where wetlands are present the following note shall be provided: "The Developer and/or the lot purchaser(s) assumes full responsibility for obtaining any local, state, and federal permits and/or approvals relating to wetlands. Approval by the Planning Commission shall not in any manner be construed to be an approval of compliance with statutes or regulations relating to wetlands. Dallas Township shall have no liability or responsibility for the same to the Developer or purchaser(s)."

- h. When on-site subsurface sewage disposal is proposed the following note shall be provided: "This approval in no way certifies or guarantees the suitability of any lot for the installation of a subsurface sewage disposal system. The PA DEP planning conducted as part of the subdivision plan approval process is for general suitability only; and, a zoning permit and a sewage permit will be required prior to the issuance of any building permit."

SECTION 505 ADDITIONAL MATERIAL SUBMITTED WITH FINAL PLAN

The following material and information shall be submitted with the Final Plan:

505.1 Certification of ownership, certification of plan's compliance with all applicable terms and conditions required by this Ordinance and/or the Planning Commission and any offer of dedication, if applicable, signed by the owner of the property and notarized.

505.2 Final application and required fee.

505.3 If applicable, a copy of the approved Highway Occupancy Permit, as required by the PennDOT and/or the Luzerne County Road and Bridge Department, and/or a copy of the approved Township Driveway Permit as required by Dallas Township, or the deed restriction that prohibits development or improvements to the site or parcels to be created thereunder until the appropriate Permit is secured.

505.4 Copies of final deed restrictions, those existing and those to be included upon recording, if any.

505.5 All final covenants running with the land governing the reservation and maintenance of dedicated or undedicated land or open space.

505.6 Written certification from the PA DEP approving the required Planning Module and any supporting data.

505.7 Written certification from the Luzerne Conservation District approving the Soils Erosion and Sedimentation Control Plan.

505.8 Final construction plans and drawings of all utilities, sanitary sewer, water distribution, storm drainage systems, showing their exact location, size and invert elevations; the location of all manholes, inlets and culverts; and final profiles, cross-sections and specifications for proposed streets, sidewalks, sanitary sewers, water distribution systems and storm drainage systems, with written certification from the applicant's engineer which notes that the above plans and/or drawings are in compliance with the applicable governing design standards.

505.9 If any streets are not offered for dedication to public use, the applicant shall submit and record with the plan a copy of the agreement made and executed on behalf of the applicant, including his heirs or assigns, subject to review by the Township's Solicitor and approval by the Planning Commission, establishing the conditions under which the streets may be later offered

for dedication. Said conditions shall include, although not limited to, that the subject streets shall conform to the Township's design specifications at such time the offer of dedication is made or that the owners of the lots within the subject subdivision shall include with their offer of dedication sufficient funds, as estimated by the Township Engineer, to provide the needed improvements required for conformance to the Township's design specifications at the time of such dedication.

505.10 An agreement for any streets not offered for dedication, stating who shall be responsible for the improvements and maintenance of such streets. If a Homeowners Association is deemed to be responsible, such association must be legally organized prior to approval of the Final Plan.

505.11 A financial security, in accordance with Section 704 of this Ordinance, subject to the approval by the Board of Supervisors, for the installation of Required Improvements.

505.12 A financial security for the maintenance of improvements, in accordance with Section 710 of this Ordinance.

505.13 If applicable, written certification from the DAMA granting final approval for the acceptance of the conveyance of sewage for treatment and disposal from the proposed subdivision and/or land development.

505.14 Written certification from the appropriate public utility company which authorizes and approves the provision of water, gas and electrical service for the proposed subdivision and/or land development.

505.15 Any required permits and/or approvals from either the U.S. Army Corps of Engineers or the Pennsylvania DEP for site development activities which disturbs, affects and/or crosses delineated wetlands.

505.16 Any other information as required by the Planning Commission.

505.17 An executed written agreement under which the applicant agrees to fully reimburse the Township for any and all consulting fees incurred resulting from the review of plans, applications and supporting information, data and/or reports or studies. In providing for such an agreement, the Planning Commission, at its discretion, may require the applicant to establish an escrow account in a manner arranged for the Township's withdrawal of funds for the payment of consulting fees incurred by the Township.

SECTION 506 RECORDING OF PLAN

The applicant shall record the Final Plan in accordance with the requirements as set forth in Section 309 of this Ordinance.

SECTION 507 FIVE YEAR COMPLETION PERIOD

The Applicant shall complete the Required Improvements within the period five (5) years from the date of the final plan approval. Any completion period extending beyond five (5) years from the date of the final plan approval shall be in conformance with Section 508.

SECTION 508 INSTALLATION OF IMPROVEMENTS BEYOND FIVE YEARS

Should the completion period for the Required Improvements be expected to extend beyond five (5) years from the date of the final plan approval, the Applicant shall file a proposed schedule prior to the expiration of the five (5) year completion period, subject to the approval of the Planning Commission, in its reasonable discretion. Any such proposed schedule shall provide for continuing financial security in conformance with Article 7, and shall delineate all proposed sections as well as deadlines within which the Required Improvements will be completed. Such schedule shall be updated annually by the Applicant on or before the anniversary of the final plan approval, until all of the Required Improvements are completed. Any requests by the Applicant for a modification of the approved schedule shall also be subject to approval of the Planning Commission, in its reasonable discretion. Any such requests for a modification to the schedule shall provide for continuing financial security in conformance with Article 7, and shall delineate all proposed sections as well as deadlines within which the Required Improvements will be completed under the modified schedule as proposed.

ARTICLE 6
MINOR SUBDIVISION/LAND DEVELOPMENT

SECTION 601 ONLY FINAL PLAN REQUIRED

The classification of a proposed subdivision as a "Minor Subdivision" shall only require the submission, review and approval of only a Final Plan. A land development classified as a "Minor Land Development" shall only require the submission, review and approval of only a Final Plan. The classification shall be based upon the definitions of terms "Subdivision: Minor" and "Land Development: Minor" as provided for under Article 2 of this Ordinance.

SECTION 602 SUBMISSION PROCEDURE

The submission procedure for a Minor Subdivision or Minor Land Development shall be in accordance with Section 303 of this Ordinance.

SECTION 603 DISTRIBUTION OF PLAN

The distribution of a Minor Subdivision Plan or Minor Land Development Plan shall be in accordance with Section 304 of this Ordinance.

SECTION 604 DRAFTING STANDARDS FOR MINOR PLANS

The Final Plan of a proposed minor subdivision or minor land development shall be in accordance with Section 404 of this Ordinance.

SECTION 605 REQUIREMENTS FOR MINOR PLANS

The Final Plan shall be noted as "Minor Subdivision Final Plan" or "Minor Land Development - Final Plan" and contain the following information:

605.1 Name and address of record owner, including certification of ownership which carries a Notarial Seal.

605.2 The name and address of the applicant, if different from owner.

605.3 Name of proposed subdivision or land development.

605.4 Name and address of registered engineer and/or registered land surveyor, responsible for the subdivision plan or land development plan, including certification of the accuracy of the plan for an error of closure not to exceed one (1) foot in ten thousand (10,000) feet and its conformance to the applicable provisions of this Ordinance.

605.5 North point, graphic scale and date, including the month, day and year that the original drawing was completed and the month, day and year that the original drawing was revised for each revision.

605.6 Total tract boundaries of the property being subdivided and/or developed, showing bearings and distances, and total size of the property, expressed in acreage and square feet.

605.7 The total number of proposed lots, within a subdivision, with identification numbers for each or for a land development, the location of buildings upon the lot with identification numbers for each.

605.8 The dimensions and area of all lots, expressed in both square feet and acres.

605.9 The Zoning District or Districts, delineated upon the Plan, along with the required building setback line and/or the proposed placement of each building shall be shown, and where corner lots are involved, the setback lines on both streets shall be shown.

605.10 The required yard setbacks, as provided in the Zoning Ordinance, for all lots along each street or in the case of a land development, the proposed placement of each building along each street and the proposed use of each building.

605.11 The location and dimensions of all existing structures, including accessory structures and off-street parking areas upon the subject property.

605.12 The distance of all existing structures to lot lines, front, rear and side, which will result upon approval of the plan.

605.13 The names of all adjoining property owners, including block and lot numbers from the Luzerne County Assessment Office.

605.14 All existing streets, public or private, including streets of record (recorded but not constructed) on or abutting the subject tract including their names and right-of-way widths.

605.15 All existing sewer lines, water lines, fire hydrants, utility transmission lines, utility easements or right-of-ways, culverts, storm drains, bridges, railroad right-of-ways, and other significant man-made features located within the boundaries of the proposed subdivision or land development.

605.16 Existing watercourses, streams, ponds, wetlands, floodplain and/or flood prone areas, wooded areas, tree masses and rock outcrops within the proposed subdivision or land development.

605.17 With regard to wetlands, all plans must specifically address the subject of as to whether any wetlands are located upon the site. If no wetlands are located within the site, a certification of the absence of wetlands shall be so noted upon the plan, which is certified by a person with appropriate training and experience in the identification of wetlands. If wetlands are located within the site, a delineation of all wetlands boundaries, upon the site shall be provided by a person with appropriate training and experience in the identification of wetlands. The inclusion of wetlands upon the site shall require a complete survey, delineation and total acreage of said

wetlands boundaries included upon the plans. The total acreage of any wetlands area proposed to be disturbed shall also be indicated upon the plans.

Any parcels or portions thereof, which are not intended to be developed in any manner, including but not limited to new structures, shall be exempt from providing the above information subject to clearly indicating such areas upon the plan and including written notification of the same upon the plan as recorded.

605.18 Existing contour lines at vertical intervals of not greater than five (5) feet, when existing slopes are five (5%) percent or greater. Existing contour lines at vertical intervals of not greater than ten (10) feet, when existing slopes are less than five (5%) percent.

605.19 If the lots or development are to be serviced by individual on-lot sewage disposal:

- a. the location of soil percolation test sites.
- b. location and extent of various soil types within the site with PA DEP definitions for each.
- c. proposed or typical location of building and/or structure with proposed location of wells, if applicable;
- d. copy of the applicable report and findings of the Township's Sewage Enforcement Officer (DAMA).

605.20 All easements, existing and/or proposed, including their location, dimensions and purpose.

SECTION 606 INFORMATION TO BE SUBMITTED WITH PLAN

The following information, as applicable, shall be submitted with the Final Plan of a Minor Subdivision or Minor Land Development.

- a. Proof of ownership including a copy of the existing deed.
- b. Application for Minor Subdivision Plan or Minor Land Development Plan and the required fee.
- c. Required fee for Luzerne County Planning Commission review.
- d. If applicable, an approved Highway Occupancy Permit and/or Driveway Permit, as required by Dallas Township, the PennDOT and/or the Luzerne County Bridge Department or a deed restriction that prohibits development or improvements to the site or parcels to be created thereunder until the appropriate Highway Occupancy Permit is secured.
- e. If applicable, a letter of commitment from DAMA confirming that DAMA can and shall adequately serve the proposed subdivision or land development and accept the conveyance of sewage for treatment and disposal, including any conditions required for the provision of service.
- f. Written certification from the appropriate public utility company which authorizes and approves the provision of water, gas and electrical service for the proposed

- subdivision and/or land development, including any conditions required for the provision of service.
- g. If applicable, the Sewage Enforcement Officer's report (DAMA) and findings regarding percolation testing of the site for suitability of the site for any proposed on-lot sewage system as required by PA DEP.
 - h. Copies of deed restrictions, those existing, and those to be included upon recording of plan.
 - i. Copies of description of easements, existing easements of record and any proposed easements to be included upon recording of plan.
 - j. If applicable, an appropriate Soil Erosion and Sedimentation Control Plan, approved by the Luzerne Conservation District.
 - k. An appropriate Planning Module for Land Development, approved by PA DEP.
 - l. Any other information as required by the Board of Supervisors.
 - m. The cost of all consulting fees incurred by the Township for the review of the application, plans and supporting formation, data and/or reports or studies, including but not limited to, any required Impact Analysis and site inspections of the property to ensure compliance with the terms of approval and Required Improvements.

SECTION 607 RECORDING OF PLAN

The applicant shall record the Final Plan in accordance with the requirements as set forth in Section 309 of this Ordinance.

ARTICLE 7
ASSURANCES FOR COMPLETION OF IMPROVEMENTS

SECTION 701 GUARANTEE OF IMPROVEMENTS

No plan shall be granted final approval until the applicant posts a form of financial security, acceptable to the Township, which shall be of sufficient amount to fully cover the costs of all Required Improvements in accordance with the terms of approval and the applicable design standards of said improvements. The Board of Supervisors shall retain the discretion in all matters and decisions related to the acceptance and/or approval of the posting of any financial security.

SECTION 702 TYPES OF FINANCIAL GUARANTEE

702.1 A financial guarantee which shall be deemed as acceptable financial security for the purposes of this Ordinance shall include:

- a. An unconditional and irrevocable letter of credit with authorization for drawing upon by the Township in the event of default or failure by the developer or applicant to complete the installation of Required Improvements.
- b. A restrictive escrow account.
- c. Other types of financial security which the Township may approve, which approval shall not be unreasonably withheld.

702.2 Such financial security shall be with a lending institution which is chartered by the Federal Government or the Commonwealth of Pennsylvania or with a bonding company which is legally authorized to conduct such business within the Commonwealth of Pennsylvania.

SECTION 703 REVIEW BY SOLICITOR

When an applicant proposes to provide a financial security, said financial security shall be submitted to the Township for review not less than fourteen (14) days prior to the public meeting of the Board of Supervisors at which the acceptance and/or approval of proposed financial security will be considered by the Board of Supervisors.

SECTION 704 AMOUNT OF FINANCIAL SECURITY

The amount of financial security to be posted for the completion of Required Improvements shall be equal to 110% of the cost of completion, estimated as of ninety (90) days following the scheduled completion date. The amount of the required financial security shall be based upon a written estimated cost of completion of Required Improvements, submitted by the developer or applicant, and prepared by a professional engineer, licensed as such by the Commonwealth of Pennsylvania. Said engineer shall certify in writing that his estimated cost for the completion of the Required Improvements is a fair and reasonable estimate. The Board of Supervisors, upon the

recommendation of the Township Engineer, may for good cause shown, refuse to accept the applicant's estimated cost. In cases where the Township and the developer or applicant are unable to agree on an estimate, then the estimate shall be recalculated and recertified by another licensed professional engineer, mutually accepted by the Township and the developer or applicant. The estimate certified by the third party engineer, being presumed fair and reasonable, shall be deemed the final estimate. In the event that the third party engineer is chosen, the cost of his services shall be paid equally by the Township and the developer or applicant.

SECTION 705 REQUIRED TIME PERIOD FOR COMPLETION

705.1 The financial security shall provide for, and secure to the public the completion of the Required Improvements within one (1) year of the date fixed on the Final Plan for the completion of such improvements.

705.2 If the applicant in posting the financial security requires more than one (1) year from the date of posting the financial security to complete the Required Improvements, the amount of financial security may be increased by an additional ten (10%) percent for each one year period beyond the anniversary date from posting of the financial security or to an amount not exceeding one hundred ten (110%) percent of the cost of completing the Required Improvements as reestablished on or before the expiration of the preceding one year period.

SECTION 706 PHASING OF DEVELOPMENT

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

SECTION 707 START OF WORK NOTICE

The applicant and/or developer shall provide the Township and the Township Engineer with not less than a seventy-two (72) hour notice prior to the commencement of work at the site.

SECTION 708 PERIODIC INSPECTIONS DURING CONSTRUCTION

The Township Engineer shall make periodic inspections to the site during the construction of improvements to insure the work is in conformance with the approved plans. The Township Engineer shall promptly provide the Board of Supervisors with a written report after any such inspection.

SECTION 709 RELEASE OF FINANCIAL SECURITY

709.1 As the work of installing the Required Improvements proceeds, the party posting financial security may request the Board of Supervisors to release or authorize the release, from time to time, of such portions of the financial security necessary for payment to the contractor or contractors performing the work.

709.2 Any such request shall be in writing addressed to the Board of Supervisors. The Board of Supervisors shall have forty-five (45) days from receipt of such request within which to allow the Township Engineer to certify in writing to the Board of Supervisors that such portion of the work upon the improvements has been completed in accordance with the approved plan.

709.3 Upon such certification the Board of Supervisors shall authorize release by the bonding company or lending institution of an amount as estimated by the Township Engineer as fair in representing the value of the completed improvements. Failure of the Board of Supervisors to act within the said forty-five (45) day period shall be deemed an approval of the release of the funds requested.

709.4 The submission of “as built” drawings shall precede the final release of any remaining funds placed as a financial security by the developer.

SECTION 710 FINANCIAL SECURITY FOR MAINTENANCE OF IMPROVEMENTS

710.1 Where Dallas Township accepts dedication of all or some of the Required Improvements following completion, it shall require the posting of financial security to secure the structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as shown on the final plan for a term not to exceed eighteen (18) months from the date of acceptance of dedication.

710.2 Said financial security shall be of the same type as otherwise required in Section 702 of this Ordinance with regard to installation of such improvements, and the amount of the financial security shall not exceed fifteen (15%) percent of the actual cost of installation of said improvements.

SECTION 711 FINANCIAL SECURITY FOR IMPROVEMENTS UNDER
JURISDICTION OF A PUBLIC UTILITY OR MUNICIPAL
AUTHORITY

If water mains or sanitary sewer lines or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the Township, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this Section. A copy of any such executed financial security shall be provided to the Board of Supervisors not less than fourteen (14) days prior to its next regularly scheduled meeting at which the final plan shall be considered.

SECTION 712 ISSUANCE OF PERMITS WHEN FINANCIAL SECURITY HAS BEEN
POSTED

If a financial security has been provided, certificates of zoning compliance or occupancy permits for any building or buildings to be erected shall not be withheld following:

- (a) the improvement of the streets providing access to and from existing public roads to such building or buildings to a mud-free or otherwise permanently passable condition.

and

- (b) The completion of all other improvements as shown on the approved final plan, either upon the lot or lots beyond the lot or lots in question, if such improvements are deemed necessary for the reasonable use of or occupancy of the building or buildings.

SECTION 713 COMPLETION OF REQUIRED IMPROVEMENTS

713.1 When the applicant has completed all of the necessary and Required Improvements, the applicant shall notify the Board of Supervisors in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township Engineer.

713.2 The Board of Supervisors shall, within ten (10) days after receipt of such notice, direct and authorize the Township Engineer to inspect all the aforesaid improvements. The Township Engineer shall thereupon file a report, in writing with the Board of Supervisors, and shall promptly mail a copy of the same to the applicant. The report by the Township Engineer shall be made and mailed within thirty (30) days from the aforesaid authorization from the Board of Supervisors.

713.3 The report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part. If said improvements, or any portion thereof be rejected, said report shall contain a statement of the reasons for such rejection.

713.4 The Board of Supervisors shall notify the applicant, in writing, within fifteen (15) days of receipt of the Township's Engineer's report, by certified or registered mail of the action of the Board of Supervisors with relation thereto.

713.5 If the Board of Supervisors or the Township Engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved, and the applicant shall be released from all liability, pursuant to its performance guarantee bond or other security agreement.

SECTION 714 RESPONSIBILITY OF APPLICANT UPON DISAPPROVAL OF IMPROVEMENTS

If any portion of the said improvements shall not be approved or shall be rejected by the Board of Supervisors, the applicant shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined in Section 713 shall be followed.

SECTION 715 APPLICANT'S RIGHT TO CONTEST ACTION

Nothing herein, however shall be construed in limitation of the applicant's right to contest or question by legal proceedings or otherwise any determination of the Board of Supervisors or Township Engineer.

SECTION 716 REMEDIES TO EFFECT COMPLETION OF IMPROVEMENTS

716.1 In the event that in the opinion of the Township Engineer, any improvements which may be required have not been installed as provided in this Ordinance or in accordance with the approved final plan, the Township can enforce any corporate bond or other security by appropriate legal and equitable remedies.

716.2 If the proceeds of such bond or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Township may, at its option, install part of such improvements in all or part of the subdivision or land development, and/or may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements.

716.3 All of the proceeds, whether resulting from the security or from any legal or equitable action or from both brought against the applicant shall be used solely for the installation, repairs or corrections of the improvements covered by such security, and not for any other municipal purpose.

SECTION 717 PROFESSIONAL CONSULTING FEES

In addition to the fees noted in Section 108 of this Ordinance, the applicant shall be responsible for payment of all fees by "Professional Consultants" as defined in Article 2, which the Township may incur as related to the review, enforcement and/or administration of this Ordinance as related to a proposed subdivision and/or land development. The applicant shall also be required to fully reimburse the Township for any professional consulting fees which the Township may incur for the review of any required studies and/or reports within the context of an "Impact Analysis" as so defined in Article 2 of this Ordinance. Upon notification by the Township of such costs, the applicant shall provide a certified check or money order to the Township to fully reimburse the Township for said professional consulting fees, within thirty (30) days from the billing date from Dallas Township. An approved plan shall not be signed by the Planning Commission nor shall any permits related to the development of the site be issued until all fees are paid in full.

The Board of Supervisors shall also have the discretion to require the applicant deposit funds into an escrow account to be drawn upon by the Township for the payment of the above fees. In such cases, the amount of funds to be deposited into such account shall be determined by the Township with input from its professional consultants. Any funds deposited in said account at the conclusion of payment of all required reimbursable professional consulting fees shall be returned to the applicant. If the initial amount of funds deposited into said account appears to be

insufficient to cover such costs, the Township shall notify the applicant of any additional amount of funds required to be deposited for such purposes.

SECTION 718 PROCEDURE FOR DISPUTES OVER CONSULTING FEES

718.1 An applicant may contest the amount to be reimbursed to the Township for consulting fees. The applicant shall notify the Township, in writing, within ten (10) working days of the billing date, as to which consulting fees are disputed as being unreasonable and/or unnecessary. The applicant shall forfeit any right to contest the amount to be reimbursed to the Township for consulting fees, if written notification is not submitted within the prescribed ten (10) working days of the date of the billing.

718.2 In such cases, the Planning Commission shall not delay or disapprove a subdivision or land development application or any permit related to development due to the applicant's written request to contest certain consulting expenses.

718.3 If, within twenty (20) days from the date of billing, the Township and the applicant cannot agree on the amount of consulting expenses which are reasonable and necessary, then the applicant and the Planning Commission shall jointly, by mutual agreement, appoint another professional engineer, licensed as such in the Commonwealth of Pennsylvania, to review the said expenses and make a determination as to the amount thereof which is reasonable and necessary.

718.4 The professional engineer so appointed shall hear such evidence and review such documentation as the professional engineer in his or her sole opinion deems necessary and render a decision within fifty (50) days of the billing date. The applicant shall be required to pay the entire amount determined in the decision immediately.

718.5 In the event that the Township and applicant cannot agree upon a professional engineer to be appointed within twenty (20) days of the billing date, then upon application of either party, the President Judge of the Luzerne County Court of Common Pleas (or if at the time there be no President Judge, then the senior active judge then sitting) shall appoint such engineer, who shall be neither the Township engineer nor any professional engineer who has been retained by, or performed services for, the Township or the applicant within the preceding five (5) years.

718.6 The fee of the appointed professional engineer for determining the reasonable and necessary consulting expenses shall be paid by the applicant if the amount of the payment required in the decision is equal to or greater than the original bill. If the amount of payment required in the decision is less than the original bill by \$1,000.00 or more, the Township shall pay the fee of the professional engineer. If neither of the aforementioned cases apply, the Township and the applicant shall each pay one-half of the fee of the appointed professional engineer.

ARTICLE 8
DESIGN STANDARDS AND REQUIRED IMPROVEMENTS

SECTION 801 APPLICATION

The standards and requirements contained within this Article and the applicable requirements within the Township’s Zoning Ordinance shall apply to all major subdivisions and land developments unless otherwise noted. Said standards and requirements are intended as the minimum for the preservation of the environment and promotion of the public health, safety and general welfare. These standards and requirements shall be applied as such by the Dallas Township Planning Commission in reviewing and evaluating plans for all proposed major subdivisions and/or land developments. Compliance with all standards shall be documented by the applicant at the time of the submission of the preliminary plan and application.

SECTION 802 GENERAL REQUIREMENTS

A. PLANNING

The development shall generally conform with the policies, goals and objectives of this Ordinance.

B. CONTIGUOUS LANDS

Where the owner of a site under consideration for development, owns contiguous land that may be suitable for development, the subdivision plan shall include all contiguous lands. At minimum information for contiguous lands shall include a prospective street layout and a topographic map of said lands at a scale of not less than one inch equals 200 feet. This provision however, may be waived in full or in part by the Township, if it is not considered essential to the evaluation of the plans for the current development tract.

C. REMNANTS; DEVELOPMENT DESIGN; NEIGHBORING DEVELOPMENT

All portions of a tract being subdivided shall be taken up in lots, streets, open lands, or other proposed uses so that remnants and landlocked areas shall not be created. The layout of a subdivision shall also be planned with consideration for existing nearby developments or neighborhoods so that they are coordinated in terms of interconnection of open space, traffic movement, drainage and other reasonable considerations.

D. HAZARD AREAS

Land which the Planning Commission deems unsuitable for subdivision or development due to flooding, improper drainage, rock formations, adverse earth formations or topography, steep slopes, utility easements, or other features which may reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate mitigation methods are formulated by the applicant and approved by the Planning Commission upon the recommendation of the Township Engineer.

E. IMPROVEMENT SPECIFICATIONS

The design standards and requirements as outlined in this Article shall be utilized by the Planning Commission in evaluating the plans for all proposed subdivisions and land developments. Altered design standards, including more stringent specifications may be required, in cases where the Planning Commission finds that such specifications are essential to protect the health, safety and general welfare of the residents of Dallas Township and/or the environment of the Township. Any request to modify the design standards and/or requirements contained within this Article shall be considered in accordance with Section 107 of this Ordinance.

F. OTHER ORDINANCES

Whenever another Township, County, State or Federal statute and/or regulation imposes a higher or more restrictive standard than those contained in this Ordinance, the higher or more restrictive standard shall apply.

SECTION 803 NATURAL FEATURES

Care shall be taken to preserve natural features such as agricultural land, woodlands, wetlands, watercourses, bodies of water, riparian lands, and historical and cultural features and/or resources. Damming, filling, relocating or otherwise interfering with the natural flow of surface water along any surface water drainage channel or natural water course shall not be permitted except with the approval of the Township and, where appropriate, the PA DEP and the U.S. Army Corps of Engineers.

A. Groundwater Resources

Proposed subdivisions and land developments shall to the greatest practical extent be designed in a manner to cause the least practicable disturbance to natural infiltration and percolation of precipitation to the groundwater table, through careful consideration of vegetation and land disturbance activities. The placement of streets, buildings and other impervious surfaces shall to the greatest practical extent attempt to maximize permeability where precipitation is most likely to infiltrate and recharge the groundwater.

B. Streams, Swales, Springs, and Other Lowland Areas

Stream channels, swales, springs and other lowland areas are resources that warrant restrictive land use controls because of flooding hazards to human life and property, their ground water recharge functions, their importance to water quality and the health of aquatic communities, and their wildlife habitats. They are generally poorly suited for on-site subsurface sewage disposal systems.

1. To the greatest practical extent the following activities shall be minimized:
 - a. Disturbance to streams and drainage swales.
 - b. Disturbance to year-round wetlands, areas with seasonally high water tables, and areas of surface water concentration.

C. Woodlands

Woodlands occur extensively throughout the Township, often in association with stream and wet areas, poor and erodible agricultural soils, and moderate to steep slopes. Woodlands serve as a

valuable resource in its ecological functions: i.e., in protecting steep slopes, erodible soils, maintaining stream quality and providing for wildlife habitats.

All subdivisions and land developments shall be designed and constructed in a manner which shall to the greatest practical extent:

1. Minimize the loss or degradation of woodland areas.
2. Preserve woodlands along roadways, property lines and lines occurring within a site such as streams, swales, stone fences and hedgerows shall be considered in the proposed design of the site.
3. Minimize disturbance or removal of woodlands occupying environmentally sensitive areas. This shall include but not necessarily be limited to, vegetation performing important soil stabilizing functions on wet soils, stream banks and sloping lands. No tree clearing, grading and/or earth disturbance (except for soil analysis for proposed sewage disposal systems) shall be permitted on a site prior to preliminary plan approval.

D. Slopes

Moderately sloping lands (15 to 25 percent) and steeply sloping lands (over 25 percent) are prone to severe erosion if disturbed. Erosion and the resulting overland flow of soil sediments into streams, ponds and public roads, are detrimental to water quality and aquatic life, and a potential hazard to public safety. Areas of steep slope shall be preserved in accordance with the following:

1. All grading and earthmoving on slopes exceeding 15 percent shall be minimized.
2. No site disturbance shall be allowed on slopes exceeding 25 percent except grading for a portion of a driveway accessing a single-family dwelling when it can be demonstrated that no other routing is available which avoids slopes exceeding 25 percent.

SECTION 804 MONUMENTS AND MARKERS

The applicant shall place permanent reference monuments and markers by a Registered Land Surveyor.

804.1

Monuments shall be placed so that the center of a scored or marked point shall coincide exactly with the intersection of the lines to be marked.

804.2

Monuments shall be of concrete or stone, with a flat top having a minimum width or diameter of four (4) inches and a minimum length of thirty (30) inches. Concrete monuments shall be marked with a three-quarter (3/4) inch copper or brass dowel; stone or precast monuments shall be marked on the top with a proper inscription and a drill hole. Monuments shall be set so that the top of the monument or marker is level with the surface of the surrounding ground.

804.3

Markers shall consist of either iron or steel bars at least thirty-six (36) inches long and not less than five-eighths (5/8) inch in diameter. Markers normally shall be flush with the surrounding grade.

804.4

Monuments shall be set as follows:

- (a) One at each single angle of the perimeter of the property at all major subdivisions and land developments.
- (b) One at the beginning and end of all curves along street right-of-way lines along one side of the street.
- (c) A minimum of one at each street intersection along the street right-of-way line.

804.5

Markers normally shall be flush with the surrounding grade.

804.6

Markers shall be set as follows:

- (a) At all points where lot lines intersect street right-of-way lines, except for monument locations.
- (b) At all other lot corners.
- (c) At all points where lot lines intersect curves.
- (d) At all angles in property lines of lots.

SECTION 805 RESIDENTIAL BLOCKS

For blocks the following standards shall apply:

- a. Maximum length not to exceed 1,000 feet;
- b. Be of sufficient width to permit two (2) tiers of lots. Exceptions to this prescribed block width shall be permitted in blocks adjacent to public streets, railroads, streams, other natural barriers.

SECTION 806 RESIDENTIAL LOTS

806.1 All subdivisions and land development for residential use shall be in conformance with the applicable minimum lot sizes, lot widths in yard requirements as set forth in the Dallas Township Zoning Ordinance.

806.2 Each lot or area platted for residential use shall be accessible from an existing or proposed street.

806.3 The lot depth shall not be greater than three (3) times its width.

806.4 Side lines of lots shall be at right angles to straight streets and on radius lines on curved streets. Some variation may be permitted at the discretion of the Planning Commission, but pointed or very irregular shaped lots shall be avoided.

806.5 In the case of lots utilizing an on-site sewage disposal system, there shall be sufficient area for the disposal field in accordance to PA DEP regulations.

806.6 Double or reverse frontage lots shall be avoided except where required to provide separation of residential uses from arterial or collector streets or to overcome specific disadvantages of topography or orientation.

806.7 Lots shall be laid out so as to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot onto adjacent lots.

806.8 Flag lots shall be avoided when alternate development layouts would yield the same number of lots otherwise permitted with the elimination of flag lots. The approval of flag lots shall subject to the following standards:

- a. Not more than five (5%) percent of the lots within a major subdivision may be approved as flag lots.
- b. The access corridor portion of the lot shall not exceed three hundred (300) feet as measured from its intersection with the street right-of-way.
- c. The applicant shall prove to the satisfaction of the Planning Commission that the proposed driveway would provide adequate access for emergency vehicles.
- d. The lot width measurement shall be made on the main portion of the lot not including the access corridor portion of the lot.
- e. Approval of a flag lot shall be conditioned upon the existence or provision of a recorded a deed restriction prohibiting any further subdivision of the flag lot.

SECTION 807 STREETS - GENERAL REQUIREMENTS

807.1 Any proposed subdivision or land development shall have frontage upon or access to an existing State, County or Township Road.

807.2 Streets shall be designed to provide adequate vehicular access to all lots or parcels within any proposed subdivision or land development.

807.3 Streets shall be designed and appropriately related to the topographic conditions of the site, with the grade of streets conforming as closely as possible to the original topography.

807.4 Streets shall be graded and improved in accordance with the appropriate design standards and specifications of this Ordinance.

807.5 All streets shall be properly integrated with the existing and proposed system of streets and dedicated right-of-way as established in the Comprehensive Plan.

807.6 All streets shall be properly related to specific traffic generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.

807.7 Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Planning Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous for future development on adjacent tracts.

807.8 Any subdivision and/or land development containing more than thirteen (13) lots which do not front upon an existing off-site public road, shall provide within the overall traffic design of the site, not less than two separate points within the site where an interior road as part of the proposed subdivision and/or land development shall intersect with and provide access to an existing off-site public road.

807.9 At the discretion of the Planning Commission, street lights may be required to be installed at the intersection of all streets, and at other points deemed necessary based upon field conditions.

SECTION 808 STREET NAMES

The applicant may propose names for all streets within a subdivision or land development prior to final approval. A proposed street name shall not include the name of any existing street in the Township, except that a street when planned as a continuation of an existing street shall bear the same name. Final approval of street names for streets subject to public dedication to the Township and/or private streets to remain under private ownership shall be vested with the Dallas Township Planning Commission, based upon the prior approval of the same by the Luzerne County 911 Communication Center for Emergency Services and the United States Postal Service.

SECTION 809 STREET SIGNS

Street signs, which provide the legal name of each street, shall be erected at the intersection of each street within a subdivision or land development. The size, color and construction materials of said signs shall be subject to approval by the Planning Commission.

SECTION 810 TRAFFIC CONTROL MEASURES

Traffic control signs, designed to regulate the speed of traffic or to convey any other pertinent traffic or physical characteristic of the road to motorists shall be installed at appropriate locations by the applicant as may be required by PennDOT, Luzerne County and/or the Planning Commission.

The applicant shall be responsible for line painting on all new collector streets, including the extension of existing collector streets, in accordance with the following standards:

Centerlines

Four (4) inch wide double yellow center lines shall be painted along the centerline of the travelway of each street.

Edge Lines

Four (4) inch wide white edge lines shall be painted four (4) inches inside the edge of pavement shoulder.

Stop Lines

Six (6) inch wide white stop lines shall be painted that completely traverse all traffic lanes on each approach to a stop sign and/or crosswalk

Unless stated otherwise all material and workmanship shall be in accordance with the latest edition of the PennDOT Publication 408.

SECTION 811 CONTINUATION OF ROADS AND TEMPORARY DEAD-END ROADS

The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities, and when such continuation is in accordance with the Township’s goals as provided for within the Statement of Community Development Objectives of this Ordinance. If the adjacent property is undeveloped and the street must be a dead-end street temporarily, the right-of-way shall be extended to the property line. A temporary turnabout designed as a “hammerhead” shall be provided on all temporary dead-end streets. This may limit the length of temporary dead-end streets in accordance with the design standards of these regulations.

SECTION 812 DEAD-END ROADS (PERMANENT)/ CUL-DE-SAC STREETS

Where a road does not extend to the boundary of the subdivision and its continuation is not required by the Planning Commission for access to adjoining property, its terminus shall normally not be nearer to such boundary than fifty (50) feet. However, the Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A cul-de-sac turnaround shall be provided at the end of a permanent dead-end street in accordance with Township construction standards and specifications. For greater convenience to traffic and more effective police and fire protection,

permanent dead-end streets shall, in general, be limited in length in accordance with design standards of this Ordinance.

Cul-de-sac streets shall be highly discouraged and shall only be approved when topographic and or field conditions necessitate the use of a cul-de-sac. The developer shall bear the burden of proof that development cannot be provided and/or designed without the use of a cul-de-sac.

SECTION 813 CUL-DE-SAC STREETS

813.1 A cul-de-sac street shall not be approved when a through street is more advantageous.

813.2 Cul-de-sac streets shall not exceed 600 feet in length and furnish access to not more than thirteen (13) dwelling units. All lots fronting upon the arc of a cul-de-sac street shall have a frontage, as measured along the length of the arc, which results in a chord length of seventy-five (75) feet. Said requirement shall apply to all lots along the arc a cul-de-sac regardless of the Zoning District in which the subdivision is located.

813.3 No physical obstructions shall be located within six (6) feet of the right-of-way upon a cul-de-sac, including but not limited to, mailboxes, utility poles, utility transformer boxes and/or similar above grade obstructions. See Appendix to Section 813.3, Design Diagram Cul-De-Sac Street.

813.4 Any street which is terminated, with planned future access to an adjoining property or because of authorized stage development, shall be provided with a temporary, all-weather turning circle. The turning circle shall be completely within the boundaries of the subdivision and/or land development, and the use of the turnaround shall be guaranteed to the public until such time as the street is extended.

813.5 An easement for the purpose of snow removal, having a size of not less than thirty-five (35) feet in length and 15 (fifteen) feet in depth, shall be provided upon the front yard areas of lot or lots located at the end of a cul-de-sac.

813.6 Cul-de-sac streets on which six or more residential properties front shall terminate in a circular right-of-way with a minimum diameter of 100 feet overall and 80 feet to the outer pavement edge or curb line.

SECTION 814 ACCESS TO ARTERIAL STREETS

Where a subdivision or land development borders on or contains an existing or proposed arterial street, the Planning Commission may require that access to such street be limited by one of the following methods:

- a. The subdivision of lots in a manner in which the lots front onto a parallel local street with no access provided to or from the arterial street which shall contain a strip of screening along the rear property line of such lots.

b. A series of cul-de-sacs, U-shaped streets, or short loops entered from and designed generally at right angles to such a parallel street, with the rear lines of their terminal lots backing onto the arterial.

c. A marginal access or service road, separated from the arterial street by a planting or grass strip and having access thereto at suitable points.

SECTION 815 INTERSECTIONS

815.1 Streets shall intersect as nearly as possible at right angles. When local streets intersect with collector or arterial streets the angle of intersection at the street centerlines shall in no case be less than seventy-five (75) degrees. No two streets shall intersect with an angle of intersection at the centerlines of less than sixty (60) degrees.

815.2 Multiple intersections involving the junction of more than two streets shall be prohibited.

815.3 Intersections shall be designed with a flat grade wherever practical. In hilly or rolling areas, at the approach to an intersection, a leveling area shall be provided having not greater than a two (2) percent grade at a distance of sixty (60) feet, measured from the nearest right-of-way of the intersecting street.

815.4 Where any street intersection will involve earth banks or existing vegetation inside any corner lot that would create a traffic hazard by limiting visibility, the applicant shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent deemed necessary to provide an adequate sight distance.

815.5 The cross-slopes on all streets, including intersections shall be three (3%) percent or less.

815.6 At intersections of streets the property line corners shall be rounded by arcs with radii of not less than 15 feet, or by chords of such arcs. For streets other than residential streets, the Commission may require a larger radius.

815.7 Street curbs or edges of pavement at street intersections, where they are required, shall be rounded off concentrically with property lines.

815.8 At intersections of streets and alleys, property line corners shall be rounded by arcs of at least 20 feet radii or by chords of such arcs.

815.9 If the smaller angle of intersection of two streets is less than 60 degrees, radius of the arc at the intersection of property lines shall be increased as deemed advisable by the Commission.

815.10 Whenever the proposed subdivision contains or is adjacent to a railroad, or a major highway and particularly a "limited access highway," provision shall be made for a parallel street, properly buffered by a planting strip from said railroad or highway, or a parallel street at a distance acceptable for the appropriate use of the land between the highway and such street, or

by a series of cul-de-sac or short loops entered from and planned at right angles to such parallel street with the rear lines of their terminal lots abutting on the highway. Lots abutting a railroad or major highway in the rear shall have a rear yard with a minimum depth of 75 feet. (The rear yard is the closest portion of a major structure on the lot to the railroad or major highway right-of-way.)

SECTION 816 ROAD DESIGN, CONSTRUCTION AND PAVING STANDARDS

In order to provide for streets of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access to police, fire fighting, snow removal, sanitation, and street maintenance equipment, and to coordinate streets so as to compose a convenient system and avoid undue hardship to adjoining properties, the design standards for streets as set forth shall be mandatory for the approval of a preliminary plan.

A. Right-of-Way Widths

Street and alley right-of-way widths. Streets other than residential streets shall have such right-of-way widths as the Commission shall deem necessary in view of the function and prospective traffic load of the particular street or part thereof. The minimum right-of-way width of residential streets shall be as follows:

- (a) Collector street: 60 feet.
- (b) Minor street: 50 feet.

B. Horizontal Visibility

Streets shall be so laid out that there will be unobstructed sight distances along the center lines thereof, measured from a point five feet above the proposed grade line, to permit horizontal visibility as follows:

- (a) Limited access highways: To be determined by the Commission but generally not less than 600 feet.
- (b) Other major traffic streets: 600 feet.
- (c) Collector streets: 300 feet.
- (d) Minor streets: 150 feet.

C. Reverse Curves

Between reversed curves on an arterial street, a tangent of not less than 200 feet shall be provided, and on feeder and residential streets such a tangent shall be not less than 100 feet.

D. Street Grades

(a) Center line grades shall not exceed the following:

[1] Major traffic streets: 5%.

[2] Collector streets: 7%.

[3] Minor streets: 9%. In exceptional circumstances, 11% may be permitted, at the discretion of the Commission, for short distances of not more than 200 feet on straight roads.

(b) Vertical curvature measured along the center line shall have a minimum radius as follows, unless topographic or other conditions are such that, in the circumstances of the particular case, the indicated radius is not feasible and the Commission is of the opinion that a lesser radius would adequately protect the public interest:

[1] Limited access highways: 1,800 feet.

[2] Other major traffic street: 1,000 feet.

[3] Collector streets: 300 feet.

[4] Minor streets: 100 feet.

(c) Minimum grade. The minimum grade of any street gutter shall not be less than 1%.

E. Pavement Widths.

(a) Minimum pavement widths shall meet the following standards;

[1] Major traffic streets: 40 feet.

[2] Collector streets: 24 feet.

[3] Minor streets: 22 feet.

(b) For major traffic streets deemed by the Commission to require wider pavements than the traffic needs of a particular subdivision, the matter of financial arrangements shall be taken up by the applicant with the officials having jurisdiction.

F. Pavement Requirements

Procedures/Specification. Design of all streets constructed shall be in accordance with the guidelines and requirements for Design of Local Roads and Streets contained in Design Manual, Part II, Highway Design, latest revision and PennDOT Publication No. 408, latest edition. The following procedures shall be followed for the construction all new streets within the Township of Dallas.

(A) Local Street

1. If at the time of construction, local, unstable subgrade conditions are encountered, the Township Engineer may require that all areas of unstable subgrade may be excavated to sufficient depth, replaced with approved material, and compacted to a density and stability equal to, or greater than the surrounding subgrade. The Township Engineer may require PennDOT No. 408 Specifications to be installed for the entire subgrade of the proposed cart way. Pavement base drain may be required by Township Engineer.
2. Fine grade and roll subgrade.
3. Cut out all soft and yielding areas to a maximum depth of two (feet (2') and backfill with 2A modified or 3A modified crushed stone compacted in 6" lifts. If the soil is still soft at the 2' depth, place geotextile fabric in the bottom prior to backfilling with 2A or 3A modified crushed stone.
4. Place and compact a minimum six-inch (6") depth of 2A modified crushed stone.
5. Place and compact a minimum four-inch (4^{1/2}") depth of Superpave asphalt design, 25.0 mm, PG 64-22 base course.
6. Place and compact a minimum one and one half inches (1^{1/2}") of Superpave asphalt design, 9.5 mm, PG 64-22 wearing course. The appropriate skid resistance level shall be used in accordance with PennDOT Publication No. 408 and 242. Design mix shall be submitted to Township for review to include appropriate ESAL.
7. Pavement cores. All such streets shall have a sample pavement core taken at a distance of every 250 feet or less with the locations designated by the Township Engineer, to verify the thickness of the pavement of said street. The sample pavement cores and results must be completed prior to final approval and acceptance of the streets by the Township

SECTION 817 LIMITED EXEMPTION FOR ROAD DESIGN STANDARDS

A subdivision or land development containing not more than two (2) lots or two (2) detached single-family dwellings units may be serviced by a private street having a minimum right-of way of not less than fifty (50) feet. Said right-of-way shall be cleared of all vegetation and properly graded. The width of the cartway shall be not less than sixteen (16) feet and have a base consisting of not less than six (6) inches of 2A Modified Stone. All other design specifications for street, as set forth in this Ordinance which do not conflict with the above shall apply.

Any subdivision or land development qualifying and wishing to provide a private street, designed as such, shall contain covenants and/or deed restrictions as a condition of approval, recorded with the approved plan and addressing the following:

1. The street shall remain as a private street, not subject to offer for public dedication, unless it is improved to meet or exceed all applicable design standards in effect at the time such offer is made.
2. A maintenance agreement and appropriate provisions which outline the parties responsible for the continued use of the street.
3. An agreement with the Township under which elected officials, appointed officials, representatives and/or employees of Dallas Township are held harmless from any liability related to the use and safety of a private street, including but not limited to, enforcement of the maintenance agreement and vehicular access of emergency vehicles.
4. Any further proposed development upon the site, excluding accessory structures, shall result in the development being classified as a major subdivision or major land development, subject to all applicable design standards for such in effect at the time approval is sought for additional development.
5. The private street shall be designed and maintained in a manner to prohibit the discharge or drainage of stormwater onto a public right-of way.

SECTION 818 DRIVEWAYS

818.1 Driveways, where provided, shall be located not less than fifty (50) feet from any intersection whether on the same or opposite side of the adjoining street and provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications. Distance shall be measured between the centerline of the driveway, and the nearest intersecting street right-of-way line. No part of a driveway for a single family dwelling shall be located closer than ten (10) feet from a side property line.

818.2 No driveway shall be constructed opposite the paved cartway on the turn-around portion of a cul-de-sac street within the area bounded by the pavement edge lines as extended across the turn-around.

818.3 Driveways shall be so located as to provide reasonable sight distances at intersections with streets.

818.4 The number of driveways shall not exceed one (1) per lot or, on lots with street frontages in excess of one hundred (100) feet, one (1) per one hundred (100) feet of street frontage. Such driveway may be of loop design.

818.5 Driveway entrances shall be rounded at a minimum radius of five (5) feet, or should have a flare constructed that is equivalent to this radius, at the point of intersection with the cartway

edge (curb line) or outside shoulder edge as applicable. For residential lots the entrance of the driveway shall have a minimum angle of 60 degrees, and for all other lots, 90 degrees. The maximum driveway width at the edge of the cartway shall be thirty (30) feet.

818.6 The entrance to the cartway from the driveway shall not exceed a slope of eight percent (8%) within twenty-five (25) feet of the cartway or shoulder, as applicable. The shoulder slope shall be maintained for the full width of the shoulder.

818.7 The pipe size shall be indicated on the preliminary plan via a legend which relates the size of piping to lots within the development. The preliminary plan and subsequent deeds to each lot shall provide language that the owners are responsible for the maintenance, including the replacement of drainage pipes that adjoins or runs parallel to their property. Adequate drainage facilities shall be provided where driveways meet the street cartway. Driveway pipes are to be installed at locations where the Township Engineer determines them necessary. In cases where pipes are required, they shall be a minimum of fifteen (15) inches in diameter and shall be placed in line and on grade with the swale both upstream and downstream of the driveway. The minimum cover as recommended by the manufacturer shall be placed above the pipe. In areas where pipes are not required, the shoulder and swale shall be constructed to accommodate the size and grade of the swale through the driveway. In no case shall the low point of the shoulder be other than the proper elevation, as referenced to the crown of the cartway, as well as the proper distance from the edge of the cartway. The long-term maintenance and/or replacement of driveway pipes shall be the responsibility of the property owner that owns the driveway.

818.8 Subdivisions should be designed to eliminate, where possible, driveways entering State or County highways. This shall be accomplished either by providing for a street parallel to the State or County highway and separated from it by a grass area, or by laying out lots such that the rear lot lines abut the State or County highway right-of-way and that provision for driveways be made from the front of the lot onto a street of the subdivision.

818.9 All driveway entrances with access onto a Township Road shall be required to be asphalt from the edge of the cartway to the end of the Right-of-Way.

818.10 All driveway entrances with access onto a Township Road, shall be required to secure a Driveway Permit in accordance with Resolution # 2004-2. All driveway entrances with access onto State or County owned road shall be required to secure a Highway Occupancy Permit from PennDOT or Luzerne County prior to construction and the establishment of the same. A deed restriction requiring the owner or developer of a property as the responsible party to secure the required Township Driveway Permit and/or Highway Occupancy Permit shall be contained in all deeds.

818.11 Streets offered for dedication will not be accepted unless all driveways entering such streets meet the standards outlined above.

SECTION 819 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 Bureau of Waterways Engineering and Wetlands, PA DEP, shall be provided by the applicant, if applicable.

SECTION 820 EROSION AND SEDIMENTATION CONTROL

The minimization of erosion and control of sedimentation in connection with land development and major subdivisions are in the public interest, affecting the health, safety, and welfare of the public, and therefore those regulations governing erosion and sedimentation are deemed necessary for the Township.

820.1 General Standards:

a. Erosion and Sedimentation Control Plan Required (E&SCP): No changes shall be made in the contour of the land; no grading, excavating, removal or destruction of the topsoil, trees or other vegetative cover of the land shall be commenced until such time that a plan for minimizing erosion and sedimentation has been referred to and reviewed by the Township Engineer and/or the Luzerne Conservation District and approved by the Planning Commission, or there has been a determination by the Planning Commission after consultation with the above entities that such plans are not necessary. All subdivisions and/or Land Developments that propose construction must submit an E&SCP. If the earth disturbance is greater than 20,000 square feet and/or the creation of impervious surface is greater than 10,000 square feet, the plan must be submitted and approved by the Luzerne Conservation District. The applicant must also submit a Stormwater Management Permit application to the Township for approval.

If the proposed construction is for a single-family dwelling that does not involve a subdivision or Land Development, then the following standards shall be applied. If the earth disturbance is less than 20,000 square feet, a plan for controlling Erosion & Sedimentation must be developed and submitted along with the Stormwater Management Permit application to the Township Engineer for approval. The Builder/Developer shall implement the approved plan prior to any site improvements. The approved plan must be submitted to the Township Zoning/Code Enforcement Officer in order to secure a building permit. The Zoning/Code Enforcement Officer shall keep a copy of the approved plan in their possession. If the single-family residential construction proposes earth disturbance greater than 20,000 square feet and/or the creation of impervious surface of greater than 10,000 square feet, the plan must be submitted and approved by the Luzerne Conservation District. The applicant must secure approval from the Luzerne Conservation District prior to the issuance of a building permit.

b. Approval and Financial Security for Plan: No final major subdivision or land development plan shall be approved unless there has been an Erosion and Sedimentation Control Plan approved by the Luzerne Conservation District that provides for minimizing

erosion and sedimentation consistent with this Section, and an improvement bond or other form of financial security is deposited with the Township in conformance with Article 7 which will ensure installation and completion of the Required Improvements within five (5) years of final plan approval as required by Section 507.

c. Minimum Requirements of Luzerne Conservation District to be Met: Where not specified in this Ordinance, measures used to control erosion and reduce sedimentation shall as a minimum meet the standards and specifications of the Luzerne Conservation District. The Township Engineer, or other officials as designated, shall ensure compliance with the appropriate specifications, copies of which are available from the Luzerne Conservation District.

820.2 Specific Standards: The following measures are effective in minimizing erosion and sedimentation and shall be included where applicable in the control plan:

- a. Stripping: Stripping of vegetation, regrading, or other development shall be done in such a way that will prevent all but minor erosion.
- b. Natural Features: Development plans shall preserve salient natural features, keep cut-fill operations to a minimum, and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.
- c. Natural Vegetation: Whenever feasible, natural vegetation shall be retained, protected and supplemented.
- d. Disturbed Areas: The disturbed area and the duration of exposure shall be kept to a practical minimum.
- e. Stabilization: Disturbed soils shall be stabilized as quickly as practicable.
- f. Temporary Vegetation and Mulching: Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
- g. Permanent Vegetation and Measures: The permanent final vegetation and structural erosion control and drainage measures shall be installed as soon as practical in the development. Permanent seeding on individual lots must be completed within thirty (30) days of issuance of an occupancy permit.
- h. Accommodation of Increased Runoff: Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Where necessary, the rate of surface water runoff shall be structurally retarded.

- i. Containment of Sedimentation: Sediment in the runoff water shall be trapped until the disturbed area is stabilized by the use of debris basins, sediment basins, silt traps, or similar measures.

820.3 Grading for Erosion and Other Environmental Controls: In order to provide suitable sites for building and other uses, improve surface drainage, and control erosion, the following requirements shall be met:

- a. Street Improvements: Streets shall be improved to a mud-free or otherwise permanently passable conditions as one of the first items of work done on a subdivision or development. The cartway shall be constructed in accordance with Section 816 and as approved by the Township Engineer.
- b. Cuts and Fills: Provision shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills by the installation of temporary or permanent drainage improvements across or above these areas.
- c. Compaction of Fill: Fill shall be placed and compacted so as to minimize sliding or erosion of the soil. Material for fill, other than that for a roadway base or subgrade, shall be acceptable material, placed in 12-inch loose lifts and compacted to 95% of the material's dry weight density as determined by Modified Proctor Test, ASTM D-1557, Method C or D.
- d. Fill Near Watercourses: No fill shall be placed within one hundred (100) feet of a watercourse or other body of water or within any area designated as a flood plain.
- e. Dust Control: During grading operations necessary measures for dust control shall be exercised.
- f. Stream Crossings: Grading equipment shall not be allowed to enter into flowing streams. Provisions shall be made for the installation of temporary or permanent culverts or bridges. Where necessary, approval and/or permits must be secured from the proper state or federal agencies.

820.4 Responsibility

- a. Sedimentation Damage: Whenever sedimentation damage is caused by stripping vegetation, grading, or other development, it shall be the responsibility of the land developer, applicant, contractor, person, corporation, or other entity causing such sedimentation to remove it from all adjoining surfaces, drainage systems and watercourses and to repair any damage at his expense as quickly as possible.
- b. Maintenance of Control Facilities: Maintenance of all erosion and sedimentation control facilities during the construction and development period and until or unless they are accepted for dedication by the Township or other public authority shall be the responsibility of the land developer or applicant.

c. Maintenance of Watercourses: It shall be the responsibility of the developer, applicant, person, corporation, or other entity doing any act on or across a communal stream, watercourse, or swale, or upon the flood plain or right-of-way, to maintain as nearly as possible in its present state the stream, watercourse, swale, flood plain or right-of-way during the pendency of the activity and to return it to its original or equal condition after such activity is completed.

Maintenance of drainage facilities or watercourses originating on and located completely on private property is the responsibility of the owner to the point of open discharge of the facility at the property line or at a communal watercourse within the property.

No person, corporation, or other entity shall block, impede the flow of, alter, construct any structure, or deposit any material or thing, or commit any act which will affect normal or flood flow in any stream or watercourse without having obtained prior approval from the Planning Commission or PA DEP, whichever has primary jurisdiction.

d. Installation of Improvements: The applicant or land developer shall provide and install, at his expense, in accordance with Township requirements, all drainage and erosion control improvements (temporary and permanent) shown on the Erosion and Sedimentation Control Plan.

820.5 Compliance with Regulations and Procedures

a. Compliance as a Condition of Preliminary Plan Approval: The Township, in its consideration of all Preliminary Plans of a subdivision and/or land development, shall condition its approval upon the execution of erosion and sedimentation control measures.

b. Compliance with Requirements of Luzerne Conservation District: The installation and design of the required erosion and sedimentation control measures shall be in accordance with standards and specifications of the Luzerne Conservation District.

c. Compliance with Requirements of PA DEP: Stream channel construction shall conform to criteria established by the PA DEP.

SECTION 821 WATER SUPPLY FACILITIES

Within any proposed major subdivision or major land development, if the water is to be provided by means other than by private wells, owned and maintained by the individual owners of the lots within the subdivision or land development, the developer shall present evidence to the Planning Commission that the subdivision or land development is to be supplied by a certified public utility, a bona fide 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 as evidence.

SECTION 822 CENTRALIZED WATER SYSTEM

822.1 All major subdivisions and land developments shall be served by an approved public distribution system for water supply.

822.2 The plans for the installation of water lines of a public water supply shall be prepared by the developer with the cooperation of the applicable public water company or authority and submitted with the Preliminary Plans.

822.3 When a subdivision or land development is to be serviced by a centralized water supply system, fire hydrants shall be installed, with a required flow rate of 500 gallons per minute, at a pressure compliant with the most recent applicable standards of the National Fire Protection Code. The location and number of fire hydrants shall be determined on a case by case basis. Fire hydrants along any approved street shall not be more than five hundred (500) feet apart and connected to a water main not less than eight (8) inches in diameter.

822.4 All suppliers of water to any proposed subdivision or land development shall be organized in such a fashion as to fall within the jurisdiction of the Pennsylvania Public Utility Commission. One copy of all correspondence, supporting documentation, application for permits, and certificates for operation submitted to the PA DEP and the Pennsylvania Public Utility Commission for the right to provide such services shall be forwarded to the Township as part of the public record. One copy of the permit issued by PA DEP and certificate of convenience issued by the Pennsylvania Public Utility Commission authorizing such services shall be forwarded upon receipt to the Planning Commission as part of the public record.

SECTION 823 ON-LOT WATER SYSTEM

On-lot water systems, if permitted, shall be subject to the requirements of this Section and subject to the design and construction requirements in accordance with the applicable criteria as set forth by the PA DEP. Any subdivision or land development which equals or exceeds fifteen dwelling units and/or having a water consumption rate of 6,000 gallons per day, based upon complete build-out, shall be required to construct a centralized community water system. Each residential dwelling unit shall be deemed to have a water consumption rate of 400 gallons per day.

823.1. AQUIFER TEST REQUIRED

An aquifer test shall be required prior to the approval of a subdivision or land development plan representing three (3) or more residential dwelling units, or a non-residential use or uses which individually or collectively have an anticipated daily water usage demand of twelve hundred (1,200) gallons per day or more, which proposes to utilize an on-lot water system of any type.

A residential use is hereby within the context of as normal household usage, based upon 400 gallons per day. Irrigation systems and open loop geothermal heating and are expressly not included within the context of as normal household usage.

In addition to the aquifer test, any subdivision or land development that will exceed 6,000 gallons per day after complete build-out, shall be required to construct a centralized community water system.

823.2 AQUIFER TEST STANDARDS AND PROCEDURES.

No person shall propose the use of a public water supply system or individual wells for a development activity described in Section 823.1 without following the requirements of this Section and meeting the minimum requirements of Section 823.3.

A. Test Objective. The objectives of an aquifer test shall be one or more of the following:

- (1) To obtain sufficient data for the calculations of aquifer performance, including the coefficients of transmissibility and storage, permeability, and specific yield.
- (2) To determine the location and character of geologic boundaries.
- (3) To ascertain the effects of well interference.

B. Test Standard. The aquifer test shall establish that the proposal well(s) is (are) capable of supplying potable water at the minimum rate of four hundred (400) gallons per day per dwelling unit or in the case of non-residential use, the anticipated daily water flow, at a demand rate of not less than eight (8) gallons per minute for one (1) hour, either with or without the use of a storage system. The test shall also establish that no significant adverse impact will result to other existing wells.

C. Test Supervision and Evaluation. The aquifer test shall be conducted under the supervision of a professional consultant with experience in geology or professional engineer, using testing procedures hereinafter set forth. The geologist or engineer shall be responsible for notifying the Township of the test. He or she will also summarize the test and its significance and make recommendations as to the suitability of the well or wells for the intended uses. The final report of the supervising person shall include an opinion

as to whether the proposed use of the well will have an impact upon other existing wells in the immediate surrounding area. The supervising person shall provide the Township with a copy of all field notes and test results.

D. Test Method. The method for conducting the aquifer test shall be as follows:

An aquifer test shall be conducted for a minimum of twelve (12) hours at a constant rate of pumping. The pumped well shall be the one proposed for the specified development activity for which the test is conducted. Two (2) observation wells which have hydraulic continuity with the pumped well are required. The preferred method of analysis of the aquifer test data is the non-equilibrium formula, although other methods are available and may be used. These include various methods of analysis of either the drawdown or recovery data.

E. Collection of Data. Data shall be collected in conjunction with the aquifer test as follows:

(1) Prior to the test:

(a) Collection of geologic data of the area to be tested including well logs, if available.

(b) History of water level fluctuations in the area when available.

(c) The location, relative elevations and static water levels in the pumped well and the observation well or wells.

(2) During the test: A standard aquifer test field data sheet will be required for a pumped well and each observation well. The data sheet shall include columns for listing:

(a) Date.

(b) Elapsed time since pumping started/stopped (in minutes + seconds).

(c) Depth to water below land surface

(d) Drawdown or recovery in feet and 10ths.

(e) Observed discharge at specified intervals.

(3) Following the test:

In accordance with recognized principles of well hydraulics, graphs shall be prepared to show time drawdown and time recovery for the pumped well and the observation wells. A distance

drawdown graph will be required for anticipated rates of pumping. Computation of the coefficients of transmissibility and storage as well as the rate of pumping, time and drawdown are required as well as other data which may be considered necessary to satisfy the test objectives.

F. If the Planning Commission determines that the water withdrawal could result in a significant negative impact upon existing water users, then as a condition of any development approval, the Planning Commission may require that the applicant commit in a legally binding manner to appropriate mitigation of the negative impacts. This mitigation may include, but is not limited to:

- a. a financial guarantee to fund a deeper well or a connection to a central water system for properties that experience significant negative impacts after the water withdrawal occurs.
- b. a permanent conservation easement placed on sufficient land areas to result in amounts of groundwater recharge that is equivalent to the amount of groundwater that is being withdrawn, or a legally binding commitment to reduce the amount of the water withdrawal during drought conditions.

823.3. WATER QUALITY TEST.

A water quality test shall be conducted concurrently with any aquifer test required in Section 823.2 of this Ordinance. Such tests shall be conducted by a certified laboratory. The quality of the water tested shall meet the minimum public health drinking water standards as set forth in the National Safe Drinking Water Regulations of the Environmental Protection Agency as it presently exists or may hereafter be amended, or be capable of treatment to attain said standard of quality.

823.4 DRY HYDRANTS

When a subdivision or land development is to be serviced by an on-lot water system, with individual wells serving each lot, dry hydrants shall be installed that are connected to an underground water tank having a capacity of not less 15,000 gallons that is serviceable by a well. The design of all components shall be subject to the approval by the Planning Commission. The required number and locations of dry hydrants and underground tanks shall be determined on a case-by case basis in relationship to number of dwelling units and area within a proposed development. In addition to the above requirements, a second well shall also be required for each underground tank for the purpose of refilling and maintaining a full water supply within each underground tank.

SECTION 824 SEWAGE DISPOSAL FACILITIES

All subdivisions and land developments shall be served with a sewage system (either centralized or on-lot) which meet or exceed the applicable minimum design standards as set forth by the PA DEP. All proposed subdivisions and/or land developments shall require the preparation and submission of an appropriate Sewage Planning Module to DEP in accordance with Pennsylvania Code Title 25.

SECTION 825 CENTRALIZED SEWERS

UNLESS STATED OTHERWISE, ALL TERMS USED OR REFERENCED IN THIS SECTION SHALL HAVE THE MEANING LISTED IN THE APPENDIX TO ARTICLE 8 TITLED:

“DEFINITIONS FOR TERMS INCLUDED WITHIN SECTION 825”

825.1 General Requirements

A. The specifications and details of design and construction of all items of the sanitary sewer system to be constructed for every subdivision shall be in accordance with the latest requirements and standards for sewerage facilities of the PA DEP, and in accordance with the design standards established by the DAMA’s rules and regulations.

B. All construction work of the sanitary sewer system shall be completed under the inspection of DAMA. Construction work requiring inspection and testing backfilled without such approval or consent shall be uncovered, the cost of uncovering and replacing to be borne by the applicant or his contractor.

C. Upon final inspection and acceptance by DAMA of the sanitary sewer system for the proposed subdivision, the complete sanitary sewer system including any treatment plant, if agreed to by DAMA, and all rights-of-way and easements for said system shall be dedicated to DAMA along with a maintenance bond provided for proper maintenance of said system as required by DAMA.

D. The costs of all reviews and approvals by the DAMA Sanitary Engineer and all inspection required for all construction work for the sanitary sewer system for the proposed subdivision shall be paid by the applicant.

825.2 Sanitary Sewer Plan.

A. Prior to the start of construction, the applicant shall furnish a sanitary sewer plan of the sewage collection system for the proposed subdivision for review and written approval by the Planning Commission and DAMA.

B. Such sanitary sewer plan shall show the plan layout of all collection sewers, service laterals, building sewers (initial or future), connecting sewers and trunk sewers. Profiles of all collection sewers, connecting sewers and trunk sewers shall also be shown.

C. The Sanitary Sewer Plan shall show the location, size, slope, length, invert elevations (upstream and downstream at both manholes) of each length of collection sewer, connecting sewer, and trunk sewer; the location, length and elevation of the upstream end of each length of service lateral; and, where applicable, the location and size of building sewers and their relationship to septic tanks, seepage pits and of the tile fields. The sanitary sewer plan shall also show the elevation of manholes (tops and inverts) and buildings (the first floor and the basement floor). Descriptive bounds of all rights-of-way and easements shall be on the sanitary sewer plan or accompanying drawings.

825.3 Connection to DAMA Sewer Sanitary System and Individual On-Lot Sewage Disposal Systems

A. The applicant of a proposed major subdivision or major land development which is located less than three hundred fifty (350) feet from an existing DAMA sanitary sewer system shall be required to design, install and construct a sanitary sewage collection system, in accordance with all applicable design specifications of DAMA, which shall be connected to the DAMA sanitary sewer system. The aforementioned distance shall be based upon a measurement representing the shortest distance along the center line of existing public rights-of-way measured from the point of connection at the perimeter of the proposed major subdivision or land development to the point of connection to the DAMA sanitary sewer system.

B. If DAMA sanitary sewer system is not yet accessible, but is planned by DAMA for extension to the proposed major subdivision or land development, within a period of 5 years or less, from the date of initial presentation of said major subdivision or land development to the Planning Commission, a sanitary sewage collection system, complete with collection sewers, service laterals and with the service laterals capped in accordance with the specifications of DAMA, shall be installed by the applicant in addition to the installation by the applicant of temporary individual on-lot sanitary disposal systems. All collection sewers and capped service laterals required by the terms hereof shall be installed before the streets and roads shown in the preliminary plan are constructed.

C. If DAMA's sanitary sewer system is greater than three hundred fifty (350) feet from a proposed major subdivision or major land development, and if an extension to such system to a distance less than three hundred fifty (350) feet from a proposed major subdivision or land development is not being planned by DAMA for a period of five or more years from the date of initial presentation to the Planning Commission, the Planning Commission shall allow the use of individual on-lot sewage disposal systems in place of capped sewers. The aforementioned distance shall be based upon a measurement representing the shortest distance along the center line of existing public rights-of-way measured from the point of connection at the perimeter of the proposed major subdivision or land development to the point of connection to the DAMA sanitary sewer system.

D. If individual on-lot sewage disposal systems are approved, each lot shall have a primary and alternate on-lot sewage management program, approved by the Planning Commission and implemented by the applicant. All sales agreements or sales contracts for lots contained within

the proposed major subdivision or land development shall contain specific language concerning the perpetual sewage management program and identify that all management services are to be performed by a third-party service provider who shall comply with the reporting requirements set by the Planning Commission and DAMA.

825.4 Treatment Plant.

If the developer must install a sewage treatment plant under Section 825.3 A (3), DAMA may agree to take title to the plant upon satisfactory completion of the project and operate the plant and sewer system, charging those connected to the system an appropriate service charge. If the applicant desires DAMA to take over ownership and operation of such a sewage treatment plant, the applicant must so state when submitting the sanitary sewer plans and sewage treatment plant plans to DAMA for approval.

825.5 Size and Slope of Sewers.

- A. Collection sewers shall be at least eight inches inside diameter and shall have a minimum slope of 0.40 feet per 100 feet (0.4%).
- B. Trunk and connecting sewers shall be of the size and slope shown on DAMA's sewerage system master plan and shall be at least eight inches inside diameter and shall have a minimum slope of 0.40 feet per 100 feet.
- C. Service laterals shall be at least four inches inside diameter and shall have a minimum slope of at least one-eighth-inch per foot and shall be downward in the direction of flow.
- D. Building sewers shall have a minimum slope of at least ¼ inch per foot, and shall be downward in the direction of flow.
- E. When physically required in order to connect with the service lateral, the slope of the building sewer may be reduced to one-eighth-inch per foot but only with the permission of DAMA.

825.6 House Connections

- A. Capped service laterals shall be installed so that the capped end of the service lateral shall be at least four (4) feet horizontal distance from the edge of any paved road so that future house connections shall not be placed under or within four feet horizontal distance from any paved road or driveway.
- B. All service laterals requiring capping shall be so capped and sealed to prevent the infiltration of water or any other liquids; and the capped ends of all service laterals shall be installed with a permanent location marking riser terminating one foot below the ground surface.
- C. Every individual house or building within the subdivision shall have a separate connection to the sewer system.

825.7 Manholes

Manholes of the type and dimensions shown and described on DAMA drawings and in accordance with DAMA's specifications shall be installed at the locations shown on the approved sanitary sewer plan and shall be installed at the end of each collection sewer, at all changes in slope or grade, at all changes in size or alignment, at all intersections of sewers, at all intersections of streets or roads, and at distances not greater than 400 feet.

825.8 Rights-of-Way and Easements

When it is necessary, due to natural drainage pattern and terrain, to install laterals, collection sewers, connecting sewers, or trunk sewers at locations not within the public right-of-way, then the sub-divider shall obtain such rights-of-way or easements which shall have a minimum width of 40 feet for construction purposes and shall be established as permanent rights-of-way or easements with a minimum width of 20 feet for maintenance purposes. All such rights-of-way and easements shall be dedicated to DAMA by the sub-divider and shall give DAMA the right to construct, lay and relay additional DAMA sanitary sewers or storm sewers, maintain and have access to and from the said rights-of-way or easements.

SECTION 826 ON-LOT SEWAGE DISPOSAL SYSTEM

826.1 On-lot sewage systems, both individual and community sewage systems, shall be designed and constructed in accordance with PA DEP requirements under Title 25, Rules and Regulations Part 1, Subpart C, Chapter 73 and any amendments thereto.

826.2 Prior to approval of Preliminary Plan, the Township Sewage Enforcement Officer shall submit a report to the Planning Commission regarding the site and soils investigation and analysis.

826.3 All systems utilizing subsurface disposal of sewage effluent (Community Sewage Systems as defined by Chapter 73 of the PA DEP Regulations) shall be designed and constructed in accordance with requirements of the aforesaid Chapter 73 and any amendments thereto. A registered professional engineer employed by the applicant shall provide written certification that the existing or proposed facility has adequate capacity to satisfactorily treat the total projected sewage flow.

826.4 A sewage permit must be approved and issued by the Township Sewage Enforcement Officer prior to the start of any construction or development upon any lot within an approved subdivision or land development.

SECTION 827 STORMWATER MANAGEMENT PLANS

All subdivisions and land developments shall comply with the standards and requirements as set forth in Dallas Township Stormwater Management Ordinance.

SECTION 828 UTILITY EASEMENTS

Easements shall be provided for all utilities, including but not limited to poles, wires, conduits, storm and sanitary sewers, water and heat mains, gas, electric power, telephone, cable TV and roadway embankments.

828.1 Location and Width: With the exception of on-lot sewer laterals, utilities shall be located either within the public right-of-way or in easements centered on or adjacent to front, rear, or side lot lines. No structures or trees shall be placed over or within such easements. Such easements shall be minimum of twenty (20) feet in width.

828.2 Underground Installation: In developments of five (5) or more lots or residential developments of five (5) or more dwelling units electric, telephone, and all other utility facilities shall be installed underground. All existing and proposed utilities shall be shown on the preliminary plan. Prior to final plan approval the developer shall be required to obtain a letter from each utility company providing service to the subdivision stating that it has entered into an agreement with the developer to provide for such a system. All underground utilities including laterals, service connections, etc. or provisions for the same shall be installed prior to the placing of the subbase material in areas where the utilities underlie the cartway.

828.3 Petroleum, Gas and Electric Transmission Lines: Where any petroleum, petroleum products, natural gas or electric transmission line traverses a subdivision or land development the developer shall confer with the applicable transmission or distribution company to determine the minimum distance which the company requires between each structure and the centerline of such transmission line. Prior to preliminary plan approval the developer shall be required to obtain a letter from the transmission or distribution company stating that it has entered into an agreement with the developer establishing an easement through the tract and stating any conditions on the use of the tract and the easement width.

Any company intending to install a petroleum, petroleum products or natural gas transmission line shall be required to construct such line on an easement at least fifty (50) feet wide, and the line shall be located at the center of such easement. The installation shall comply with all applicable standards of the Pennsylvania Utilities Commission.

A minimum distance of twenty-five (25) feet, measured from the edge of the easement, shall be required between any proposed dwelling unit and any petroleum, petroleum products or natural gas transmission line which traverses a subdivision.

SECTION 829 DRAINAGE SWALES, CURBS, SIDEWALKS, AND DRIVEWAY ACCESS

829.1 Drainage Swales

- a. The use of rock-lined swales shall be expressly prohibited, including but not limited to, in any proposed right-of-way to be dedicated to the Township.
- b. Drainage swales shall not be located within the public right of way or upon any property intended to be offered for public dedication. Any drainage swales that are intended for private dedication, including but not limited to a Homeowners Association, shall provide a maintenance plan and required funding of the same for approval by the Planning Commission. Drainage swales which are part of the stormwater management plan that have slopes of eight (8%) percent or more shall be paved, and the Planning Commission may require the paving of drainage swales on less than eight (8%) percent slopes.

829.2 Curbs

- a. Curbs may be required on all streets and parking lots located within a major subdivision or major land development, both residential and nonresidential. Collector and Arterial streets which do not require curbs shall have shoulders being twelve 12 feet in width. Curbs or other drainage controls shall be installed to properly control surface drainage and protect the streets from erosion.
- b. Requirements for People with a Physical Disability: Where sidewalks are provided, all curbs shall be designed and constructed with barrier-free ramps at intersections. Said ramps shall not outlet onto a catch basin, and shall be located and designed in accordance with the most recent Americans with Disabilities Act (ADA) regulations.
- c. Curb Type: Curbs shall be natural granite from a source approved by the Township. Provision shall be made for driveway access for each lot.
- d. Expansion Joints: Expansion joints shall be constructed with 3/4-inch pre-molded expansion joint material. Expansion joints shall be required at all obstructions.

829.3 Sidewalks

- a. The Township shall require with conditions installation of sidewalks in any subdivision or land development where the evidence indicates that sidewalks are necessary for the public safety, including but not limited to both sides of all streets and parking lots located within multifamily and apartment building developments. Each property owner shall be responsible for the maintenance of sidewalks which borders his or her property. Said responsibility for sidewalk maintenance shall be contained within each deed of a proposed subdivision. Sidewalk maintenance shall become the full responsibility of the homeowner that adjoins the sidewalk. Maintenance shall include removing and replacing a sidewalk that has been deemed dangerous or faulty by the Township.

b. Sidewalks shall be constructed with class "AA" concrete having a minimum strength of 3,750 PSI at 28 days. Minimum depth of sidewalks shall be five (5) inches with a subbase of four (4) inches. Where crossed by driveways sidewalks shall be six (6) inches minimum depth with a subbase of four (4) inches. False joints shall be provided at maximum intervals of five (5) feet and shall be at least one-fourth the depth of the concrete. Expansion joints shall be provided at all walls, poles, curbs, and other obstructions. All concrete shall be cured in accordance with the latest edition of PennDOT Specifications 408. Forms shall be removed no sooner than seven (7) days after sidewalk concrete is poured. Sidewalks shall be sprayed with anti-spalling compound within 28 days after being poured.

829.4 Driveway Access

The developer shall provide sufficient curb depressions at the time of original curb construction to permit driveway access to each lot. Where sidewalks are also required the developer shall install a concrete transition apron between curb and sidewalk at each such depression concurrently with curb and sidewalk construction. Each property within a subdivision or land development shall contain a deed restriction which requires that all driveways onto a property shall be installed in full compliance with the required transition apron.

SECTION 830 NONRESIDENTIAL SUBDIVISION AND LAND DEVELOPMENT

830.1 General - If a proposed subdivision includes land that is zoned for commercial or industrial purposes, the layout of the subdivision or land development with respect to such land shall make such provisions as the Planning Commission require.

830.2 A nonresidential subdivision or land development shall also be subject to all the requirements if site plan approval set forth in the Zoning Ordinance. Site plan approval and nonresidential subdivision plan approval may proceed simultaneously at the discretion of the Board of Supervisors. A nonresidential subdivision shall be subject to all the requirements of these regulations as well as such additional standards required by the Planning Commission and shall conform to the proposed land use and standards established in the Comprehensive Plan and Zoning Ordinance.

830.3 Standards - In addition to the requirements and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the Board of Supervisors that the street, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed.

A. Proposed industrial parcels shall be suitable in the types of industrial or commercial development anticipated.

B. Street right-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereon.

C. Special requirements may be imposed by the Planning Commission with respect to street, curb, gutter, and sidewalk design and construction.

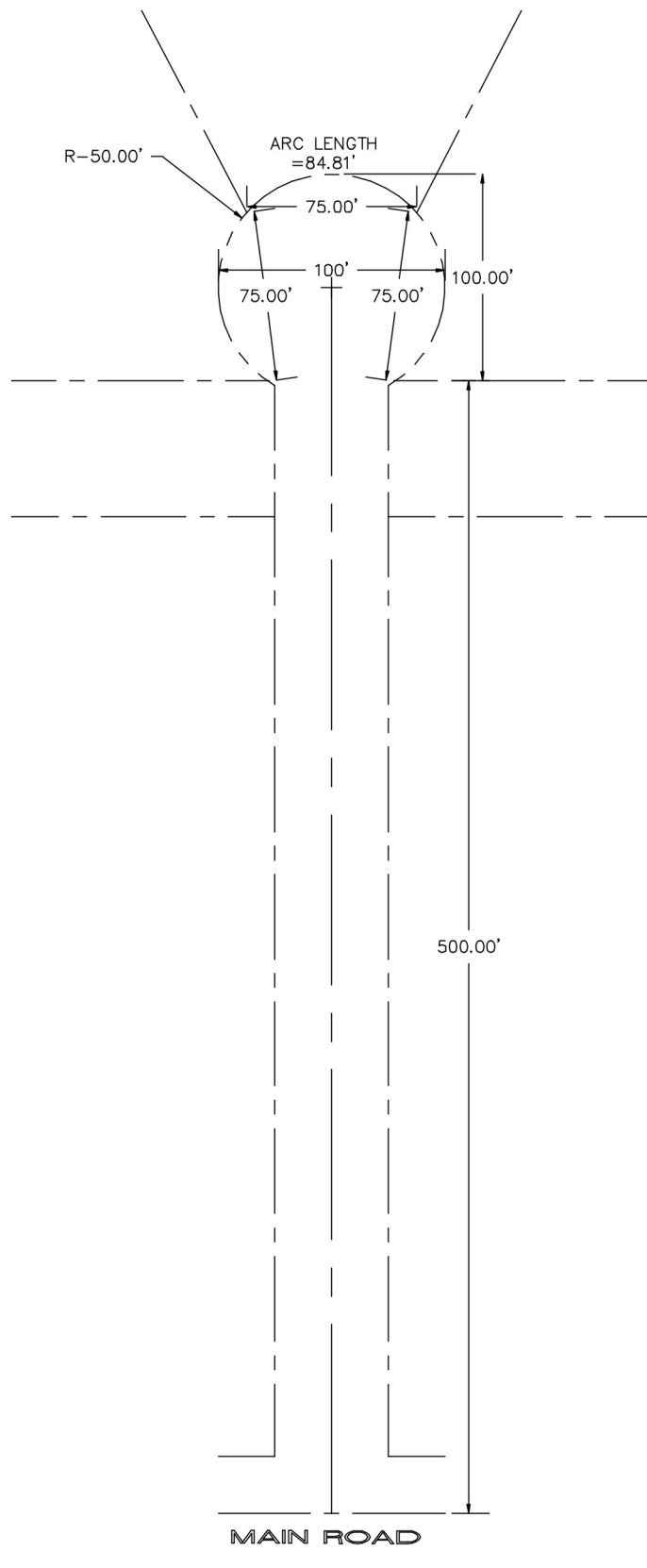
D. Special requirements may be imposed by the Planning Commission with respect to the installation of public utilities, including water, sewer, and storm drainage.

E. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.

F. Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing and potential residential areas without provisions for a permanently landscaped buffer strip when necessary.

APPENDIX TO SECTION 813.3

DESIGN DIAGRAM
CUL-DE-SAC STREET



APPENDIX TO SECTION 825

DEFINITIONS RELATED TO CENTRALIZED
SEWERS

APPENDIX TO ARTICLE 8
DEFINITIONS FOR TERMS INCLUDED WITHIN SECTION 825

AUTHORITY: The Dallas Area Municipal Authority.

AUTHORITY SANITARY ENGINEER: The duly designated sanitary engineer of the Authority or the engineer or consultant employed by the Authority to perform the duties herein specified relative to sanitary sewer systems,

BUILDING SEWER: The sewer extension from the sewage drainage system of any structure to the service lateral of a collection sewer.

COLLECTION SEWER: A collection sanitary sewer located under highways, roads, streets, or right-of-way with branch service laterals that collects and conveys sanitary sewage or industrial wastes or a combination of both; and into which storm water, surface water and groundwater or unpolluted industrial waters or liquids are not intentionally admitted.

CONNECTING SEWER: A sanitary sewer specifically used to convey sanitary sewage or industrial wastes or a combination of both from a remotely located subdivision to a connecting point with an existing Authority sanitary sewer and into which storm water, surface water and groundwater or unpolluted industrial waters or liquids are not intentionally admitted.

INDUSTRIAL WASTES: Any solid, liquid or gaseous substance discharged, permitted to flow or escaping in the course of any industrial, manufacturing, trade or business process or in the course of the development, recovery or processing of natural resources, as distinct from sanitary sewage.

SANITARY SEWAGE: Normal water-carried household and toilet wastes from an improved property.

SANITARY SEWER- A sewer that conveys sewage or industrial wastes or a combination of both; and into which storm water, surface water and ground water or unpolluted industrial wastes are not intentionally admitted.

SANITARY SEWER PLAN: A plan or map showing all present and proposed initial and future sewers and facilities for the proposed subdivision for the collection and conveyance of sanitary sewage and industrial wastes.

SANITARY SEWER SYSTEM: All facilities, as of any particular time, for collecting, pumping, treating and disposing of sanitary sewage and industrial waste, situated in the sewered area and owned and operated by the Authority.

SERVICE LATERAL: That part of the sewer system extending from the collection sewer to the curb line or to a point one foot beyond the edge of the paved roadway if there is no curb line.

SEWAGE TREATMENT PLANT: The plant and facilities operated for such by the Authority to which the sewage collection system is connected.

SEWERAGE: The system of sewers and appurtenances for the collection, transportation, pumping, treating and disposing of sanitary sewage and industrial wastes.

SEWERED AREA: That portion of the municipality in which there is, or shall be, constructed a sewage collection system of the Authority in accordance with plans approved by the Authority, as from time to time constructed and extended.

STORM SEWER: A sewer that carries storm water, surface water and groundwater drainage but excludes sewage and industrial waste.

TRUNK SEWERS: A main sewer located under highways, roads, streets or right-of-way with branch collection sewers that collects and conveys sanitary sewage or industrial, or a combination of both, and into which storm water, surface water and groundwater or unpolluted industrial waters or liquids are not intentionally admitted.

**ARTICLE 9
MOBILE HOME PARKS**

SECTION 901 GENERAL REQUIREMENTS

In accordance with Section 501 of the Pennsylvania Municipalities Planning Code, Act 247, as amended, provisions regulating mobile home parks shall be separate and distinct. The standards and regulations provided herein shall apply to both the development and expansion of mobile home parks. The development and/or expansion of a mobile home park shall be deemed as a subdivision or land development and shall be subject to design standards within Article 8 and regulations provided within this Article and all Sections and Subsections thereunder.

SECTION 902 SITE LOCATION STANDARDS

- A. All mobile home parks shall have a total land area of not less than ten (10) acres.
- B. All mobile home parks shall be located on well drained land with the average natural slope not exceeding ten (10%) percent.
- C. All mobile home parks shall have access to public streets or roads.
- D. All mobile home parks shall be serviced by an off-site sewage disposal system and a central water supply and distribution system.
- E. Mobile homes shall not be located on sites so that any portion of any mobile home is closer than thirty (30') feet to any portion of any other mobile home or permanent building within the mobile home park.
- F. Access to mobile home sites shall be from interior driveways, access drives, or private streets and shall not be from public street or roads Entrance roads shall have a paved cartway width of at least twenty-four (24') feet.
- G. Every mobile home site shall be provided with a minimum of two (2) off-street parking spaces.
- H. All mobile home parks shall be provided with pedestrian walkways on at least one side of every street.
- I. The minimum area of land per mobile home site shall be not less than seven thousand two hundred (7,200) square feet, with the dimensions being sixty feet by one hundred and twenty (60x120) feet. There shall be an interior spacing distance of not less than thirty (30) feet from the defined site on which the mobile home is located to the next defined site for a mobile home.
- J. Every mobile home park shall provide a defined recreational site or sites which shall contain an area of land not less than five (5%) percent of the total gross land area within the boundaries of the mobile home park. All recreational sites shall be located in areas which are

readily accessible to all residents of the mobile home park. A recreational development plan shall be provided which identifies passive and active recreational features to be provided upon the site, including recreational equipment, play apparatus, benches, and all other features and facilities to be incorporated into the design of the recreational site. The location of the recreational site and the recreational development plan shall be subject to the review and approval of the Board of Supervisors. The recreational site must be identified and approved by the Board of Supervisors prior to final approval of the development or expansion of a mobile home park. To guarantee the installation of all improvements to the site, the applicant shall be required to complete the installation of all such improvements prior to receiving an unconditional final approval or to post an irrevocable letter of credit in the amount of 110% of the estimated cost of improvements. The procedures and standards contained within Section 509 of the Pennsylvania Municipalities Planning Code, Act 247, as amended shall apply to posting the aforementioned irrevocable letter of credit. The procedures and standards within Section 510 of Act 247, as amended, shall apply to the release of the irrevocable letter of credit upon the completion of the Required Improvements. The applicant shall be required to reimburse the Township for any consulting fees associated with the inspection of improvements to the site. Said reimbursement must be paid at the same meeting of the Board of Supervisors at which the applicant seeks final and unconditional approval of said improvements.

K. Each mobile home site shall be provided with a stand or pad consisting of two (2) concrete strips to accommodate the supporting base or foundation of the mobile home.

L. Every mobile home in the park shall be enclosed from the bottom of the mobile home to the ground or stand using industry-approved skirting material compatible with the home.

M. Every mobile home shall be securely anchored or tied-down on at least the four (4) corners and/or in accordance with the manufacturer's recommendations furnished with each home.

N. The owner/operator of each mobile home park shall provide a refuse disposal plan.

O. An approved Soils Erosion and Sedimentation Plan and a Stormwater Management Plan shall be required prior to the unconditional approval for the development or expansion of a mobile home park.

P. An approved PA DEP Planning Module shall be required prior to the unconditional approval for the development or expansion of a mobile home park.

SECTION 903 NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS

Every mobile home located within a mobile home park shall be manufactured, installed and maintained in compliance with any and all applicable National Fire Protection Association standards, which are incorporated herein by reference; specifically NFPA 501 (2022 Edition), NFPA 501A (2021 Edition) and NFPA 225 (2021 Edition), as the same may be amended, corrected or superseded.

SECTION 904 REMOVAL OF ABANDONED MOBILE HOMES

The owner/operator of each mobile home park shall be responsible for the removal and/or demolition of any abandoned mobile home within thirty (30) days of the earlier to occur of: a) a mobile home becomes an abandoned mobile home as defined in this Ordinance; and, b) the Dallas Township code enforcement officer gives notice to the owner/operator under any applicable Dallas Township Ordinance that the mobile home is uninhabitable.

SECTION 905 OTHER DALLAS TOWNSHIP ORDINANCES APPLICABLE

All Dallas Township Ordinances are applicable to mobile home parks, mobile home lots and the owner/operator of a mobile home park, all of which shall be enforced accordingly by the Dallas Township code enforcement officer.