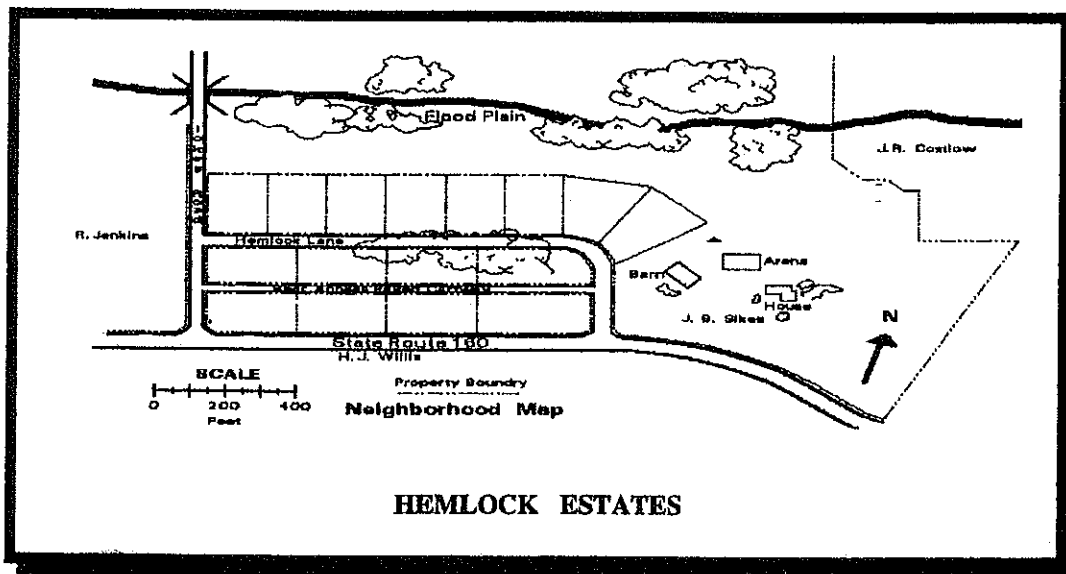


**ADAMS TOWNSHIP  
SUBDIVISION  
AND  
LAND DEVELOPMENT  
ORDINANCE OF  
1994**



**PREPARED BY  
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for the  
ADAMS TOWNSHIP PLANNING COMMISSION  
SALIX PENNSYLVANIA**

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**ARTICLE I**  
**TITLE, SHORT TITLE and PURPOSE**

**SECTION 101 TITLE**

An ordinance establishing rules, regulations, and standards governing the subdivision and development of lands within the Township of Adams, Cambria County, Commonwealth of Pennsylvania, pursuant to the authority set forth in Article V of the Pennsylvania Municipalities Planning Code, enacted by the General Assembly of the Commonwealth of Pennsylvania, as Act 247 of 1968, as amended by Act 170 of 1988, setting forth procedures to be followed by the Adams Township Planning Commission and the Adams Township Supervisors in administering and amending these rules, regulations, and standards and prescribing penalties for the violation thereof.

**SECTION 102 SHORT TITLE**

This ordinance shall be known, and may be cited as, The Adams Township Land Development and Subdivision Regulations of 1994.

**SECTION 103 PURPOSE**

These regulations are adopted to protect, promote and create conditions favorable to the health, safety, morals, and general welfare of the citizens of Adams Township by:

- A. Encouraging and promoting flexibility, economy and ingenuity in the layout and design of subdivisions and land development including the provisions authorizing the Municipality to alter site requirements and for encouraging other practices which are in accordance with modern and evolving principals of site planning and development.
- B. Assuring sites suitable for building purposes and human habitation.
- C. Providing for the harmonious development of Adams Township as outlined in the Adams Township Land Use Study and Comprehensive Plan dated 1988.
- D. Assuring coordination of existing streets and highways with proposed streets, parks, or other features of the Official Plan or Map of Adams Township.
- E. To provide for adquate open spaces for traffic, recreation, light and air, and for the proper distribution of population.

- F. Assuring equitable and just processing of subdivision plans by providing uniform procedures and standards for the observance of both the subdivider and Adams Township officials.
- G. Planning and managing storm water runoff in each watershed by regulating subdivisions, land development, and mobile home parks in a manner consistent with the Pennsylvania Storm Water Management Act, No. 167, and the Cambria County Little Conemaugh River Watershed Stormwater Management Ordinance.
- H. Utilizing and preserving the desirable existing natural drainage system.
- I. Encouraging recharge of groundwaters.
- J. Maintaining the existing flows and improving the quality of streams and water courses in the Municipality and the Commonwealth.
- K. Preserving and restoring the flood carrying capacity of streams.
- L. Providing for proper maintenance of all permanent storm water management structures which are constructed in the Municipality.

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## ARTICLE II DEFINITIONS

### SECTION 201 TENSE, GENDER AND NUMBER

Words in the singular include the plural and those in the plural include the singular; words in the present tense include the future tense; words used in the masculine gender include the feminine and neuter.

### SECTION 202 GENERAL TERMS

The words "person," "subdivider," and "owner" include a corporation, unincorporated association and a partnership, or other legal entity, as well as an individual. The word "building" includes structures and shall be construed as if followed by the phrase "or part thereof." The word "watercourse" includes channel, creek, ditch, drain, dry run, spring, and stream. The words "should" and "may" are permissive; the words "shall" and "will" are mandatory and directive.

### SECTION 203 TERMS OR WORDS NOT DEFINED

Where terms or words are not defined, they shall have their ordinarily accepted meanings or such as the context may imply.

### SECTION 204 SPECIFIC TERMS

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

**Accelerated Erosion:** The removal of the surface of the land through the combined action of man's activities and natural processes at a rate greater than would occur because of the natural processes alone.

**Block:** A tract of land, a lot, or group of lots, bounded by streets, public parks, railroad right-of-way, water courses, boundary lines of the Municipality, unsubdivided land, or by any combination of the above.

**Building:** A structure having a roof supported by columns or walls, for the shelter of persons, animals, or property. When separated by walls which are common with the walls of adjoining dwellings, each portion of such structure shall be considered a separate building. It shall include any overhang, projection, or roof extending beyond a wall or support, sun parlors and covered porches, whether enclosed or unenclosed, but does not include walks, steps, or terraces.

**Building Reserve Line;** The line within a property defining the minimum required distance between any building to be erected and an adjacent right-of-way. Such line shall be measured at right angles from the front street right-of-way line which abuts the property upon which said building is located and shall be parallel to said right-of-way line.

**Cartway (Roadway):** The portion of a street right-of-way, paved or unpaved, intended for vehicular use.

**Cistern:** An underground reservoir or tank for storing rainwater.

**Clear Sight Triangle:** An area of unobstructed vision at the street intersection defined by lines of sight between points at a given distance from the intersection of street center lines.

**County:** Cambria County, Commonwealth of Pennsylvania.

**County Planning Commission:** The Cambria County Planning Commission.

**Crosswalk (Interior Walk):** A publicly or privately owned right-of-way for pedestrian use extending from a street into a block or across a block to another street.

**Culvert:** A structure with appurtenant works which carries surface water under or through an embankment or hill.

**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.

**Design Storm:** The magnitude of precipitation from a storm event measured in probability of occurrence (e.g. 25-yr. storm) and duration (e.g. 24-hour), and used in computing storm water management control systems.

**Detention Basin:** A basin designed to retard storm water runoff by temporarily storing the runoff and releasing it at a predetermined rate. A detention basin can be designed to drain completely after a storm event, or it can be designed to contain a permanent pool of water.

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

**Driveway:** A private right-of-way used by vehicles and pedestrians for an individual lot,

**Dwelling Unit:** Any structure, or part thereof, designed to be occupied as living quarters for a single housekeeping unit.

**Easement:** A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose, and within which the grantor shall not erect any permanent structure, but shall have the right to make any other use of the land which is not inconsistent with the rights of the grantee.

**Engineer:** A licensed professional engineer registered in the Commonwealth of Pennsylvania.

**Erosion:** The removal of soil particles by the action of water, wind, ice, or other geological agents.

**Groundwater Recharge:** Replenishment of existing natural underground water supplies.

**Impervious Surface:** A surface which prevents the penetration of water into the ground.

**Infiltration Structures:** A structure designed to direct runoff into the ground, e.g. french drains, seepage pits, seepage trench.

**Land Development:**

- a. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
  1. a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure;
  2. the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of, streets, common areas, rental units, condominiums, building groups, or other features.
- b. A subdivision of land;
- c. Exceptions:
  1. the conversion of an existing single family detached or single-family semidetached dwelling into not more than three residential units, unless such units are intended to be a condominium;



2. the addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building;
  3. the addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For purposes of this subclause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides.
- d. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.

**Lot:** A tract or parcel of land, regardless of size, and accessible by means of a public street which is intended for transfer of ownership, use, lease, or improvements or for development, regardless of how it is conveyed. Lot shall also mean parcel, plot, site, or any similar term.

**Lot Area:** The area contained within the property lines of a lot excluding space within all streets and within all permanent drainage easements, but including the areas of all other easements.

**Marker:** A metal pipe or pin of at least one-half inch (1/2") in diameter and at least twenty-four inches (24") in length.

**Municipal Officials:** Any of the elected supervisors of Adams Township, Cambria County, Pennsylvania, or their designees.

**Municipality:** Adams Township, Cambria County, Pennsylvania acting through its duly elected Board of Supervisors.

**Minor Subdivision:** Any subdivision containing not more than five (5) lots fronting on an existing street, and not involving the extension of sanitary water and/or sewer lines, or the creation of any public improvements, and does not adversely affect the natural resources of the Municipality, and does not adversely affect the remainder of the parcel or adjoining property, and does not adversely affect the present or future development of the Municipality.

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

**Mobile Home Lot:** A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home, which is leased by the park owner to the occupants of the mobile home erected on the lot.

**Mobile Home Park:** A parcel or contiguous parcels of land under single ownership which has been planned and improved for the placement of mobile homes for non-transient use, consisting of two or more mobile home lots.

**Monument:** A stone or concrete monument with a flat top at least four inches (4") in diameter and at least twenty-four inches (24") in length. Stone monuments shall contain an indented cross or one-fourth inch (1/4") drill hole. Concrete monuments shall contain a copper or brass dowel (plug).

**Non-Building Lot:** A subdivision of land transferred solely for the purpose of re-establishing boundaries of adjoining lots or setting rights-of-way for utilities, authorities or other public or private non-building uses as approved by the Planning Commission or Township Board of Supervisors.

**Official Plans:** The Comprehensive Development Plan and/or Official Map and/or Topographical Survey and/or such other Plans, or portions thereof, as may have been adopted by the Municipality pursuant to statute, for the area of the Municipality in which the subdivision is located.

**Paved or Pavement:** An all-weather permanent surface composed of bituminous or concrete material applied over a base of stone or slag and used to convey motor vehicles.

**Peak Discharge:** The maximum rate of flow of water at a given point and time resulting from a storm event.

**Planning Commission:** The Planning Commission of Adams Township, Cambria County, Pennsylvania.

**Plat:** The map or plan of a subdivision or land development, whether preliminary or final. The word *Plat* includes the word *Plan*.

**Public Grounds:** Includes:

- a. parks, playgrounds, trails, paths, and other recreational areas and other public areas;
- b. sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities; and
- c. publicly owned or operated scenic and historic sites.

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

**Public Meeting:** A forum held pursuant to notice under the act of July 3, 1986 (P.L. 388, No. 84), known as the "*Sunshine Act*".

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

**Re-subdivision:** Any replatting or re-subdivision of land, limited to changes in lot lines on the approved Final Plan or Recorded Plan as specified in Article III, Section 311, of these regulations. Other platings shall be considered as constituting a new subdivision of land. See "Subdivision."

**Record Plan:** The copy of the Final Plan which contains the original endorsements of the Planning Commission, and/or Municipality, and which is intended to be recorded with the County Recorder of Deeds.

**Reverse Frontage Lot:** A lot extending between and having frontage on two (2) generally parallel streets, (excluding service streets) with vehicular access solely from one street.

**Review:** Whenever the County Planning Commission possesses such review jurisdiction, the action of review shall not limit the appropriate authorities of the Municipality in their ultimate and final decisions.

**Right-of-way (ROW):** The total width of any land reserved or dedicated as a street, alley, crosswalk, or for other public or semi-public purposes.

**Roadway:** See "Cartway."

**Runoff:** That part of precipitation which flows over the land.

**Sanitary Sewage Disposal, On-Site:** Any structure designed to biochemically treat sanitary sewage within the boundaries of an individual lot.

**Sanitary Sewage Disposal, Community:** A sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a temporary central treatment and disposal plant, generally serving a neighborhood area.

**Sanitary Sewage Disposal, Public:** A sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant.

**Sediment:** Solid material, both mineral and organic, that is in suspension, is being transported, or has been moved from its site of origin by water.

**Septic Tank:** A covered watertight settling tank in which raw sewage is biochemically changed into solid, liquid, and gaseous states to facilitate further treatment and final disposal.

**Shoulder:** Grass swale for storm water control.

**Sight Distance:** The required 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. Sight distance measurements shall be made from a point four and one-half feet (4-1/2') above the center line of the road surface to a point one-half foot (1/2') above the center line of road surface.

**Soil Percolation Test:** A field test conducted to determine the suitability of the soil for on-site sanitary sewage disposal facilities by measuring the absorptive capacity of the soil at a given location and depth.

**Solicitor:** The solicitor appointed by the local Municipality.

**Storm Water Management Plan:** The plan for managing storm water runoff within Cambria County as required by the Act of October 4, 1978, P.L. 864, (Act 167), and known as the "*Storm Water Management Act.*"

**Street:** A strip of land, including the entire right-of-way (not limited to the cartway), intended for use by the general public as a means of vehicular and pedestrian circulation to provide access to more than one lot. The word "street" includes street, avenue, boulevard, road, highway, freeway, thoroughfare, parkway, lane, alley, viaduct, and other terms that are used to describe the movement of vehicular or pedestrian traffic, whether public or private in nature. Streets are further defined as follows:

- a. **Minor Street:** A street used primarily to provide access to abutting properties.
- b. **Cul-de-sac Street:** A minor street intersecting another street at one end and terminating at the other end by a permanent vehicular turnaround.

- c. Half (Partial) Street: A street, generally parallel and adjacent to a property line, having a lesser right-of-way width than normally required for improvement and use of the street.
- d. Marginal Access Street: A minor street, parallel and adjacent to a major street (but separated from it by a reserve strip) which provides access to abutting properties and controls intersections with the major street.
- e. Collector Street: A street which, in addition to providing access to abutting properties, intercepts minor streets to provide a route and gives access to community facilities and/or other collector and major streets. (Streets in industrial and commercial subdivisions shall generally be considered collector streets.)
- f. Major Street (Minor Arterial): A street serving a large volume comparatively high speed and long distance traffic, including all facilities classified as main and secondary highways by the Pennsylvania Department of Transportation.
- g. Service Street: A minor right-of-way providing secondary vehicular access to the side or rear of two (2) or more properties.

All streets, of any nature, shall be constructed according to the design standards, as included in **Article V, Section 502**, and approved in writing by the Municipality and the Municipal Engineer.

**Structure:** Any materials or combination of materials, which are constructed or erected, the use of which requires location on or in the land or water, or attached to something located on or in land or water, whether or not affixed to the land.

**Subdivider:** Any person or persons, firm, partnership, association, corporation, estate, trust, or any other group or combination acting as a unit (or agent authorized thereby) which undertakes the activities covered by this ordinance.

**Subdivision:** The division or redividing 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 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

**Substantially Completed:** Where, in the judgment of the municipal engineer, at least 90% (based on the cost of the required improvements for which financial security was posted) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied, or operated for its intended use.

**Surveyor:** A licensed surveyor registered by the Commonwealth of Pennsylvania.

**Swale:** A low-lying stretch of land which gathers or carries surface water runoff.

**Water Distribution System, On-site:** A system for supplying and distributing water to a single dwelling or other building from a source located on the same lot.

**Water Distribution System, Community:** A system for supplying and distributing water from a common source to dwellings and other buildings, but generally not confined to one neighborhood.

**Zoning Officer:** The agent or official designated by the Municipality to administrate and enforce the Municipal Zoning Ordinance.

## **ARTICLE III SUBMISSION AND REVIEW PROCEDURES**

### **SECTION 301 PROCEDURE**

#### **A. General**

Hereafter all plans for the subdivision or development of land within the limits of Adams Township shall be reviewed by the Adams Township Planning Commission and other Municipal, County, or State officials deemed necessary and shall be approved or disapproved by Adams Township in accordance with the procedures specified in the Adams Township Zoning Ordinance and these regulations. The provisions and requirements of these regulations shall apply to and control all land subdivisions which have not been recorded in the office of the Recorder of Deeds in and for Cambria County, Commonwealth of Pennsylvania, prior to the effective date of these regulations provided, however, any change in a recorded plan, except as noted in Article III, Section 311, shall constitute a re-subdivision and shall make said plan subject to any and all of these regulations. (Any approval not processed as required hereafter, shall be null and void unless such approval was received prior to the adoption of this Ordinance.)

#### **B. Large Scale Development-- Phasing**

If a developer proposes a large scale development (10 acres or more) he may desire to construct said development in steps or phases. As the Pennsylvania Municipal Planning Code (Act 247) allows for such phased developments, the Municipality shall grant tentative approval for the entire project, or for that portion of the project that can be completed within five (5) years of initial plan submission. The developer shall then submit an application for final approval in phases, as delineated on the preliminary plan. As so submitted, site improvements would also be constructed in phases and not all at once. As each phase is completed, the developer shall submit an application for final approval of the next phase of development. This process shall continue until all phases of the project (development) are complete. If, however, no development takes place within three (3) years from date of plan approval, the developer shall comply with any change in local ordinances that have been enacted since his preliminary plan was approved. Applicants are urged to consult the Cambria County Conservation District for assistance in determining the most effective storm water management measures to be utilized on the development site both during and after construction. The applicant is also urged to submit a sketch plan with a narrative descriptions of these measurers.

**C. Non-building Lots**

For special instructions pertaining to non-building lots see Section 405 of Article IV of this ordinance.

**D. Minor Subdivisions**

For special instructions pertaining to minor subdivisions see Section 404 of Article IV of this ordinance.

**E. All Others:**

For complete instructions pertaining to all other subdivisions see Section 401-403 of Article IV, and the map.

**SECTION 302 SUBMISSION OF SKETCH PLAN (Optional)**

**A. Plan to be filed with Municipality:**

Copies of the Sketch Plan for all proposed subdivisions and all required supporting data should be submitted to the Adams Township Secretary by the subdivider or his representative authorized in writing to submit the plan.

**B. Number of Copies**

Three (3) legible black-line or blue-line paper prints of the sketch plan shall be required. Plans shall fully comply with requirements of Article IV, Section 401 of these regulations.

**C. Distribution of the Sketch Plan:**

The Adams Township Secretary (or his/her representative) shall immediately (next business day) refer the Sketch Plans to the following:

- (1) One (1) copy to the Adams Twp. Planning Commission.
- (2) One (1) copy to the Adams Twp. Board of Supervisors.
- (3) One (1) copy to the Adams Twp. Engineer.

**SECTION 303 REVIEW OF SKETCH PLAN**

**A. Submission**

1. A Sketch Plan shall be considered as a submission for informal discussion between the subdivider and the Municipality.
2. Submission of a Sketch Plan shall not constitute official submission of a plan to the Municipality.



**B. Review by the Adams Township Planning Commission:**

1. Whenever a Sketch Plan has been submitted to the Adams Twp. Secretary, the Secretary shall notify and distribute all Sketch Plan materials to the Adams Twp. Planning Commission as required by Section 302 above. The Sketch Plan shall be reviewed at the next regularly scheduled Planning Commission meeting, provided that the Plan submission has occurred no less than seven (7) calendar days prior to the scheduled meeting..
2. In cases that County input is desired no official action shall be taken by the Municipal Planning Commission with respect to a Sketch Plan until it has received the written report of the Cambria County Planning Commission, provided, however, that if the County Planning Commission shall fail to report thereon within thirty (30) days from the date the Sketch Plan was forwarded, then the Municipal Planning Commission may officially act without having received and considered such report.
3. Within fifteen (15) calendar days after the meeting at which the Sketch Plan is reviewed, by the Adams Township Planning Commission, the Commission may send written notice of its decision, including changes or modifications, if any, required or recommended, that it deems necessary or advisable, to the following:
  - (a) The Adams Township Board of Supervisors
  - (b) The Cambria County Planning Commission
  - (c) The subdivider or his/her agent.
4. The Adams Township Planning Commission shall also forward all copies of Sketch Plan reports received from the Cambria County Planning Commission to the Adams Township Board of Supervisors.
5. If no Adams Township Planning Commission or Committee exists at the time of Sketch Plan submission, then the Adams Township Board of Supervisors shall act in lieu of this Commission, following each of the above cited subsections.

**SECTION 304 SUBMISSION OF PRELIMINARY PLAN**

**A. File with the Municipality:**

1. Copies of the Preliminary Plan shall be officially submitted to the Adams Township Secretary by the subdivider or his representative authorized in writing to submit the plan.

2. All required supporting data for the Preliminary Plan shall be officially submitted to the Municipal Secretary by the subdivider or his representative authorized in writing to submit the plan. This includes documents from:
  - a. Department of Environmental Resources
  - b. PennDOT
  - c. Cambria County Soil Conservation Service
  - d. Other reports required by Pennsylvania or Federal Planning Codes

**B. Composition of the Preliminary Plan:**

1. Three (3) completed copies of the **Application for Review of Preliminary Subdivision Plan**. (See Appendix.)
2. Eight (8) legible black-line or blue-line paper prints of the Preliminary Plan which shall fully comply with the requirements of Article IV, Section 402 of these regulations. Ten (10) copies required if a State road abuts or traverses the subdivision.
3. Four (4) completed copies of the **DER Sewage Facilities Planning Module for Land Development** whenever soil percolation tests are required.
4. Three (3) copies of all other required information reports such as:
  - a. Department of Environmental Resources
  - b. PennDOT
  - c. Cambria County Soil Conservation Service
  - d. Other reports required by Pennsylvania or Federal Planning Codes

**C. Filing Fees:**

The Municipal Secretary (or his/her representative) shall collect a filing fee as established by the Municipal Officials for all subdivisions. Fees shall be charged in order to cover the costs of examining plans and other expenses incidental to the approval of subdivisions. **The subdivider shall pay the fee at the time of the application for approval of the Preliminary Plan.**

**D. Distribution of Preliminary Plan:**

After all required fees have been collected, the Adams Township Secretary (or his/her representative) shall immediately (next business day) refer the Preliminary Plan, to the following:

1. One (1) copy to the Adams Township Planning Commission, including one (1) copy of the application form and all other required reports.
2. One copy to the Cambria County Planning Commission with one (1) copy of all required supporting documents.

3. One (1) copy of the Plan including the application form and other required reports to the Adams Township Board of Supervisors
4. One (1) copy of the plan, including *the sewage facilities planning module to the Adams Township Engineer.*

### **Section 305 Review of Preliminary Plan**

#### **A. Review by the Municipal Engineer:**

The Adams Township Engineer shall review the Preliminary Plan to determine if it conforms to these subdivision regulations. The Municipal Engineer may recommend changes, alterations, or modifications, to the Preliminary Plan as he may deem necessary so that it complies fully with the subdivision regulations. The report of the Municipal Engineer shall be in writing and shall be submitted to the Municipal Planning Commission prior to the next regularly scheduled or special meeting at which the Preliminary Plan is to be considered by the Municipal Planning Commission. The report shall include an estimate of the cost of construction of all improvements as required by this Ordinance. In the event that no Adams Township Planning Commission exists, then all information required above shall be sent to the Adams Township Board of Supervisors.

#### **B. Review by the Municipal Zoning Officer:**

The Adams Township Zoning Officer shall review the Preliminary Plan to insure its conformance to the Adams Township Zoning Ordinance. The Zoning Officer shall check all zoning data as required to be shown under Article IV, Section 402, and determine if information shown is in accordance with latest amendments to the Zoning Ordinance. The report from the Adams Township Zoning Officer as to the accuracy of this information, as shown in the Preliminary Plan, shall be submitted to the Adams Township Planning Commission prior to the regularly scheduled or special meeting at which the Preliminary Plan is to be considered by the Planning Commission. In the event no Adams Township Planning Commission exists, then all requested information stated above shall be sent to the Adams Township Board of Supervisors.

#### **C. Review by the Pennsylvania Department of Transportation:**

If a proposed subdivision abuts or is traversed by a State road, the Adams Township Secretary shall require two (2) additional copies of the Preliminary Plan and shall transmit these to the district office of the Pennsylvania Department of Transportation for its review and comments.

**D. Review by the Adams Township Planning Commission:**

1. Whenever a Preliminary Plan has been submitted to the Adams Township Secretary, the Secretary shall notify and distribute all Preliminary Plan materials to the Adams Township Planning Commission as required by Section 302 above. The Plan shall be reviewed at the next regularly scheduled meeting of the Planning Commission, provided the plan submission has occurred no less than fifteen (15) days prior to the scheduled meeting.
2. No official action shall be taken by the Adams Township Planning Commission with respect to any Preliminary Plan until the Commission has received a written report from the Cambria County Planning Commission and the Pennsylvania Department of Transportation. However, if these reports are not received within thirty (30) days after transmittal to The Cambria County Planning Commission and sixty (60) days after transmittal to the Pennsylvania Department of Transportation then the Adams Township Planning Commission may officially act without having received and considered such reports.
3. During review of the Preliminary Plan, the Adams Township Planning Commission shall consider the written reports of the Adams Township Engineer and the Adams Township Zoning Officer, if any, before making its final decision.
4. If the review by the Adams Township Planning Commission is unfavorable because the requirements of this Ordinance have not been met, or the Adams Township Planning Commission deems changes or modifications of the plan submitted are advisable or necessary, such decision and the reasons therefore shall be given in written form by the Adams Township Planning Commission to the following:
  - (a) Adams Township Board of Supervisors.
  - (b) The Cambria County Planning Commission.
  - (c) The Subdivider or his/her agent.Said report shall be submitted within fifteen (15) days after the meeting at which the Preliminary Plan decision took place, but within ninety (90) days of the date of the regular meeting of the Planning Commission next following the date the application is filed. If the regular scheduled meeting occurs more than thirty days after the filing of the application, the ninety (90) day period is measured from the 30th day after the filing. This time period has to include approval by the Supervisors.
5. Copies of all reports concerning the Preliminary Plan received by the Adams Township Planning Commission from the Cambria County Planning Commission, Department of Transportation, Adams Township Zoning Officer, and Adams Township Engineer shall be forwarded to the Adams Township Board of Supervisors .

**E. Review by the Municipal Officials:**

1. When a Preliminary Plan has been officially referred to the Adams Township Board of Supervisors by the Adams Township Planning Commission, together with its recommendations, said Preliminary Plan shall be reviewed at the next regularly scheduled meeting of the Adams Township Board of Supervisors or, at the discretion of the Chairman/President, at a special meeting, which may be held prior thereto.
2. In any event, the Adams Township Board of Supervisors shall render their decision no later than ninety (90) days after such application is filed and communicate that decision to the applicant in written form. Failure of the Adams Township Supervisory Board to render a decision and communicate it to the applicant within the time and in the manner required shall be deemed an approval of the Preliminary Plan, unless the applicant has agreed, in writing, to an extension of time.
3. The Adams Township Board of Supervisors shall review the Preliminary Plan and the written reports and recommendations thereon of the Adams Township Planning Commission, (if same has been received), the Adams Township Engineer, and by any other interested parties of Adams Township, to determine if the Preliminary Plan's conforms to the standards contained in these regulations. Prior to its review of these reports and recommendations, the Adams Township Board of Supervisors may hold a public hearing thereon, after public notice, to receive comments from the general public. After all desired input is received, the Adams Township Board of Supervisors may require or recommend such changes and modifications as they shall deem necessary or advisable in the public interest to the Preliminary Plan.
4. The determination or action of the Adams Township Board of Supervisors, either approving or disapproving the Preliminary Plan, shall be noted on two (2) sets of plans, with the date of such action, and the signature of the Chairman/President of the Adams Township Board of Supervisors. Said action on the Preliminary Plan shall also be noted in the regular minutes of the board along with the reasons upon which the action is based, citing reference to such provisions of the statute or ordinance relied upon to make such determination.
  - a. One (1) copy of the Plan shall be retained for permanent township records.
  - b. One (1) copy of the Plan shall be sent to the subdivider or his/her representative for their records.

5. Subject to the requirements of subparagraph (2), within fifteen (15) days after the meeting at which the Preliminary Plan is reviewed, the Adams Township Secretary shall send written notice of the findings, action taken, and reasons thereof to the following:
  - a. The Cambria County Planning Commission.
  - b. The Adams Township Planning Commission.
  - c. The subdivider or his/her agent.
  - d. Permanent records of Adams Township
6. Approval of the Preliminary Plan shall not constitute acceptance of a subdivision for recording. Approval is only an expression of approval of a general plan to be used in preparing the Final Subdivision Plan for final approval and recording upon fulfillment of all requirements of these regulations.
7. When a Preliminary Plan has been approved, or approved subject to conditions acceptable to the applicant, no subsequent change or amendment in the zoning, 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 three (3) years of such approval.

## **SECTION 306 SUBMISSION OF FINAL PLAN**

### **A. General:**

1. Within twelve months of the Municipal Officials' approval of the Preliminary Plan, a Final Plan shall be officially submitted to the Municipality. However, an extension of time may be granted by the Municipality upon written request. Final Plans submitted after this expiration of time for which no time extension has been granted may be considered as a new Preliminary Plan.
2. The Final Plan shall conform in all respects to the Preliminary Plan as previously reviewed by the Adams Township Planning Commission and the Adams Township Board of Supervisors and shall incorporate all modifications required by Adams Township in its review and acceptance of the Preliminary Plan.
3. The Municipality may permit submission of the Final Plan in sections, or phases, each covering a reasonable portion of the entire proposed subdivision as shown on the accepted Preliminary Plan.

**B. Plans to be Filed with the Adams Township Board of Supervisors.**

Copies of the Final Plan and all required supporting data shall be officially submitted to the Adams Township Secretary by the subdivider or his/her representative authorized in writing to submit the plan. The official submission of the Final Plan shall consist of:

1. Three (3) completed copies of the Application for Review of Final Subdivision Plan.
2. Eight (8) legible black-line or blue-line paper prints and one (1) print in linen cloth or mylar of the Final Plan which shall fully comply with Article IV, Section 403 of these regulations.
3. Two (2) copies of all other required information including the following, if applicable:
  - a. All offers of dedication and covenants governing the reservation and maintenance of open spaces which shall bear the certificate of approval of the Adams Township Solicitor as to their legal sufficiency.
  - b. Such private deed restrictions, including building reserve lines, as may be imposed upon the property as a condition of sale, together with a statement of restrictions previously imposed, which may affect the title of the land being subdivided.
  - c. Whenever a subdivider proposes to establish a street which is not offered for dedication to public use, the Adams Township Planning Commission or Adams Township Board of Supervisors, may require the subdivider to submit documents which shall establish the conditions under which the street may later be offered for dedication. These documents shall stipulate, among other things, the following:
    - (1) The street shall conform to Municipal specifications or that the owners of the abutting lots shall include with the offer of dedication sufficient money, as estimated by the Adams Township Engineer, to restore the street to conformance with the Municipal specifications.
    - (2) An offer to dedicate the street shall be made only for the street as a whole.
    - (3) The method of assessing repair costs among lot owners be stipulated.
    - (4) Agreement to repair by the owners of fifty-one percent (51%) of the street's front footage thereon shall be binding on the owners of the remaining lots.

- d. Whenever approval by the Pennsylvania Department of Environmental Resources or the Cambria County Soil Conservation District is required for the water supply or sanitary sewage disposal system(s) or erosion and sedimentation control for a proposed subdivision, the Adams Township Planning Commission or the Adams Township Board of Supervisors shall require that two (2) copies of such certification of approval be submitted with the Final Plan.

**C. Filing Fees:**

The subdivider shall pay any additional fees, if required. There shall be no refund or credit of any portion of the fee should the subdivider fail to apply for final approval within the required period of time or if the Final Plan covers only a section of the subdivision for which Preliminary Approval has been obtained.

**D. Distribution of Final Plan:**

The Final Plan shall be distributed in accordance with the requirements of Article III, Section 304 for Preliminary Plans. In addition the Adams Township Secretary shall retain the linen or mylar print of the Final Plan for safe keeping in the Adams Township Files.

## **SECTION 307 REVIEW OF FINAL PLAN**

**A. Review by the Adams Township Engineer:**

The Final Plan shall be reviewed and a written report submitted as required under Article III, Section 305 for Preliminary Plans.

**B. Review by the Adams Township Zoning Officer:**

The Final Plan shall be reviewed and a written report submitted by the Adams Township Zoning Officer, as required under Article III, Section 305 for Preliminary Plans.

**C. Review by the Adams Township Planning Commission:**

The Final Plan shall be reviewed, in accordance with the procedure required under Articles III, Section 305 of these regulations for Preliminary Plans. In addition:

1. If all the requirements of this Ordinance are met and the review is favorable, the Planning Commission shall authorize its Chairman, with the Secretary so attesting, to endorse the Final Plan as "**Reviewed and Approved by the Adams Township Planning Commission,**" together with the date of such action.
2. The Final Plan with its endorsement, shall be forwarded to the Adams Township Board of Supervisors.



**D. Review by the Adams Township Board of Supervisors:**

The Final Plan shall be reviewed in accordance with the procedures as required under Article III, Section 305 of these regulations for Preliminary Plans. In addition:

1. Before acting on a Final Plan, the Adams Township Board of Supervisors shall arrange for a public hearing. The public hearing may be held by the Municipal Officials after the Final Plan has been submitted to Adams Township Planning Commission and before the review required by Section 307A, B, and C. If a public hearing has been held upon a Preliminary Plan, no public hearing is required unless the Final Plan departs substantially from the Preliminary Plan.
2. If the Adams Township Board of Supervisors approve the Final Plan, the said Final Plan shall be signed by the Chairman/President and the Secretary of the Board, together with the date of action.
3. A performance guarantee or a certificate of satisfactory installation, as required under Article III, Section 309, shall be required before the Final Plan is released for recording.
4. The Final Plan, with the Adams Township Board of Supervisors approval and the Adams Township Seal, shall be forwarded to the subdivider for recording.

**SECTION 308 RECORDING OF FINAL PLAN**

- A. After approval by the Municipal Officials and the Municipal Planning Commission, and with all endorsements indicated on the Final Plan, the subdivider shall record his plan. No subdivision plan shall be legally recorded unless it bears the Municipal approval and seal. This action shall constitute the changing of the Final Plan to the Record Plan.
- B. After the Final Plan has been approved by the appropriate Municipal Authorities, the Municipal Officials shall require that the developer supply one (1) reproducible copy of the Final Plan, as approved, for their permanent files.
- C. The Record Plan shall be a clear and legible black-line or blue-line print on linen or mylar.
- D. The subdivider shall file the Record Plan with the Cambria County Recorder of Deeds within ninety (90) days of the date of final approval by the Adams Township Board of Supervisors. If the subdivider fails to record the Record

Plan within such period, the action of the Municipal Officials and Municipal Planning Commission shall be null and void unless an extension of time is granted in writing by the Adams Township Board of Supervisors after written request to do so by the subdivider.

### **SECTION 309 PERFORMANCE GUARANTEE**

Prior to final approval of the Final Plan, the subdivider shall guarantee the installation of all required improvements by one of the following methods:

- A. By installing the improvements required by Article VI of these Subdivision Regulations to the satisfaction of the Adams Township Engineer and the Adams Township Board of Supervisors and obtaining a certificate from the Adams Township Engineer that all improvements have been installed in accordance with the standards and requirements contained in these regulations or required by the Municipality.
  
- B. In lieu of the completion of any improvements required as a condition for the final approval of a plan, the applicant or subdivider shall provide for deposit with Adams Township financial security in an amount sufficient to cover the costs of any improvements or common amenities, including, but not limited to, roads, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings which may be required. When requested by the developer, in order to facilitate financing, the Adams Township Board of Supervisors shall furnish the developer with a signed copy of a resolution indicating approval of the final plan contingent upon the developer obtaining a satisfactory financial security. The final plan or record plan shall not be signed nor recorded until the financial improvements agreement is executed. The resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days unless a written extension is granted by the Adams Township Board of Supervisors; such extension shall not be unreasonably withheld and shall be placed in writing at the request of the developer. Without limitation as to other types of financial security which the Municipality may approve, which approval shall not be unreasonably withheld, the following shall be deemed acceptable financial security for the purpose of this section:
  1. Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.

2. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required within one year of the date fixed in the subdivision plan for the completion of such improvements.
3. The amount of financial security to be posted for the completion of the required improvements shall be equal to 110% of the cost of completion estimated as of ninety (90) days following the date scheduled for completion by the developer. Annually, the Municipality may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Municipality may require the developer to post additional security in order to assure that the financial security equals said 110%. Any additional security shall be posted by the developer in accordance with this subsection. The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements, submitted by an applicant or developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The Municipality, upon the recommendation of the Municipal Engineer, may refuse to accept such estimate for good cause shown. If the applicant or developer and the Municipality are unable to agree upon an estimate, then the estimate shall be recalculated and re-certified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Municipality and the applicant or developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the Municipality and the applicant or developer.
4. If the party posting the financial security requires more than one (1) year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional 10% for each one (1) year period beyond the first anniversary date from posting of financial security or to an amount not exceeding 110% of the cost of completing the required improvements as re-established on or about the expiration of the preceding one (1) year period by using the above bidding procedure.
5. In the case where development is projected over a period of years, the Municipality may authorize submission of final plans by section or stages of development subject to such requirements or guarantees as to improvements

in future sections or stage of development as it finds essential for the protection of any finally approved section of the development.

6. As the work of installing the required improvements proceeds, the party posting the financial security may request the Municipality to release or authorize the release, from time to time, such portions of the financial security necessary for payment to the contractor or contractors performing the work. Such requests shall be in writing, addressed to the Adams Township Board of Supervisors, and the Municipality shall have forty-five (45) days from receipt of such request within which to allow the Adams Township Engineer to certify, in writing, to the Municipality that such portion of the work upon the improvements has been completed in accordance with the approved plan. Upon such certification, the Municipality shall authorize release by the bonding company or lending institution of an amount as estimated by the Municipal Engineer fairly representing the value of the improvements completed, or if the Municipality fails to act within said forty-five (45) day period, the Municipality shall be deemed to have approved the release of funds, as requested. The Municipality may, prior to final release at the time of completion and certification by its Engineer, require retention of 10% of the estimated cost of the aforesaid improvements.
7. Where the Adams Township Board of Supervisors accepts dedication of all or some of the required improvements following completion, the Municipality may require the posting of financial security to secure structural integrity of said improvements, as well as the functioning of said improvements in accordance with the design and specifications as depicted on the Final Plan for a term not to exceed eighteen (18) months from the date of acceptance of dedication. Said financial securities shall be of the same type as otherwise required in this section with regard to installation of such improvements, and the amount of the financial security shall not exceed 15% of the actual cost of installation of said improvements.
8. If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the Municipality, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this section.

## **SECTION 310 RELEASE OF PERFORMANCE GUARANTEE**

- A. When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the Adams Township Board of Supervisors, in writing, by certified or registered mail, of the completion of the aforesaid improvements and the Municipality shall send a copy thereof to the Municipal Engineer. The Municipal Officials shall, within ten (10) days after receipt of such notice, direct and authorize the Municipal Engineer to inspect all of the aforesaid improvements. The Municipal Engineer shall, thereupon, file a report, in writing, with the Municipality, and shall promptly mail a copy of the same to the developer by certified mail. The report shall be made and mailed within thirty (30) days after receipt by the Municipal Engineer of the aforesaid authorization from the Municipal Officials; said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be approved or shall be rejected by the Municipal Engineer, said report shall contain a statement of reasons for such non-approval or rejection.
- B. The Municipality shall notify the developer within 15 days of receipt of the engineer's report, in writing, by certified or registered mail of their action.
- C. If the Municipality or the Municipal Engineer fail to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the developer shall be released from all liability pursuant to his performance guarantee.
- D. If any portion of the said improvements shall not be approved or shall be rejected by the Municipal Officials, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.
- E. Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise, any determination of the Municipality or the Municipal Engineer.
- F. Where herein reference is made to the Municipal Engineer, he shall be a duly registered professional engineer employed by the Municipality or engaged as a consultant thereto.
- G. The Municipality may prescribe that the applicant shall reimburse the Municipality for the reasonable and necessary expense incurred for the inspection of improvements. Such reimbursement shall be based upon a

schedule established by Ordinance or resolution. Such expense shall be reasonable and in accordance with the ordinary and customary fees charged by the Municipal Engineer and/or consultant for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the Municipality when fees are not reimbursed or otherwise imposed on applicants.

1. In the event the applicant disputes the amount of any such expense in connection with the inspection of improvements, the applicant shall, within ten working days of the date of billing, notify the Municipality that such expenses are disputed as unreasonable or unnecessary, in which case the Municipality shall not delay or disapprove a subdivision or land development application or any approval or permit related to development due to the applicant's request over disputed engineer expenses.
2. If, within twenty (20) days from the date of billing, the Municipality and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then the applicant and the Municipality 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.
3. 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.
4. In the event that the Municipality and applicant cannot agree upon the professional engineer to be appointed within twenty (20) days of the billing date, then, upon application of either party, the President Judge of the Court of Common Pleas of the judicial district in which the Municipality is located (or if at the time there be no President Judge, then the senior active judge then sitting) shall appoint such engineer, who, in that case, shall be neither the Municipal Engineer nor any professional engineer who has been retained by, or performed services for, the Municipality or the applicant within the preceding five (5) years.
5. The fee of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the applicant if the amount of 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 Municipality shall pay the fee of the professional engineer, but otherwise the Municipality and the applicant shall each pay one-half of the fee of the appointed professional engineer.

## **SECTION 311 RE-SUBDIVISION PROCEDURE**

Any revision or re-subdivision of land which includes changes to a recorded plan shall be considered a subdivision and shall comply with all regulations of this Ordinance, except that:

- A. Lot lines may be changed from those shown on a recorded plan, provided that in making such changes:
  - 1. No lot or tract of land shall be created or sold that is smaller than the minimum dimensions required by the Adams Township Zoning Ordinance.
  - 2. Easements or rights-of-way reserved for drainage shall not be changed.
  - 3. Street locations and block sizes shall not be changed.
  - 4. No lot shall be created which does not abut an existing or proposed street.
  
- B. In every case wherein lot lines are changed as permitted by the above, the subdivision shall prepare a new Record Plan and shall submit the Record Plan to the Municipality, for the endorsements of the Municipal Planning Commission and Municipal Zoning officer (the new Record Plan shall specifically identify the previous Record Plan superseded and shall also contain the record reference if the previous Record Plan has been recorded). The subdivider shall then record the new plan in accordance with Article III, Section 308, of this Ordinance.

## **SECTION 312 DEDICATION AND MAINTENANCE GUARANTEE**

- A. All streets, parks, or other improvements shown on the subdivision plan, recorded or otherwise, shall be deemed to be private until such time as the same has been offered for dedication to the Municipality and accepted by resolution of the Municipal Officials.
  
- B. Where the Municipality accepts dedication of all or some of the required improvements following completion, the Municipality may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan for a term not to exceed eighteen (18) months from the date of acceptance of dedication.
  
- C. Said financial security shall be of the same type as otherwise required in 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.

**Application #SD94-1**

**ADAMS TOWNSHIP**

**REVIEW OF A MINOR SUBDIVISION PLAN**

Please circle the number of the person to whom correspondence should be addressed for this project.

The undersigned hereby applies for a review by the Adams Township Planning Commission and the Adams Township Board of Supervisors of the Minor Land Subdivision Plan submitted herewith and described below.

1. Name of Subdivision: \_\_\_\_\_ Plan Date: \_\_\_\_\_

County Deed Book No: \_\_\_\_\_ Page No.: \_\_\_\_\_

County Tax Map No.: \_\_\_\_\_ Parcel No.: \_\_\_\_\_

2. Name of Property Owner(s): \_\_\_\_\_  
(if corporation, list corporate name and address and two officers of corporation)

Street Address: \_\_\_\_\_ P.O. Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_

3. Name of Applicant(s): \_\_\_\_\_  
(if other than owner)

Street Address: \_\_\_\_\_ P.O. Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_

4. Applicant's Interest in Subdivision: \_\_\_\_\_  
(if other than owner)

5. Engineer or Surveyor Responsible for Plan: \_\_\_\_\_

Street Address: \_\_\_\_\_ P.O. Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_



## Application #SD94-1

### ADAMS TOWNSHIP APPLICATION FOR REVIEW OF A MINOR SUBDIVISION PLAN

6. Total Acreage of Subdivision: \_\_\_\_\_ Number of Lots: \_\_\_\_\_ (maximum of 5)
7. Acreage of adjoining land in same ownership (if any): \_\_\_\_\_
8. Check the box of type of development planned:
- |  |   |
|--|---|
| <input type="checkbox"/> Single-Family Dwellings   | <input type="checkbox"/> Two-Family Dwellings   |
| <input type="checkbox"/> Row Houses                | <input type="checkbox"/> Multi-Family Dwellings |
| <input type="checkbox"/> Commercial Establishments | <input type="checkbox"/> Light Industrial       |
| <input type="checkbox"/> Other                     |   |
9. Are lots adjoining paved public or private streets? \_\_\_\_\_  
(Note: If answer is no, minor subdivision classification may be denied.)  
 Yes  No
10. Accessible existing water supply?  
(Note: If answer is none, minor subdivision classification may be denied.)  
 None  Public  Individual on-site
11. Accessible existing sanitary sewage disposal?  
(Note: If answer is none, minor subdivision classification may be denied.)  
 None  Public  Individual on-site
12. Will this subdivision adversely affect the natural resources of Adams Township?  
(Note: If answer is yes, minor subdivision classification must be denied.)  
 Yes  No
13. Will this subdivision adversely affect any adjoining properties?  
(Note: If answer is yes, minor subdivision classification must be denied.)  
 Yes  No
14. Will this subdivision adversely affect the future development of Adams Township?  
(Note: If answer is yes, minor subdivision classification must be denied.)  
 Yes  No
15. Is the proposed development compatible with the existing zoning ordinances of Adams Township?  
(Note: If answer is no, minor subdivision classification must be denied.)  
 Yes  No
16. What is the current zoning classification of the land for the proposed subdivision?  
(Note: Check with the Official Adams Township Zoning Map for Classification)  
Land Currently Zoned: \_\_\_\_\_

The undersigned certifies that to the best of their knowledge and belief, all of the above information and statements are true, correct, and complete. The undersigned acknowledges that no extension of any public facility (street, water line, sewer, etc. ) will be required for the type of development being planned.

Signature of Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

## **ARTICLE IV PLAN REQUIREMENTS**

### **SECTION 401 SKETCH PLAN**

**A.** When a Sketch Plan of a proposed development/subdivision is submitted, it shall be clearly and legibly drawn and provide the following information, :

1. Tract boundaries accurately labeled.
2. Name of the Municipality in which the land development/subdivision is located and general location map.
3. North point, scale (written and graphic), and date.
4. Name of proposed land development/subdivision or other identifying title.
5. Significant topographical and physical features.
6. General street and lot layout (existing and/or proposed).

**B.** Dimensions of the sketch plan shall be drawn to scale according to the following schedule:

1. Subdivisions of 1 to 3 acres and lots of less than 100' average frontage.  
1" = 20' (one inch equals twenty feet)
2. Subdivisions of 4 to 25 acres and lots of 100' to 200' average frontage.  
1" = 50' (one inch equals fifty feet)
3. Subdivisions of 6 to 200 acres and lots of 1 to 5 acres in size.  
1" = 100' (one inch equals one hundred feet)
4. Subdivisions larger than 200 acres and lots of 2 or more acres.  
1" = 200' (one inch equals two hundred feet)

**NOTE: (all lots will fall within the range of between 2" and 5" on the plan)**

**C.** Sketch Plan and all submitted prints thereof shall be made on sheets either:

1. Eighteen inches (18") by twenty-four inches (24") , or
2. Twenty-four inches (24") by thirty-six inches (36") , or
3. Thirty inches (30") by forty-two inches (42").

- D. If the Sketch Plan requires more than one sheet, a key diagram showing the relative location of the several sections shall be drawn on each sheet. The key shall also mark the individual sheet by highlight or shading.

## **SECTION 402 PRELIMINARY PLAN**

**A. Information Requirements:** In addition to all information required in the Sketch Plan under Article IV, Section 401, in these regulations, the Preliminary Plan shall contain the following:

1. Date, including the month, day, and year that the Preliminary Plan was completed and the month, day, and year that the Preliminary Plan was revised, for each revision.
2. Name of the proposed development.
3. Name of the recorded owner and subdivider.
4. Name, address, license number, and seal of the registered engineer or surveyor responsible for the subdivision plan.
5. Names of all owners of all abutting unplatted land and the names of all abutting subdivisions, if any, with the Cambria County Deed Book and page number where recorded.
6. A key map for the purpose of locating the property being subdivided drawn at a scale not less than one inch (1") equals two thousand feet (2000') and showing the relation of the property, differentiated by tone or pattern, to adjoining property and to all streets, roads, municipal boundaries, zoning districts, water courses, and any areas subject to flooding, and recorded subdivision plans existing within one thousand feet (1,000') of any part of the property.
7. Total tract boundaries of the property being subdivided showing bearings and distances and a statement of total acreage of the property.
8. Include all of the following zoning data:
  - a. Existing Municipal zoning regulations, including district designations, requirements for lot sizes and front yards, and any zoning district boundary lines traversing the proposed subdivision.

- b. Any changes in the existing zoning to be requested by the subdivider.
  - c. Any Municipal regulations other than zoning governing lot size and/or front yard requirements.
9. Contour lines at vertical intervals not more than five feet (5') for land with average natural slope of four percent (4%) or less and at intervals of not more than twenty feet (20') for land with average natural slope exceeding four percent (4%).
  10. Locations and elevation of the data to which contour elevations refer; where reasonable practicable, datum used shall be a known and established bench mark. It is suggested that USC&G datum be used where possible.
  11. Existing sewer lines, water lines, fire hydrants, electric and telephone utility lines, culverts, bridges, railroads, quarries, strip mines, water courses, flood plain areas, and other significant man-made or natural features within the proposed subdivision and fifty feet (50') beyond the boundaries of the proposed subdivision.
  12. All existing buildings and/or other structures and the approximate location of all existing tree masses, rock out-crops ,and water courses within the proposed subdivision and/or other significant features.
  13. All existing streets on the Official Plan or Plans of the Municipality (including unpaved streets), including streets of record, (recorded but not constructed), easements and rights-of-way, including names, right-of-way widths, cartway (pavement) widths and approximate grades within the subdivision and/or widths and approximate grades within the subdivision and/or within four (400) or any part of the tract.
  14. The full plan of proposed development, including:
    - a. Location and width of all existing streets, easements, and rights-of-way, with a statement of any conditions governing their use.
    - b. Suggested street names and utility easement locations.
    - c. Building reserve (setback) lines along each street.
    - d. Lot lines with dimensions in feet and hundredths of a foot.
    - e. Lot numbers and statement of number of lots and parcels.
    - f. A statement of the intended use of all non-residential lots and parcels.

- g. Sanitary and/or storm sewers ( and other drainage facilities) with the size and material of each indicated, and any proposed connections with existing facilities.
  - h. Parks, playgrounds, and other areas proposed to be dedicated or reserved for public use with any conditions governing such use.
  - i. The following data shall be shown for the cartway right-of-way and, if required, the ultimate right-of-way, for existing, recorded (except those to be vacated) , and proposed streets within or abutting the property to be subdivided.
    - (1) The length and width (in feet to the nearest hundredth of a foot) of all straight lines and the radii of curved lines.
    - (2) The length of all arcs (in feet to the nearest hundredth of a foot)
    - (3) The central angle (in degrees, minutes, and seconds) of the arcs.
15. Any trees to remain in the street ROW shall be indicated.
16. Location of all soil percolation test holes if required.
17. The following storm water management information shall be included:
- (a) Runoff calculations for the proposed project unless the watershed storm water management plan (if any) has been determined that no hydrologic effect will occur downstream.
  - (b) A description of proposed storm water control measures and devices.
  - (c) Maps showing:
    - (1) The location of the proposed subdivision, land development, or mobile home park within the designated watershed (consult the Cambria County Storm Management Plan for the watershed boundaries when the plan is completed.)
    - (2) The (100) one hundred year flood plain.
    - (3) Streams, swales, and drainage patterns (existing and proposed).
    - (4) Storm water management control measures and devices (temporary and permanent).

(5) Areas subject to special deed restrictions affecting storm water management.

(6) Contours of existing and proposed development elevations at intervals of five (5) feet. In areas of steep slopes (greater than 15%, 20 foot contour intervals may be used.

**B. Supplementary Data:** The Preliminary Plan shall be accompanied by the following supplementary data as applicable.

1. Typical street cross-section drawing(s) for all proposed streets. Cross-section drawings may be shown on either the Preliminary Plan or on separate profile sheets.
  - a. Tentative profiles along the street centerline or along the top of curb for both sides of each proposed street shall be shown.
  - b. Such profiles shall show existing and proposed grades at one of the following sets of scales:
    - (1) One inch (1") equals ten feet (10') horizontal, one inch (1") equals one foot (1') vertical.
    - (2) One inch (1") equals twenty feet (20') horizontal, one inch (1") equals two feet (2') vertical.
    - (3) One inch (1") equals forty feet (40') horizontal, one inch (1") equals four feet (4') vertical.
    - (4) One inch (1") equals fifty feet (50') horizontal, one inch (1") equals five feet (5') vertical.
2. In lieu of the separate profile sheets required, the tentative finished cartway edge or top of curb grades for both sides of each street may be labeled on the Preliminary Plan.
3. Where deemed necessary by the Adams Township Planning Commission or the Adams Township Board of Supervisors, a plan for the surface drainage of the tract to be subdivided shall be shown and shall include:
  - a. storm water runoff calculations for the entire property being subdivided
  - b. the proposed method, subject to Municipal Approval, of accommodating the anticipated runoff.

4. Preliminary designs of any bridges or culverts which may be required.
  - a. Such designs shall meet all applicable requirements of the Department of Environmental Resources and/or the Pennsylvania Department of Transportation.
  - b. Calculations or waterway opening shall be included.
  - c. All designs shall be subject to approval by the Adams Township Board of Supervisors.
5. Where a Preliminary Plan shows the proposed subdivision of only a part of the subdivider's total property, a sketch shall be required showing the prospective street system in the remainder of the property so that the street system in the submitted portion shall be considered in relation to future connections with the unsubmitted portion.
6. To prevent undue hardship in the case of extremely large properties, The Municipal Planning Commission or the Municipal Officials may, based on existing natural or man-made features, delimit the area for which a prospective street system shall be sketched.

### **SECTION 403 FINAL PLAN**

- A. **Drawing Requirements:** The Final Plan shall be of a size drawn to scale, and show all information as required for Preliminary Plans under Article IV, Section 402 in these regulations. In addition, the Final Plan shall show the following:
  1. Name of recorded owner (and subdivider) of the tract, and the source(s) of title to the land being subdivided, as shown by the County Recorder of Deeds.
  2. The total tract boundary lines of the area being subdivided with accurate distances to hundredths of a foot and bearings to one-quarter (1/4) of a minute.
    - a. These boundaries shall be determined by accurate survey in the field, which shall be balanced and close with an error of closure not to exceed one foot (1') in ten thousand feet (10,000') provided, however, that the boundary(s) adjoining additional unplotted land of the subdivider (for example, between separately submitted Final Plan sections) are not required to be based upon field survey, and may be calculated.
    - b. The location and elevation of all boundary line (perimeter) monuments shall be indicated, along with a statement of the total area of the property being subdivided.

- c. In addition, the engineer or surveyor shall certify, to the accuracy of the surveys, the drawn plan, and the placement of the monuments.
3. The name (or number) and cartway width and lines of all existing public streets and the name and location of all other roads within the property.
4. The following data shall be shown for the cartway right-of-way and, if required, the ultimate right-of-way, for existing, recorded (except those to be vacated), and proposed streets within or abutting the property to be subdivided:
  - a. The length and width (in feet to the nearest hundredth of a foot) of all straight lines and radii of curved lines.
  - b. The length of all arcs (in feet, to the nearest hundredths of a foot)
  - c. The central angle (in degrees, minutes and seconds).
5. All straight lot lines shall be dimensional (in feet, to the nearest hundredths of a foot) and all internal angles within lot lines shall be designated (in degrees, minutes, and seconds).
6. Curved lot lines shall show length of arc (in feet, to the nearest hundredths of a foot) and the central angle (in degrees, minutes, and seconds).
7. A statement of the intended use of all non-residential lots, with reference to restrictions of any type which exist or will exist as covenants in the deed for the lots contained in the subdivision and, if covenants are recorded, including the book and page number.
8. The proposed building reserve (setback) line for each lot, or the proposed placement of each building.
9. The location ( and elevation, if established) of all existing and proposed required street monuments.
10. All easements of rights-of-way where provided for or owned by public services and any limitations on such easements or rights-of-way. Rights-of-way shall be shown and accurately identified on the plan, and easements shall either be shown or specifically described on the Plan. Easements should be located in cooperation with the appropriate public utilities.
11. Locations, size, and invert elevations of all sanitary and/or storm sewers and location of all manholes, inlets and culverts (this data may be submitted as a separate plan).



12. If the subdivision proposes a new street intersection with a State Legislative Route, the Intersection Occupancy Permit Number(s) shall be indicated for all such intersections.
13. A Certificate of Ownership, Acknowledgment of Plan, and Offer of Dedication shall be lettered on the plan, and shall be duly acknowledged and signed by the owners of the property, and notarized.
14. A blank space for the approval of the Plan by the Adams Township Board of Supervisors and the Adams Township[ Planning Commission shall be provided.
15. A blank space measuring three and one half inches (3.5") square shall be left preferably adjacent to the Municipal certification, in which the endorsement stamp of the Cambria County Planning Commission may be applied, if required.
16. A blank space three inches (3") square shall be left along the lower edge of the sheet, in order that the Cambria County Recorder of Deeds may acknowledge receipt of the Plan when it is presented.
17. The following storm water management information shall be included:
  - a. All information pertaining to storm water management from the preliminary plan along with any changes.
  - b. All required permits (or letters of intent to issue such permits pending final Municipal approval) from the Pennsylvania Department of Environmental Resources, Pennsylvania Department of Transportation, Public Utility Commission, or any other agency if appropriate.
  - c. All deed restrictions, easements, and rights-of-way.
  - d. The ownership and maintenance responsibilities for storm water management control devices. The identity of the responsible individual corporation, association, or other specific entity and the specific maintenance responsibility of such entities must be detailed.
  - e. Where the applicant is proposing the dedication of permanent storm water management control facilities to Adams Township, such request must include:
    - (1) Easements to all facilities;  
and

- (2) a financial guarantee (acceptable to the Municipality) to insure that the control facilities are properly installed and functioning satisfactorily.

**B. Supplementary Data Requirements:** The Final Plan shall be accompanied by such applicable supplementary data as is required in Article IV, Section 402 in addition to profile sheets for all proposed streets within the tract. Such profiles shall show at least the following information, properly labeled:

1. Existing (natural) profiles along both cartway edges or along the centerline of each street.
2. Proposed finished grade of the centerline, and proposed finished grade at the top of both curbs, or proposed finished grade at both cartway pavement edges.
3. The length of all vertical curves.
4. Existing and proposed sanitary sewer mains and manholes, storm sewer mains, inlets, manholes, and culverts and existing or proposed water mains.

#### **SECTION 404 MINOR SUBDIVISIONS**

**A. Definition of Minor Subdivision:** The Municipality shall have the authority, at their discretion, to classify any subdivision or land development as "**Minor**" if that subdivision or land development contains **not more than five (5) lots, sites, or other divisions of land** , and such subdivision or land development meets with all of the five (5) criteria stated below.

1. The proposal does not involve the extension of any public facilities including:
  - a. New Streets
  - b. Paving or other improvements
  - c. New or improved water lines, sewer lines, or storm drainage lines
  - d. New or improved public facilities or services.
2. The proposal shall not adversely affect the natural resources of Adams Township, or have the potential to adversely affect the health or safety of the citizens of Adams Township.
3. The proposal shall not adversely affect the development of the remainder of the parcel.
4. The proposal shall not adversely affect adjoining property.
5. The proposal shall not adversely affect the present or future development of Adams Township.

**B. Documentation Requirements:** Adams Township shall retain the right to waive or require documents, guarantees, or proof of improvements installation for "Minor" subdivisions as follows:

1. Plans shall be clearly and legibly drawn on a print of the Cambria County Tax maps, showing all properties and names of property owners of abutting properties.
2. Plans shall be accompanied by the most current USGS (7.5 minute) quadrangle covering the property.
3. All information or accompanying documentation required by Article IV, Section 401 and Section 403 shall be submitted as part of the application, **only if applicable**, except that the application fee shall be \$ \_\_\_\_\_.
4. A survey shall be prepared by a surveyor registered to practice in the Commonwealth of Pennsylvania.

**C. Submission and Review Procedures:** The submission and review procedures for all minor subdivision and land developments shall comply with the applicable requirements of Article III, Sections 306, 307, and 308 (submission of Final Plan, Review of Final Plan, and Recording of Final Plan) except that Section 307 D 1 (public hearing) may be excluded at the discretion of the Municipality.

#### **SECTION 405 NON-BUILDING LOTS:**

**A. Criteria for Determination:** In the case of any proposed subdivision, land site, or other division of land, the Plan Requirements of this Ordinance may be waived and the proposal deemed to be a non-building lot provided that the following five (5) criteria are met:

1. The proposal shall not involve the extension of any public facilities including:
  - a. New Streets.
  - b. Paving or other improvements.
  - c. New or improved water lines, sewer lines or storm drainage lines.
  - d. New or improved public facilities or services.

2. The proposal shall not adversely affect the natural resources of Adams Township, or have the potential to adversely affect the health or safety of the citizens of Adams Township
3. The proposal shall not adversely affect the development of the remainder of the parcel.
4. The proposal shall not adversely affect adjoining property.
5. The proposal shall not adversely affect the present or future development of Adams Township.

**B. Non-Building Waiver:**

1. If the subdivision of land meets the above five (5) criteria and is not being subdivided for the intent of improvement with residential or non-residential buildings, then the Adams Township Board of Supervisors shall have the authority, at their discretion, to classify such subdivision as a "**non-building lot**".
2. This action shall waive the requirements of Sections 401, 402, 403 and 404 of this Ordinance for the subdivided parcel , provided that the municipality has received all documentation as they may require for such determination.
3. All Non-Building Lots shall be subject to the requirements listed in Section 405 C below.

**C. Plan Requirements for Non-Building Lots:**

1. Plans shall be clearly and legibly drawn on a print of the Cambria County Tax maps, showing all properties and names of property owners of abutting properties.
2. Plans shall be accompanied by the most current USGS (7.5 minute) quadrangle covering the property.
3. All information or accompanying documentation required by Article IV, Section 401 and Section 403 shall be submitted as part of the application, **only if applicable**, except that the application fee shall be \$ \_\_\_\_\_.
4. A survey shall be prepared by a surveyor registered to practice in the Commonwealth of Pennsylvania.
5. An approved "non-building waiver" from the Pennsylvania Department of Environmental Resources shall be furnished.

**D. Submission and Review Procedures:**

1. All documents for non-building lots shall be submitted to the Adams Township Planning Commission for review.
2. The Adams Township Planning Commission should review the above submission within thirty (30) days of the receipt of all necessary documents.
3. If the review is favorable, the Planning Commission shall authorize its Chairperson, with the Secretary so attesting, to endorse the survey as "received and approved by the Adams Township Planning Commission," together with the date of endorsement.
4. The endorsed survey shall be forwarded to the Adams Township Board of Supervisors for their consideration.
5. If the Municipal Officials approve the subdivision plan, the survey shall be signed by the Chairperson/President and the Secretary, together with the date of approval.
6. The signed survey shall be forwarded to the subdivider for recording with the Cambria County Recorder of Deeds.
7. Two (2) signed copies of the survey must remain with the Adams Township Planning Commission for the township's records.

## **ARTICLE V DESIGN STANDARDS**

### **SECTION 501 GENERAL STANDARDS**

- A. The standards and requirements contained in Articles V and VI are intended as the minimum for the promotion of the public health, safety, and general welfare, and shall be applied as such by the Adams Township Planning Commission and Adams Township Board of Supervisors in reviewing all subdivision plans.
- B. Whenever other Municipal Ordinances and/or regulations impose more restrictive standards and requirements than those contained herein, such other Ordinances and/or regulations shall be observed; otherwise, the standards and requirements of these regulations shall apply.
- C. The subdivision shall be so designed that streets in and bordering the subdivision or land development shall be coordinated, and be of such widths and grades and in such locations as deemed necessary to accommodate prospective traffic, and facilitate fire protection.
- D. Consideration shall be shown for all natural features such as large trees, water courses, historic areas and structures, and similar community assets which, if preserved, will add attractiveness and value to the remainder of the subdivision.
- E. Land subject to hazards to life, health, or property, such as may arise from underground fires, floods, diseases, subsidence, or other causes, shall not be subdivided for building purposes unless such hazards have been eliminated or unless the subdivision plan shall show adequate safeguards against them, which shall be approved by the appropriate regulatory agencies.
- F. Subdivision plans shall give earnest consideration to whether community facilities, especially schools, in the area are adequate to serve the needs of the additional dwellings proposed by the subdivision, and shall make an impact statement thereon to the Adams Township Planning Commission or the Adams Township Board of Supervisors as a part of the subdivision preliminary plan.
- G. Subdivision plans shall give earnest consideration to providing facilities or reserving areas for facilities normally required in residential neighborhoods, including churches, libraries, schools and other public buildings, parks, playgrounds and playfields, shopping and local business centers. Areas provided or reserved for such community facilities shall be adequate to provide for building sites, landscaping and off-street parking as appropriate to the use proposed. Prior to the preparation of plans, subdividers of large tracts should

review with the Adams Township Planning Commission or Adams Township Board of Supervisors the minimum standards for various community facilities applicable to the tract being subdivided.

- H. Subdivision plans which are intended to provide housing, shall give earnest consideration to providing suitable open areas for recreation. However, if Adams Township has a formally-adopted recreation plan, then the land area to be dedicated, or the fees to be paid in lieu thereof, shall conform to said recreation plan.
- I. All subdivision plans shall conform to the "Official Comprehensive Plans" of Adams Township and of Cambria County or to such parts thereof as may have been adopted pursuant to statute. Such conformity shall be a condition precedent to Final Plan approval.

## **SECTION 502 STREETS**

### **A. General Provisions**

1. The locations and width of all streets shall conform to the "Official Plan" or to such parts thereof as may have been adopted by the Municipality.
2. The proposed street system shall extend existing or other streets on the "Official Plans" at the same width or larger but in no case at less than the required minimum width.
3. Where, in the opinion of the Adams Township Planning Commission or Adams Township Board of Supervisors, it is desirable to provide for street access to adjoining property, street stubs shall be extended by dedication to the boundary of such property.
4. New minor streets shall be so designed as to discourage through traffic, but the subdivider shall give adequate continuation of major and collector streets into and from adjoining properties.
5. Where a subdivision abuts or contains an existing street of improper width or alignment, the Municipal Planning Commission or Municipal Officials may require the dedication of land sufficient to widen the street or correct the alignment.
6. Private streets (streets not to be offered for dedication) are prohibited unless they meet the design standards of these regulations.

7. New half or partial streets shall be prohibited except where essential for reasonable subdivision of a tract in conformance with the other requirements and standards of these regulations and where, in addition, satisfactory assurance for dedication of the remaining part of the street can be obtained.

**B. Street Widths:**

Minimum street right-of-way and pavement widths shall be as shown on the "Official Plans" or if not shown on such plans, shall be as follows. Refer to PennDOT publication #70 on the construction of local streets if adequate information is not indicated on the following chart.

Street Type	Average Daily Traffic Volume <sup>1</sup>	Base Construction	Grass Shoulder Width	Paved Cartway Width <sup>3</sup>	Total Street Right-of-way <sup>3</sup>
Minor Street	0-600	See note 2	6' on each side	28'	40'
Collector Street	600-1,500	See Note 2	6' on each side	28'	40'
Major Street (minor Arterial- two-lane)	1,500 and over	See Note 2	7' on each side	36'	50'
Permanent Cul-de-Sac	See Paragraph 502-I				
Marginal Access Street	N/A	See Note 2	7' on each side	26'	40'
Service Street	N/A	See Note 2	0' on each side	24'	24'

- Notes:
1. As Determined by the Adams Township Engineer.
  2. Refer to PennDOT Publication #70 for appropriate base construction standards.
  3. Additional pavement widths and ROW widths may be required by the Adams Township Planning Commission or the Adams Township Board of Supervisors for the purpose of promoting the public safety and convenience or to provide parking in commercial areas and in areas of high density residential development.

**C. Restriction of Access:**

1. Whenever a subdivision abuts or contains an existing or proposed street with an ultimate right-of-way of eighty feet (80') or more, the Adams Township Planning Commission or Adams Township Board of Supervisors may require reconstruction of access to said street by:
  - a. Provision of reverse frontage lots.
  - b. Provision of service streets along the rear of the abutting lots, together with prohibition of private driveways intersecting the major streets.
  - c. Provision of marginal access streets, provided that the reserve strips establishing such marginal access streets shall be definitely placed within the jurisdiction of the Municipality under an agreement meeting the approval of the Adams Township Solicitor.



2. Except as specified under Paragraph c above, reserve strips shall be prohibited.

**D. Street Grades:**

1. There shall be a minimum centerline grade of three-quarters percent (3/4%).
2. Centerline grades shall not exceed the following:
  - a. Minor Street -- ten percent (10%).
  - b. Collector Street -- six percent (6%).
  - c. Major Street -- six percent (6%).
  - d. Street Intersection -- five percent (5%).
3. Grades up to twelve percent (12%) may be permitted on a through minor street where access to the street is possible over streets with grades of ten percent (10%) or less.

**E. Horizontal Curves:**

1. Whenever street lines are deflected in excess of five (5) degrees, connection shall be made by horizontal curves.
2. To ensure adequate sight distance, minimum centerline radii for horizontal curves shall be as follows:
  - a. Minor Streets - One hundred fifty feet (150').
  - b. Collector Streets - Three hundred feet (300').
  - c. Major Streets - Five hundred feet (500').
3. A tangent of at least one hundred feet (100') shall be introduced between all horizontal curves on collector and major streets.
4. To the greatest extent possible, combinations of the minimum radius and maximum grade shall be avoided.

- F. Vertical Curves (Dip):** At all changes of street grades where the algebraic difference exceeds one percent (1%), vertical curves shall be provided to allow an easy or smooth transition.

### **G. Intersections:**

1. Streets shall intersect as nearly as possible at right angles, and no street shall intersect another at an angle of less than sixty (60) degrees or more than one hundred twenty (120) degrees .
2. No more than two streets shall intersect at the same point.
3. Streets intersecting another street shall either intersect directly opposite to each other or shall be separated by at least one hundred fifty feet (150') between centerlines measured along the centerline of the street being intersected.
4. Intersections shall be approached on all sides by a straight leveling area, the grade of which shall not exceed five percent (5%) within fifty feet (50') of the intersection of the nearest right-of-way lines.
5. Intersections with major streets shall be located not less than one thousand feet (1,000') apart measured from centerline to centerline along the center line of the major street.
6. Street curb intersections shall be rounded by a tangential arc with a minimum radius of:
  - a. Twenty feet (20') for intersections involving only minor streets.
  - b. Twenty-five feet (25') for all intersections involving a collector street.
  - c. Twenty-five feet (25') for all intersections involving a major street.
7. Street right-of-way lines shall be parallel to (concentric with) curb arcs at intersections.

### **H. Sight Distance at Intersections: (See Appendix B)**

1. Clear sight triangles shall be provided at all street intersections. Within such triangles, no vision-obstructing object shall be permitted which obscures vision above the height of thirty inches (30") and below ten feet (10') measured from the centerline grade of intersecting streets. Such triangles shall be established from a distance of:
  - a. Seventy-five feet (75') from the point of intersection of the centerline, except that:

- b. Clear sight triangles of one hundred fifty feet (150') shall be provided for all intersections with Major Streets. (See Appendix.)
2. Wherever a portion of the line of such triangles occurs behind (i.e., from the street) the building reserve (setback) line, such portion shall be shown on the Final Plan of the subdivision and shall be considered a building setback (reserve) line.

#### **I. Cul-de-sac Streets:**

1. Dead-end streets are prohibited unless designed as cul-de-sac streets or designed for future access to adjoining properties.
2. Any dead-end street for access to an adjoining property or because of authorized stage development shall be provided with a temporary all-weather turn-around within the subdivision, and the use of such turn-around shall be guaranteed to the public until such time as the street is extended.
3. Cul-de-sac streets, permanently designed as such, shall not exceed six hundred feet (600') in length and shall not furnish access to more than twenty (20) dwelling units.
4. Unless future extension is clearly impractical or undesirable, the turn-around right-of-way shall be placed adjacent to the tract boundary with sufficient additional width provided along the boundary line to permit extension of the street in full width.
5. All cul-de-sac streets, whether permanently or temporarily designed as such, shall be provided at the closed end with a fully paved turn-around. The minimum radius to the pavement edge or curb line shall be fifty feet (50') and the minimum radius of the right-of-way shall be sixty feet (60').
6. Drainage of cul-de-sac streets shall preferably be towards the open end. If drainage is toward the closed end it shall be conducted away in an underground storm sewer.
7. The centerline grade on a cul-de-sac shall not exceed ten percent (10%), and the grade of the diameter of the turn-around shall not exceed five percent (5%).
8. All cul-de-sac street widths shall follow the same minimum street widths as prescribed for minor streets.
9. Off street parking shall be provided for all lots which front on the Cul-de-sac street.

**J. Street Names:**

1. Proposed streets which are obviously in alignment with others already existing and named, shall bear the names of the existing streets.
2. Proposed streets for dedication shall be named and the street names shall be posted so they are clearly visible at all intersections in the subdivision.
3. In no case shall the name of a proposed street be the same as or similar to an existing street name in the Municipality and in the postal district, irrespective of the use of the suffix street, road, avenue, boulevard, driveway, place, court, lane, etc.
4. All street names shall be subject to the approval of the Adams Township Planning Commission, the Adams Township Board of Supervisors, and must comply with current requirements of the Cambria County 911 Emergency Services Plan.

**K. Service Streets (Alleys):**

1. Service streets may be permitted, provided that the subdivider produces evidence satisfactory to the Adams Township Planning Commission and the Adams Township Board of Supervisors of the need for such service streets.
2. No part of any structure shall be located within twenty feet (20') of the centerline of a service street.
3. Dead-end service streets shall be avoided, but where this proves impossible, dead-end service streets shall terminate with a paved circular turn-around or equal with a minimum radius of the outer pavement edge of fifty feet (50').
4. Service street intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be rounded or cut back sufficiently to permit safe vehicular circulation.

**L. Driveway:**

1. Private driveways on corner lots shall be located at least forty feet (40') from the point of intersection of the nearest street right-of-way lines.
2. In order to provide a safe and convenient means of access, grades on private driveways shall not exceed seven percent (7%). Entrances should be rounded at a minimum radius of five feet (5'), or should have a flare.

construction that is equivalent to the radius at the point of intersection with the cartway edge.

3. No driveway entrances shall be permitted off any cul-de-sac, or equal type of turn-around unless the lot frontage has a minimum width of twenty-five (25) feet, and the driveway cannot be construed as a through street..

## **SECTION 503 BLOCKS**

**A. Layout:** The length, width, and shape of blocks shall be determined with due regard to provision of adequate sites for buildings of the type proposed, zoning requirements, topography, requirements for safe and convenient vehicular and pedestrian circulation, including the reduction of intersections with major streets.

1. Blocks shall have a maximum length of one thousand six hundred feet (1,600') and a minimum length of five hundred feet (500'), provided however that the Adams Township Planning Commission or Adams Township Board of Supervisors may decrease the maximum and/or minimum lengths of blocks if in the opinion of either body, the topography of the land in question and/or surface water drainage condition warrant such a decrease.
2. In the design of blocks longer than one thousand feet (1,000'), special consideration shall be given to the requirements of satisfactory fire protection.
3. Where practicable, blocks along major and collector streets shall not be less than one thousand feet (1,000') long.

### **B. Depth:**

1. Residential blocks shall be of sufficient depth to accommodate two (2) tiers of lots.
2. Where prevented by the size, topographical conditions, or other inherent conditions of property, the Adams Township Planning Commission or Adams Township Board of Supervisors may approve a single tier of lots.

**C. Crosswalks:**

1. Crosswalks shall be required in blocks of over one thousand feet (1,000') or wherever necessary to facilitate pedestrian circulation and to give access to community facilities.
2. Such crosswalks shall have a right-of-way width of not less than ten feet (10') and a paved walk of not less than five feet (5').

**D. Commercial and Industrial Blocks:** Blocks in commercial and industrial areas may vary from the element of design detailed above as required by the nature of their use.

**SECTION 504 LOTS AND PARCELS**

**A. General Standards:**

1. Insofar as practical, side lot lines should be at right angles to straight street lines or radial to curved street lines.
2. Where feasible, lot lines should follow municipal boundaries rather than cross them in order to avoid jurisdictional problems.
3. Generally, the depth of residential lots should be not less than one (1) nor more than two and one-half (2-1/2) times their width.
4. Depth and width of parcels intended for non-residential uses shall be adequate for the use proposed and sufficient to provide satisfactory space for on-site parking, loading and unloading, setbacks, landscaping, etc.
5. If, after subdividing, there exists remnants of land, they shall be either incorporated in existing or proposed lots, or legally dedicated to public use, if acceptable to Adams Township Officials.

**B. Lot Frontage:**

1. All lots shall have direct access to a public street, existing or proposed, or to a private street if it meets the requirements of these regulations.
2. Double or reverse frontage lots shall be avoided except where required to provide separation of residential development from major streets or to overcome specific disadvantages of topography or orientation.

3. All residential reverse frontage lots shall have, within such rear yard and immediately adjacent to the right-of-way, a planting screen easement of at least ten feet (10') in width, across which there shall be no right of access.

C. **Lot Size:** Lot dimensions and areas shall not be less than specified by the Adams Township Zoning Ordinance.

## **SECTION 505 SANITARY SEWAGE DISPOSAL**

- A. Where the public sewer is not yet accessible but is planned for extension to the subdivision, the subdivider shall install sewer lines, including lateral connections as may be necessary to provide adequate service to each lot when connection with the sewer system is made. The sewer lines shall be suitably capped at the limits of the subdivision, and the laterals shall be capped at the street right-of-way line. When capped sewers are provided, on-site disposal facilities shall also be provided. Design of capped sewer system shall be subject to approval by the Department of Environmental Resources.
- B. Sanitary sewers shall be designed and constructed in strict accordance with Pennsylvania Department of Environmental Resources Standards and Pennsylvania Municipal Construction Standards.
- C. Sanitary sewers shall not be used to carry storm water.
- D. All lots which cannot be connected to a public or community sanitary sewage disposal system in operation at the time of construction of a principal building shall be provided with an on-site sanitary sewage disposal system consisting of a septic tank(s) connected with a tile disposal field or other appropriate system, which meets the design standards of the Pennsylvania Department of Environmental Resources, the Adams Township Zoning Ordinance and any amendments or supplements thereto or any regulations adopted pursuant thereto.
- E. If on-site sanitary sewage disposal facilities are to be utilized, the Municipality may require that the subdivider submit an Economic Feasibility Report. Such Report shall compare the cost of providing on-site facilities and the cost of connecting to a public sanitary sewer system with a temporary sewage treatment plant. The temporary treatment plant will have to be abandoned when public trunk sewers are installed in the area.
- F. Where on-site sanitary sewage facilities are to be utilized, each lot so served shall be of a size and shape to accommodate the necessary length of tile fields at a safe distance from, and at a lower elevation than the proposed building(s) in accordance with Pennsylvania Department of Environmental Resources Regulations.

## **SECTION 506 SOIL PERCOLATION TEST REQUIREMENTS**

- A. Soil percolation tests shall be performed for all subdivisions wherein building(s) at the time of construction are not connected to a public or community sanitary sewage disposal system.
- B. Soil percolation tests shall be made in accordance with the procedure required by the Pennsylvania Department of Environmental Resources, by a registered professional engineer or a qualified sewage enforcement officer.
- C. The engineer and/or sewage enforcement officer shall enter the results of the tests and all other information on four (4) copies of the required Pennsylvania Department of Environmental Resources form and shall submit these with the Preliminary Plans.
- D. The results of the soil percolation tests shall be reviewed by the Adams Township Planning Commission and Adams Township Board of Supervisors in conjunction with the Pennsylvania Department of Environmental Resources requirements.
- E. The Final Plan lot layout shall be based on an analysis of the soil percolation in relation to the physical characteristics of the tract being subdivided and of the general area surrounding said tract.
- F. If the soil percolation test results reveal that the soil is unsuitable for the intended use with the lot size proposed, the Adams Township Planning Commission or the Adams Township Board of Supervisors may require that
  1. the lot size(s) be increased in accordance with the test results, or that
  2. additional tests be required on each proposed lot at the location of the contemplated disposal facilities, and that data be re-submitted for review before final endorsement is given.

## **SECTION 507 WATER SUPPLY**

- A. Where a public water supply is to be utilized, water supply facilities shall be installed in accordance with the requirements of the Local Municipal Water Authority servicing the area of the proposed subdivision.
- B. If water is to be provided by means other than private wells, owned and maintained by the individual lot owners, the subdivider applicant shall present evidence to the Adams Township Planning Commission and the Adams



Township Board of Supervisors that the subdivision or development is to be supplied by a certified public utility, a bona fide co-operative association of lot owners, a municipal corporation, or a municipal authority. Acceptable evidence shall include:

1. A copy of a certificate of public convenience from the Pennsylvania Public Utility Commission.
  2. A co-operative agreement signed by all lot owners so served by the co-operative association.
  3. A signed contractual agreement with the municipal corporation or municipal authority servicing the subdivision.
- C. Where individual on-site water supply systems are to be utilized, each lot so serviced shall be of a size and shape to allow safe location of such a private water supply system.
1. Wells shall be placed uphill from any existing or proposed sewage disposal system.
  2. Wells shall not be placed within one hundred feet (100') of any part of the absorption (tile) field of any on site sanitary sewage disposal system.
  3. Well shall not be placed within fifty feet (50') of existing ponds, lakes stream beds, quarries, etc.
- D. Where individual on-site water supply systems are to be utilized, it is recommended that the subdivider provide at least one (1) test well for each ten (10) proposed dwelling units.
1. Such wells should be drilled, cased, and grout sealed into bedrock at least fifty feet (50') deep, and have a production capacity of at least five (5) gallons of water per minute.
  2. The quality of the water provided by such wells should meet the primary drinking water standards for public water supplies.

## **SECTION 508 STORM WATER DRAINAGE**

- A. Any landowner and/or any person engaged in the alteration or development of land which may affect the storm water runoff characteristics of that land or adjacent lands, shall implement a **Storm Water Management Plan** to insure the health and personal safety of persons living on that or any adjacent land and prevent property damage.

1. Storm water rate and quality for the specific watershed to be developed in Adams Township must be prepared in accordance with **Section 1503 "Storm Water Management" of the Adams Township Zoning Ordinance** and as indicated in the **Little Conemaugh River Watershed Act 167, Stormwater Management Plan, Cambria County, Pennsylvania.**
  2. An example of a method for calculating storm water runoff is included in **Appendix A** of this Ordinance, but the developer must comply with the above mentioned ordinances for his/her stormwater calculations..
  3. Measures to control erosion and sedimentation shall at a minimum meet the standards of the **Cambria County Conservation District and Chapter 102, "Erosion Control," Title 25, Rules and Regulations of the Pennsylvania Department of Environmental Resources.**
- B. The Storm Water Management Plan** shall include such actions as are necessary to:
1. assure that the maximum rate of storm water runoff is no greater after development than prior to development activities; or
  2. manage the velocity and direction of any resulting increase in storm water runoff in a manner which adequately protects public health and prevents property damage.
  3. minimize accelerated erosion and resulting sedimentation.
- C. Specific criteria for implementation of the Storm Water Management Plan** shall include the following:
1. The storm water management plan must consider all the storm water runoff flowing over the project site.
  2. All storm water runoff easements and detention controls shall be located and designed by a person qualified and/or experienced in the location and design of such structures.
  3. The method used in calculating storm water runoff shall be the method designated in the **Little Conemaugh River Watershed Act 167, Stormwater Management Plan, Cambria County, Pennsylvania.**

4. Storm water roof drains and pipes shall discharge water into cisterns, french drains (where soils are suitable), sheet drains or other storm water runoff dispersion and absorption control device and not into storm sewers unless recommended in the Watershed Storm Water Plan.
5. No discharge of toxic materials into any storm water management system is permitted.
6. Flow velocities from any storm drain may not result in a deflection of the receiving channel.
7. Developers are encouraged to consult the following storm water management and erosion sedimentation control publications in preparing their plans.
  - a. Chapter 102. "Erosion Control", Title 25, Rules and Regulations of the Department of Environmental Resources.
  - b. Chapter 105. "Water Obstructions and Encroachments", Title 25, Rules and Regulations of the Department of Environmental Resources.
  - c. Engineering Field Manual for Conservation Practices, 1975, U.S. Department of Agriculture, Soil Conservation Service.
  - d. Erosion and Sediment Control Handbook, Cambria County Conservation District.
  - e. Guidelines for Storm Water Management, Department of Environmental Resources, Bureau of Dams and Waterway Management.
  - f. Soil Erosion and Sedimentation Control Manual, Department of Environmental Resources, Bureau of Soil and Water Conservation and Bureau of Water Quality Management.
  - g. Urban Hydrology for Small Watersheds, Technical Release No. 55, Soil Conservation Service, U.S. Department of Agriculture, January, 1975.
  - h. Little Conemaugh River Watershed Act 167, Stormwater Management Plan, Cambria County Planning Commission, Ebensburg, Pennsylvania.
  - i. PennDOT Design Manual II (Publication 13), Section 10.

## **SECTION 509 PUBLIC UTILITY EASEMENTS**

- A. A temporary construction easement of thirty (30) feet and a permanent maintenance easement of fifteen (15) feet shall be provided for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains and/or other utility lines intended to service the abutting lots. No structures or trees shall be placed within such easements.
- B. To the fullest extent possible, easements shall be centered on or adjacent to rear or side lot lines.
- C. There shall be a **minimum distance** of fifty feet (50'), measured in the shortest distance, between any proposed dwelling unit and any petroleum, petroleum products, or natural gas transmission line which traverses the subdivision.
- D. Subdividers are urged to avail themselves of the services provided by the various public utility companies in determining the proper locations for utility line easements.
- E. Utility service for residential development is recommended to be provided through the use of underground facilities in accordance with the standards and approval of the utility company having appropriate jurisdiction.

## ARTICLE VI IMPROVEMENT REQUIREMENTS

### SECTION 601 GENERAL REQUIREMENTS

- A. Physical improvements to the property being subdivided shall be provided, constructed, and installed as shown on the Record Plan, in accordance with the requirements of these regulations, or other Adams Township Ordinances or Regulations.
- B. As a condition to review of a Final Plan by the Adams Township Planning Commission or Adams Township Board of Supervisors, the subdivider shall agree with the Municipality as to the installation of all improvements shown on the Plan and required by these or other Adams Township Ordinances or Regulations.
- C. All improvements installed by the subdivider shall be constructed in accordance with the design specifications of the Municipality.
- D. Where there are no applicable Municipal Design Specifications, improvements shall be constructed in accordance with specifications furnished by the Municipal Engineer, Pennsylvania Department of Transportation, Pennsylvania Department of Environmental Resources, Pennsylvania Department of Forests and Waters, or such other State agency as applicable. If there are no applicable Municipal or State regulations, the Municipality may authorize that specifications be prepared by the Municipal Engineer or an Engineering Consultant.
- E. Supervision of the installation of the required improvements shall in all cases be the responsibility of the Municipal Engineer or of the appropriate state regulatory agency.

### SECTION 602 REQUIRED IMPROVEMENTS

The following improvements shall be installed or a guarantee suitable to the Municipality shall be provided by the subdivider which shall ensure the provision of the improvements at the standards set forth in these regulations.

#### **A. Street Grading:**

All streets shall be graded at full right-of-way width.

#### **B. Cartway Paving:**

All streets intended to be dedicated to public use shall be paved to full cartway width (as shown on the Final Plan) in accordance with Municipal Specifications.

**C. Curbs:**

Concrete curbs shall be installed along both sides of all streets, except along service streets, in accordance with existing township standards. Curbs shall be of the vertical type. Adequate provisions shall be made for driveway entrances, access to lots by persons with disabilities, and the need to control storm water runoff.

**D. Sewers:**

1. **Storm sewers** and related facilities shall be installed consistent with the design principles and requirements contained in Article V of these regulations.
2. **Sanitary sewage disposal systems** shall be provided consistent with the design standards and requirements contained in Article V of these regulations.
  - a. Whenever a subdivider proposes that individual on-site sanitary sewage disposal systems shall be utilized within the subdivision, the subdivider shall either install such facilities or shall require (by deed restriction or otherwise), as a condition of the sale of each lot or parcel within the subdivision, that such facilities shall be installed by the purchaser of such lot or parcel at the time that a principal building is constructed and in accordance with these regulations.
  - b. In all other cases, the subdivider shall provide a complete community or public sanitary sewage disposal system. The design and installation of such public system shall be subject to the approval of the Pennsylvania Department of Environmental Resources and such system shall be further subject to satisfactory provision for the maintenance thereof.

**E. Water Supply:**

1. Water supply system(s) shall be installed consistent with design principles and requirements contained in Article V of these regulations.
2. Where the subdivider proposes that individual on-site water supply system shall be utilized within the subdivision, the subdivider shall either install such facilities or shall require (by deed restriction or otherwise), as a condition of the sale of each lot or parcel within the subdivision, that the facilities shall be installed by the purchaser of such lot or parcel at the time that a principal building is constructed and in accordance with these regulations.
3. Wherever economically feasible, the subdivision shall be provided with a complete public or community water distribution system.

**F. Fire Hydrants:**

Wherever a public or community water supply system is provided, fire hydrants shall be installed as required by the local water supplier of all existing and proposed structures, measured by way of accessible streets.

**G. Monuments and Markers:**

Permanent reference monuments of precast concrete or poured on-site concrete shall be installed by a professional land surveyor, as that term is defined by Pennsylvania Legislative Act No. 367 of 1945.

1. Precast monuments shall be at least four (4) inches square at the top and bottom and at least twenty-four (24) inches in depth, with a copper or brass dowel marking the center.
2. Poured on-site monuments shall be at least six (6) inches in diameter and at least thirty (30) inches in depth with a copper or brass dowel marking the center.
3. Monuments shall be set at all corners and angle points of the boundaries of the original tract to be subdivided prior to approval of the Plan.
4. Markers shall be installed at all lot corners and shall consist of iron or steel bars at least twenty-four (24) inches long, and not less than one-half (1/2) inch in diameter.

**H. Street Signs:**

Street name signs shall be installed at all street intersections. The design and placement of such signs shall be subject to approval by the Municipality.

**I. Street Lights:**

In accordance with the conditions to be agreed upon by the subdivider, the Municipality, and the appropriate public utility, street lights are required to be installed in all subdivisions. However, whether or not street lights are initially installed, the developer shall be responsible for providing utility easements for future street lighting installation upon consultation with the public service utility company involved.

**J. Recreational Facilities:**

As a condition precedent to final plan approval, the subdivider, upon agreement with the Municipality, shall dedicate land for the construction of recreational facilities, pay fees in lieu thereof, or reserve private land, or a combination thereof, for park or recreational purposes only if the Municipality has a formally-adopted recreation plan. The standards for determining the proportion of a development to

be dedicated and/or the amount of any fee to be paid in lieu thereof shall be indicated in Section 804 of this Ordinance, if applicable.

## **SECTION 603 RECOMMENDED IMPROVEMENTS**

The following improvements are recommended to enhance the sales value of the subdivision as well as to benefit the Municipality:

### **A. Shade Trees:**

1. Every effort must be made by the subdivider to preserve existing shade trees on the property to be subdivided.
2. Where none exist, deciduous hardwood trees with a minimum trunk caliber of one and one-half inches (1-1/2") should be provided in accordance with conditions to be agreed upon by the Municipality.
  - a. Such trees should be planted between the sidewalk and the building reserve (setback) line at least five feet (5') from the sidewalk.
  - b. Trees may be planted between the curb and the sidewalk provided the planting strip is a minimum of six feet (6') wide.
  - c. If no curb or sidewalk is provided, trees shall set back a minimum of ten feet (10') from the street ROW.
  - d. Trees shall be maintained by the individual property owner so that no part of the tree extends past the edge of the cartway.

### **B. Sidewalks:**

1. When required by the Municipality, sidewalks with a minimum width of four feet (4') shall be installed on both sides of all streets except that no sidewalks shall be required along service streets.
2. All sidewalks, curbs, and gutters shall be installed in such a manner that they will not impede the movement of any disabled or handicapped person at an intersection or site of egress on to private property.
3. All sidewalks, once installed, shall be maintained by the individual property owner



## **ARTICLE VII Mobile Home Parks**

### **SECTION 701 MOBILE HOME PARK REGULATIONS**

#### **A. Park Permit:**

1. No person, firm, or corporation shall construct, maintain, or operate a mobile home park within Adams Township without obtaining a **Mobile Home Park Permit** from the Adams Township Board of Supervisors and the Department of Environmental Resources.
  - a. The procedures for reviewing mobile home park plans shall be the same as for subdivision and land development plans in accordance with the provisions of this ordinance.
  - b. Unless specified in this Article, the design standards and improvement requirements for mobile home parks shall be the same as for subdivisions and land development projects in accordance with the provisions of this ordinance.

#### **B. Plan Requirements:**

1. Prior to the issuance of a mobile home park permit, plans shall be submitted to and approved by the Adams Township Board of Supervisors in accordance with the requirements and procedures of this Ordinance regarding plans.
2. Additional information required for mobile home parks shall include:
  - a. The location and use of proposed buildings or structural improvements.
  - b. The location and design of all uses not requiring structures such as recreational areas and landscaping.

#### **C. Renewable Mobile Home Park Permit:**

1. Permits for Mobile Home Parks are valid for a period of one (1) year and must be renewed on an annual basis.
2. Adams Township Board of Supervisors or their duly authorized representative shall inspect each mobile home park prior to granting the annual renewal of the permit, for compliance with the provisions of this Ordinance and any other pertinent Municipal Regulations.

3. The proprietor of the mobile home park shall keep a register of the occupancy of the park including the following information:
  - a. Complete name of each mobile home renter/owner.
  - b. Date of entry of each mobile home to the park.
  - c. Manufacturer information such as the make or model of the mobile home, its size, and its year of manufacture.
  - d. The number and names of all persons living in the mobile home.

**D. Land and Lot Requirements:**

1. The minimum tract of land necessary for a mobile home park shall be five (5) acres.
2. The minimum standard for mobile home park frontage shall be one hundred-forty (140) feet.
3. The gross density of a mobile home park shall not exceed eight (8) mobile home units per acre.
4. Individual mobile home lots shall contain a minimum of five thousand (5,000) square feet of land.
5. Each mobile home lot shall have a minimum lot width of fifty (50) feet at the building set back line exclusive of easements or rights-of-way.
6. All mobile home lots shall be given street numbers and all park streets shall be named in accordance with **Article V, Section 502 J**, of this ordinance..
7. The owner of the mobile home park shall maintain a current map showing the street names and numbers of all lots in the mobile home park.

**E. Setback Requirements:**

1. All mobile homes shall be located at least thirty-five (35) feet from any street right-of-way which abuts a mobile home park boundary and at least twenty-five (25) feet from any other boundary of the park.

2. There shall be a minimum distance of twenty-five (25) feet between an individual mobile home and any adjoining pavement of a park street or common parking area or other common area.
3. All mobile homes, patios, and mobile home room extensions shall be located a minimum of ten (10) feet away from the mobile home lot line.

**F. Park Street Requirements:**

1. All streets within any mobile home park shall be designed in accordance with the design standards set forth in **Article V, Section 502** of this ordinance.
2. Blocks in a large mobile home park shall be established in accordance with design standards set forth in **Article V, Section 503** of this ordinance.
3. Not more than two(2) streets shall intersect at any point and a distance of at least one hundred-fifty (150) feet shall be maintained between center lines of offset intersecting streets.
4. The Adams Township Planning Commission or Adams Township Board of Supervisors may decrease the maximum and/or minimum distance requirements of this section if in the opinion of either body, the topography of the land in question and/or surface water drainage conditions warrant such a decrease. Such changes must be approved and voted upon at a regularly scheduled meeting of the governing body and entered into the official minutes of the meeting before they can become valid.

**G. Required Off-Street Parking:**

1. Off-street parking areas shall be provided in all mobile home parks for the use of park occupants and guests.
2. Parking areas shall be furnished at the rate of at least two (2) vehicular parking spaces for each mobile home lot.
3. Each off-street parking space shall contain at least two hundred (200) square feet.
4. Parking spaces shall not exceed a distance of three hundred (300) feet from the intended mobile home lot it serves.
5. Where parking areas service several lots, signs shall be posted marking the lot numbers each parking space serves.

## **ARTICLE VIII ADMINISTRATION, AMENDMENT, SEVERABILITY**

### **SECTION 801 REVISION AND AMENDMENT**

- A.** The Adams Township Board of Supervisors may, from time to time on their own motion revise, modify, or amend these regulations in order to increase their effectiveness or to expedite the approval of subdivision plans.
- B.** Any revisions, modifications, or amendments to these regulations shall be made in accordance with the procedures as provided in **Article V, Subdivision and Land Development, of Act 247, Pennsylvania Municipalities Planning Code of 1968**, as amended by Act 170 of 1988, after a public hearing on the proposed revisions, modifications, or amendments.
- C.** In the case of amendment other than that prepared by the Adams Township Planning Commission, the Adams Township Board of Supervisors shall submit each amendment to the Adams Township Planning Commission (if applicable) and the Cambria County Planning Commission for recommendations at least thirty (30) days prior to the date fixed for the public hearing on such proposed amendment.
- D.** The proposed Subdivision and Land Development Ordinance and/or Amendments to this Ordinance shall not be enacted unless notice of such proposed enactment is given in the manner set forth in **Article V, Section 506 of Act 247, Pennsylvania Municipalities Planning Code of 1968, as amended by Act 170 of 1988**. The municipal officials shall publish the proposed ordinance or amendment once in a newspaper of general circulation in the municipality not more than sixty (60) days nor less than seven (7) days prior to proposed passage.

### **SECTION 802 MODIFICATIONS**

- A.** The Adams Township Board of Supervisors may grant a modification or waiver from the requirements of one or more of the provisions within this Subdivision and Land Development Ordinance if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification or waiver will not be contrary to the public interest and that the purpose and intent of the Ordinance is observed. Care must be taken that any modification is absolutely necessary and represents the minimum possible modification.
- B.** All requests for a modification or waiver shall be in writing and shall accompany and be a part of the application for subdivision or land development review. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the specific provision(s) of the Ordinance from which relief is requested, and the minimum modification necessary.

- C. A written record of the submitted request should appear in the official minutes of both the Adams Township Supervisors and the Planning Commission.
- D. In reviewing the subdivider's request for a modification/waiver from a requirement of these Regulations the following criteria should be used:
1. An unnecessary hardship should be established upon a finding of fact.
  2. The particular hardship must stem from a requirement in these regulations.
  3. The situation must be unique, not one shared similarly by other properties in the township.
  4. The hardship cannot be self-created by the property owner.
  5. Hardship is not to be construed to mean that less profit will be made under the existing regulations than might be realized with a granting of a modification/waiver.
  6. The hardship must be suffered by the parcel of land under question and not by other parcels owned by the subdivider or by the community as a whole.
  7. If these regulations were in existence at the time of the purchase of the parcel of land under question, the condition of the parcel itself or the neighborhood must have changed since the time of the purchase. the changed condition must have a unique bearing upon the parcel under question.
- E. In granting modification/waivers, the Adams Township Board of Supervisors may impose such other conditions as will, in its judgment, secure substantially the original objectives of the now modified requirements.
- F. In order to encourage flexibility, economy, and ingenuity in the layout and design of subdivisions and land developments, and to encourage the provision of amenities not otherwise required by the Ordinance or other applicable regulations, the Adams Township Board of Supervisors may waive, modify, reduce, or otherwise alter the standards and requirements of this Ordinance, provided, that such actions do not conflict with the purpose of this Ordinance as stated in **Article V, Subdivision and Land Development, of Act 247, Pennsylvania Municipalities Planning Code of 1968, as amended by Act 170 of 1988.**

## **SECTION 803 RECONSIDERATION, MEDIATION, AND APPEALS**

- A. If, upon the judgment of the Adams Township Board of Supervisors, the subdivider has additional relevant information to present, any subdivider aggrieved by a

finding, decision, or recommendation of the Municipality may request and receive reconsideration of the original finding, decision, or recommendation by the Municipality.

- B.** The Municipality may offer a mediation option as an aid in completing proceedings authorized by **Article V, Section 508 of Act 247: "Approval of Plats"**. In exercising this option, the Municipality and mediating parties shall meet the stipulations and follow procedures set forth in **Article IX, Section 908.1 of Act 247 Pennsylvania Municipalities Planning Code of 1968, as amended by Act 170 of 1988.**
- C.** Any subdivider aggrieved by a finding, decision, or recommendation of the Municipality may appeal such finding, decision, or recommendation to the Cambria County Court of Common Pleas.
- D.** All subdivision and land development appeals shall be filed not later than thirty (30) days after issuance of notice of the decision or report of the Municipality. All appeals shall be in accordance with the provisions of **Article V, Subdivision and Land Development, of Act 247, Pennsylvania Municipalities Planning Code of 1968, as amended by Act 170 of 1988.**

#### **SECTION 804 FEES:**

- A.** The Adams Township Board of Supervisors shall establish by resolution a collection procedure and Schedule of Fees to be paid by the subdivider at the time of filing a Preliminary Plan.
- B.** The Schedule of Fees shall be posted in the Adams Township Secretary's Office or in such other place as the Adams Township Board of Supervisors may designate.
- C.** In the event the subdivider is required to pay additional fees at the time of filing of the Final Plan, such fees shall be collected by the Adams Township Secretary prior to distributing the Final Plan. There shall be no refund or credit of any portion of the fee should the subdivider fail to apply for final approval within the required period of time or if the Final Plan covered only a section of the subdivision for which Preliminary Approval has been obtained.
- D.** No Final Plan shall be approved unless all fees and charges have been paid in full to Adams Township.

#### **SECTION 805 REMEDIES, ENFORCEMENT, AND JURISDICTION:**

- A.** In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accord with the approved Final Plan, the Adams

Township is hereby granted the power to enforce any corporate bond or other security, by appropriate legal and equitable remedies, to effect completion of said improvements.

1. If proceeds of such bond, or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Municipality may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the monies necessary to complete the remainder of the improvements.
  2. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other municipal purpose.
- B.** In addition to other remedies, Adams Township may institute and maintain appropriate actions by law or in equity to restrain, correct, or abate violation, to prevent unlawful construction, to recover damages, and to prevent illegal occupancy of a building, structure, or premises. The description by **metes and bounds** in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
- C.** The Adams Township Officials 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.
1. This authority to deny such a permit or approval shall apply to any of the following applicants:
    - a. The owner of record at the time of such violation.
    - b. The vendee or leasee of the owner of record at the time of such violation without regard as to whether such vendee or leasee had actual or constructive knowledge of the violation.
    - c. The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
    - d. 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.

2. As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee, or lessee for the development of any such real property, the Municipality 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.
- D. Any person, partnership, or corporation who or which has violated the provisions of this Ordinance shall, upon being found liable therefore in a civil enforcement proceeding commenced by Adams Township, pay a judgment of not more than \$500.00 plus all court costs, including reasonable attorney fees incurred by the Municipality as a result thereof.
1. District justices shall have initial jurisdiction in proceedings brought under enforcement remedies.
  2. No judgment shall commence or be imposed, levied, or payable until the date of the determination of a violation by the district justice.
  3. If the defendant neither pays nor timely appeals the judgment, the Municipality may enforce the judgment pursuant to the applicable rules of civil procedure.
  4. Each day that a violation continues shall constitute a separate violation, unless the district justice in determining that there has been a violation, further determines that there was a good faith basis for the person, partnership, or corporation violating the Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation.
  5. Upon the fifth day following the date of the determination of a violation by the district justice, and thereafter each day that a violation continues, such incidence shall constitute a separate violation.
  6. The court of common pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.

## **SECTION 806 KEEPING OF RECORDS**

The Adams Township Planning Commission and the Adams Township Board of Supervisors shall keep a record of their findings, decisions, and recommendations relative to all subdivision plans filed for review. Such records shall be made available to the public for review.



**SECTION 807 RESPONSIBILITY**

The subdivider shall be responsible for observing the procedures established in this Ordinance and for submitting all plans and documents as may be required to the Adams Township Planning Commission and/or the Adams Township Board of Supervisors or other governmental agencies as applicable.

**SECTION 808 CONFLICTS**

- A. Whenever there is a difference between the minimum standards specified herein and those included in other Adams Township Ordinances or Regulations, the more stringent requirements shall apply.
- B. All existing Ordinances or Regulations or parts thereof which are contrary to the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

**SECTION 809 SEVERABILITY**

Should any article, section, subsection, paragraph, clause, phrase, or provision of these Regulations be declared by a court or competent jurisdiction to be invalid, such judgment shall not affect the validity of the Regulations as a whole or any part or provision thereof other than the part so declared to be invalid or unconstitutional.

**SECTION 810 EFFECTIVE DATE**

This Ordinance shall become effective ten (10) days after the date on which it has been passed by the Adams Township Board of Supervisors and approved by the Adams Township Solicitor .

DULY ENACTED AND ORDAINED BY THE MUNICIPALITY OF Adams Township, Cambria County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 1993, in lawful session duly assembled.

BY \_\_\_\_\_

Attest:

\_\_\_\_\_

\_\_\_\_\_  
Secretary

\_\_\_\_\_

## APPENDIX A STORM WATER RUNOFF CALCULATIONS

For the purpose of calculating storm water runoff, values used must be based upon a storm severity of once in 25 years with a 24 hour duration.

1. Sites covering an area equal to or less than 1.00 acre shall be based on the Rational Method using the formula (  $Q = C I A$  ). The variables for this formula are as follows:

$Q$  = RUNOFF FROM RAINFALL (CFS)

$C$  = Runoff coefficient

$I$  = Intensity (inches/hour)

$A$  = Area (acres)

NOTE: The value of  $Q$  (Run-off from rainfall) after development must be less than or equal to the value of  $Q$  prior to development. Such run-off is to be calculated using one or more of the surface types listed in the table below. This table shows the values of the Run-off Coefficient for these surface types as defined by the general slope of the parcel of land:

Table A.1 Values for C (Run-off Coefficient)			
Type	Slope (<2%)	Slope (<10%)	Slope (>10%)
Bituminous Pavement	0.90	0.95	0.95
Concrete	0.95	0.95	0.95
Gravel	0.20	0.25	0.30
Roofs	0.95	0.95	0.95
Grassed Areas	0.25	0.30	0.30
Earth--No Vegetation	0.60	0.65	0.70
Wooded Areas	0.10	0.15	0.20

Minimum Recommended Storm Intensity = 1.68 inches/hour (25 year storm)

Where there are several surface types,  $Q$  should be calculated for each type and combined into a total  $Q$  for the entire site. Any post development value of  $Q$  that is greater than the original  $Q$  shall require run-off storage or abatement. In most cases there will be an increase in run-off after development. Plans to store or abate this additional water will be necessary.

**Remember:** When more than one type of surface material is involved, the run-off storage is considered to be the sum of each type in the plan.

The amount of run-off to be stored should be equal to the difference between the total run-off under existing conditions ( $Q_1$ ) and the total run-off after development ( $Q_2$ ). Use the following formula for calculations:

$$R = (Q_2) - (Q_1)$$

The variables for this formula are as follows:

$(Q_1)$  = Run-off before development

$(Q_2)$  = Run-off after development

R = Run-off storage (cubic feet)

Where values of Q are not calculated, an alternative method for calculating run-off storage may be considered. For this method use the formula:

$$R = C \times (0.4 A)$$

The variables for this formula are as follows:

R = Run-off storage (cubic feet)

C = Run-off coefficient

A = Area (square feet)

**Remember:** When more than one type of surface material is involved, the run-off storage is considered to be the sum of each type in the plan.

2. For subdivision sites covering one (1) to five (5) acres either the Rational Method described above may be used or the Soil Conservation Service (SCS) Method may be employed. If the SCS Method is used you must obtain and follow the format outlined in the U.S. Department of Agriculture Soil Conservation Field Manual.
3. All subdivision sites covering five (5) acres or more must follow the SCS Method for calculating Storm Water Run-off Storage and Abatement Requirements.
4. Where a discharge pipe is to be used in the water abatement plan, the following formula can be used to determine the area of the pipe discharge.

$$A = \frac{Q_1}{c \sqrt{2gh}}$$

The variables for this formula are as follows:

$Q_1$  = Run-off before development

c = 0.8 (PVC Pipe Recommended)

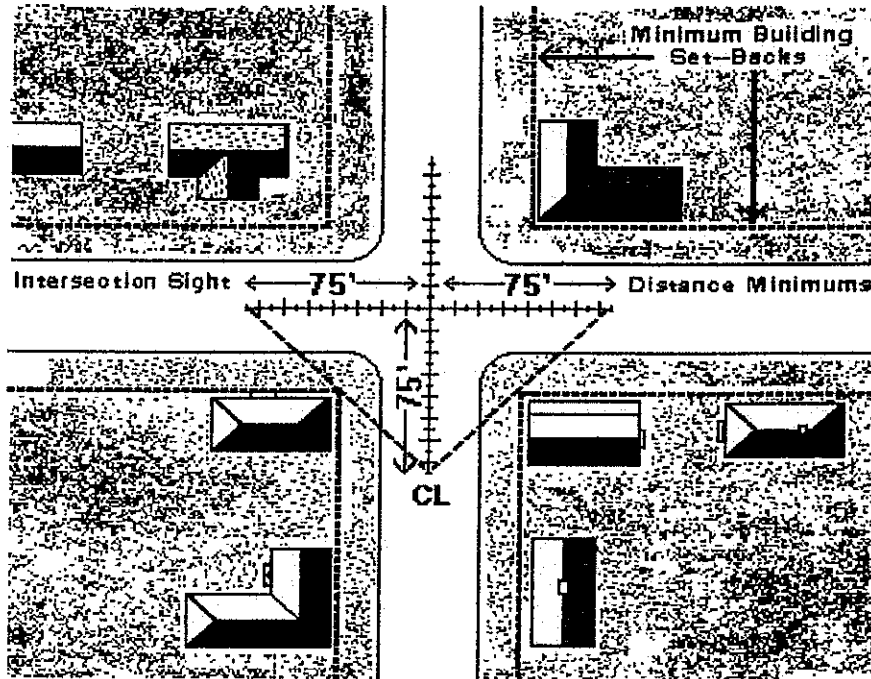
g = 32.2 ft/sec squared

h = Head (feet)

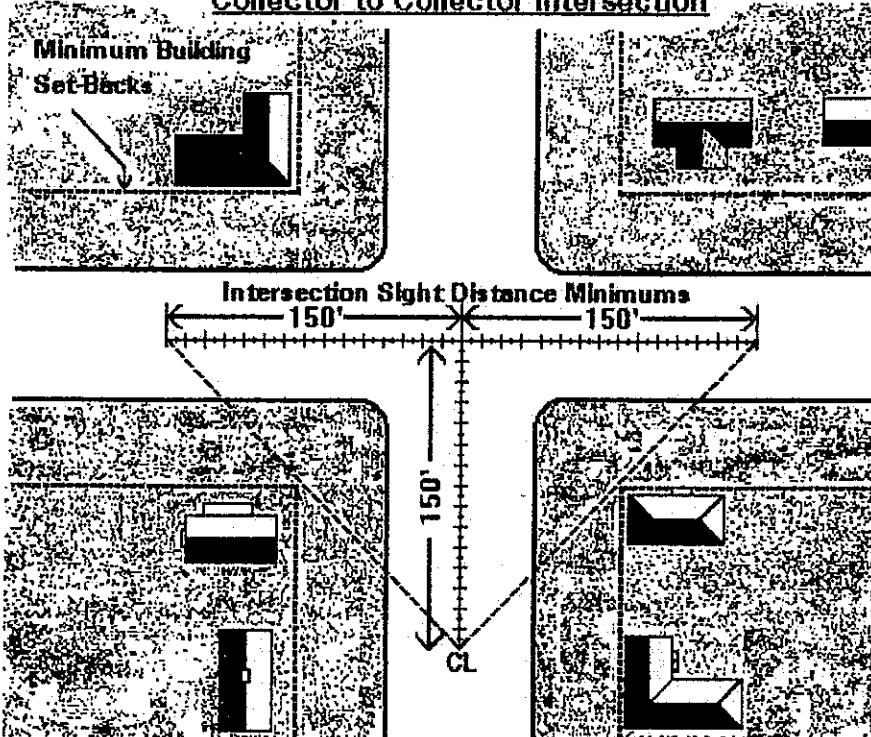
A = Area of pipe discharge (square feet)

# Appendix B Building Setbacks

## Minor to Minor Intersection



## Collector to Collector Intersection



SUGGESTED FEE SCHEDULE  
FOR REVIEW OF  
LAND DEVELOPMENTS AND SUBDIVISIONS

- 1. SKETCH PLAN . . . . . FREE
- 2. NON-BUILDING WAIVER . . . . . \$15
- 3. MINOR SUBDIVISIONS
  - a. Preliminary Plan. . . . . \$10/Lot
  - b. Final Plan. . . . . \$25
- 4. MAJOR SUBDIVISIONS
  - a. Preliminary Plan. . . . . \$100
  - b. Final Plan. . . . . \$50
- 5. COMMERCIAL, INDUSTRIAL, AND LIGHT INDUSTRIAL
  - a. Preliminary Plan. . . . . \$100
  - b. Final Plan. . . . . \$50
- 6. MOBILE HOME PARKS (Five Units and Less)
  - a. Preliminary Plan. . . . . \$10/Lot
  - b. Final Plan. . . . . \$25
- 7. MOBILE HOME PARKS (Greater than Five Units)
  - a. Preliminary Plan. . . . . \$100
  - b. Final Plan. . . . . \$50
- 8. ANNUAL MOBILE HOME PARK LICENSE . . . . . \$100

9. Any and all additional services required by the Subdivision and Land Development Ordinance shall be performed by the Adams Township Engineer at an hourly charge based upon the Township Engineer's usual and customary hourly charge.

**APPLICATION SD94-2**

**ADAMS TOWNSHIP**

**REVIEW OF A PRELIMINARY SUBDIVISION PLAN**

Please circle the number of the person to whom correspondence should be addressed for this project.

The undersigned hereby applies for a review by the Adams Township Planning Commission and the Adams Township Board of Supervisors of the Preliminary Land Subdivision Plan submitted herewith and described below.

1. Name of Subdivision: \_\_\_\_\_ Plan Date: \_\_\_\_\_

County Deed Book No: \_\_\_\_\_ Page No.: \_\_\_\_\_

County Tax Map No.: \_\_\_\_\_ Parcel No.: \_\_\_\_\_

2. Name of Property Owner(s): \_\_\_\_\_  
(if corporation, list corporate name and address and two officers of corporation)

Street Address: \_\_\_\_\_ P.O. Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_

3. Name of Applicant(s): \_\_\_\_\_  
(if other than owner)

Street Address: \_\_\_\_\_ P.O. Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_

4. Applicant's Interest in Subdivision: \_\_\_\_\_  
(if other than owner)

5. Engineer or Surveyor Responsible for Plan: \_\_\_\_\_

Street Address: \_\_\_\_\_ P.O. Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_

**APPLICATION SD94-2**  
**REVIEW OF A PRELIMINARY SUBDIVISION PLAN**

6. Total Acreage of Subdivision: \_\_\_\_\_ Number of Lots: \_\_\_\_\_ (maximum of 5)
7. Acreage of adjoining land in same ownership (if any): \_\_\_\_\_
8. Check the box of type of development planned:
- |  |   |
|--|---|
| <input type="checkbox"/> Single-Family Dwellings   | <input type="checkbox"/> Two-Family Dwellings   |
| <input type="checkbox"/> Row Houses                | <input type="checkbox"/> Multi-Family Dwellings |
| <input type="checkbox"/> Commercial Establishments | <input type="checkbox"/> Light Industrial       |
| <input type="checkbox"/> Other _____               |   |
9. Will construction of buildings be undertaken immediately?  Yes  No  
If yes by whom?  
 Subdivider  Lot Owner  Other
10. Proposed type of water supply?  
(Note: If answer is none, subdivision application may be denied.)  
 None  Public  Individual on-site
11. Proposed type of sanitary sewage disposal?  
(Note: If answer is none, subdivision application may be denied.)  
 None  Public  Individual on-site
12. Will this subdivision adversely affect the natural resources of Adams Township?  
(Note: If answer is yes, subdivision application may be denied.)  
 Yes  No
13. Will this subdivision adversely affect any adjoining properties?  
(Note: If answer is yes, subdivision application may be denied.)  
 Yes  No
14. Will this subdivision adversely affect the future development of Adams Township?  
(Note: If answer is yes, subdivision application may be denied.)  
 Yes  No
15. Is the proposed development compatible with the existing zoning ordinances of Adams Township?  
(Note: If answer is no, subdivision application must be denied.)  
 Yes  No
16. What is the current zoning classification of the land for the proposed subdivision?  
(Note: Check with the Official Adams Township Zoning Map for Classification)  
Land Currently Zoned: \_\_\_\_\_
17. Are all streets proposed for dedication to the township?  
 Yes  No

**APPLICATION SD94-2**  
**REVIEW OF A PRELIMINARY SUBDIVISION PLAN**

18. Acreage proposed for park or other public or semi-public use?  
(Note: If answer is no, subdivision application may be denied.)  
 Yes                       No
19. Have appropriate public utilities been consulted for this subdivision?  
(Note: If answer is no, subdivision application may be denied.)  
 Yes                       No

20. Materials Accompanying this application:

Reference Number:

Item Description:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

The undersigned certifies that to the best of their knowledge and belief, all of the above information and statements are true, correct, and complete. The undersigned acknowledges that applications for extension of any public facility (street, water line, sewer, etc.) will be required to be filled out for the type of development being planned. The undersigned further represents that, except as otherwise specifically noted on the attached sheets, all proposed public improvements and facilities as shown on the **Final Subdivision Plan** are to be improved, constructed, and completed, or a bond posted with Adams Township in sufficient amount to cover full estimated cost of construction thereof, prior to sale, transfer, or agreement of sale of any subdivided parcels as shown on the final plan.

Signature of Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



## APPLICATION SD94-3

### ADAMS TOWNSHIP REVIEW OF A FINAL SUBDIVISION PLAN

Please circle the number of the person to whom correspondence should be addressed for this project.

The undersigned hereby applies for a review by the Adams Township Planning Commission and the Adams Township Board of Supervisors of the Final Land Subdivision Plan submitted herewith and described below.

1. Name of Subdivision: \_\_\_\_\_ Plan Date: \_\_\_\_\_

County Deed Book No: \_\_\_\_\_ Page No.: \_\_\_\_\_

County Tax Map No.: \_\_\_\_\_ Parcel No.: \_\_\_\_\_

2. Name of Property Owner(s): \_\_\_\_\_  
(if corporation, list corporate name and address and two officers of corporation)

Street Address: \_\_\_\_\_ P.O. Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_

3. Name of Applicant(s): \_\_\_\_\_  
(if other than owner)

Street Address: \_\_\_\_\_ P.O. Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_

4. Applicant's Interest in Subdivision: \_\_\_\_\_  
(if other than owner)

5. Engineer or Surveyor Responsible for Plan: \_\_\_\_\_

Street Address: \_\_\_\_\_ P.O. Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_

## APPLICATION SD94-3

### REVIEW OF A FINAL SUBDIVISION PLAN

6. Total Acreage of Subdivision: \_\_\_\_\_ Number of Lots: \_\_\_\_\_
7. Acreage of adjoining land in same ownership (if any): \_\_\_\_\_
8. Check the box of type of development planned:
- |  |   |
|--|---|
| <input type="checkbox"/> Single-Family Dwellings   | <input type="checkbox"/> Two-Family Dwellings   |
| <input type="checkbox"/> Row Houses                | <input type="checkbox"/> Multi-Family Dwellings |
| <input type="checkbox"/> Commercial Establishments | <input type="checkbox"/> Light Industrial       |
| <input type="checkbox"/> Other _____               |   |
9. Will construction of buildings be undertaken immediately?  Yes  No  
If yes by whom?  
 Subdivider  Lot Owner  Other
10. Proposed type of water supply?  
(Note: If answer is none, subdivision application may be denied.)  
 None  Public  Individual on-site
11. Proposed type of sanitary sewage disposal?  
(Note: If answer is none, subdivision application may be denied.)  
 None  Public  Individual on-site
12. Will this subdivision adversely affect the natural resources of Adams Township?  
(Note: If answer is yes, subdivision application may be denied.)  
 Yes  No
13. Will this subdivision adversely affect any adjoining properties?  
(Note: If answer is yes, subdivision application may be denied.)  
 Yes  No
14. Will this subdivision adversely affect the future development of Adams Township?  
(Note: If answer is yes, subdivision application may be denied.)  
 Yes  No
15. Is the proposed development compatible with the existing zoning ordinances of Adams Township?  
(Note: If answer is no, subdivision application must be denied.)  
 Yes  No
16. What is the current zoning classification of the land for the proposed subdivision?  
(Note: Check with the Official Adams Township Zoning Map for Classification)  
Land Currently Zoned: \_\_\_\_\_
17. Are all streets proposed for dedication to the township?  
 Yes  No

**APPLICATION SD94-3**  
**REVIEW OF A FINAL SUBDIVISION PLAN**

18. Acreage proposed for park or other public or semi-public use?  
(Note: If answer is no, subdivision application may be denied.)  
 Yes                       No

19. Have appropriate public utilities been consulted for this subdivision?  
(Note: If answer is no, subdivision application may be denied.)  
 Yes                       No

20. Materials Accompanying this application:  
Reference Number:

Item Description:

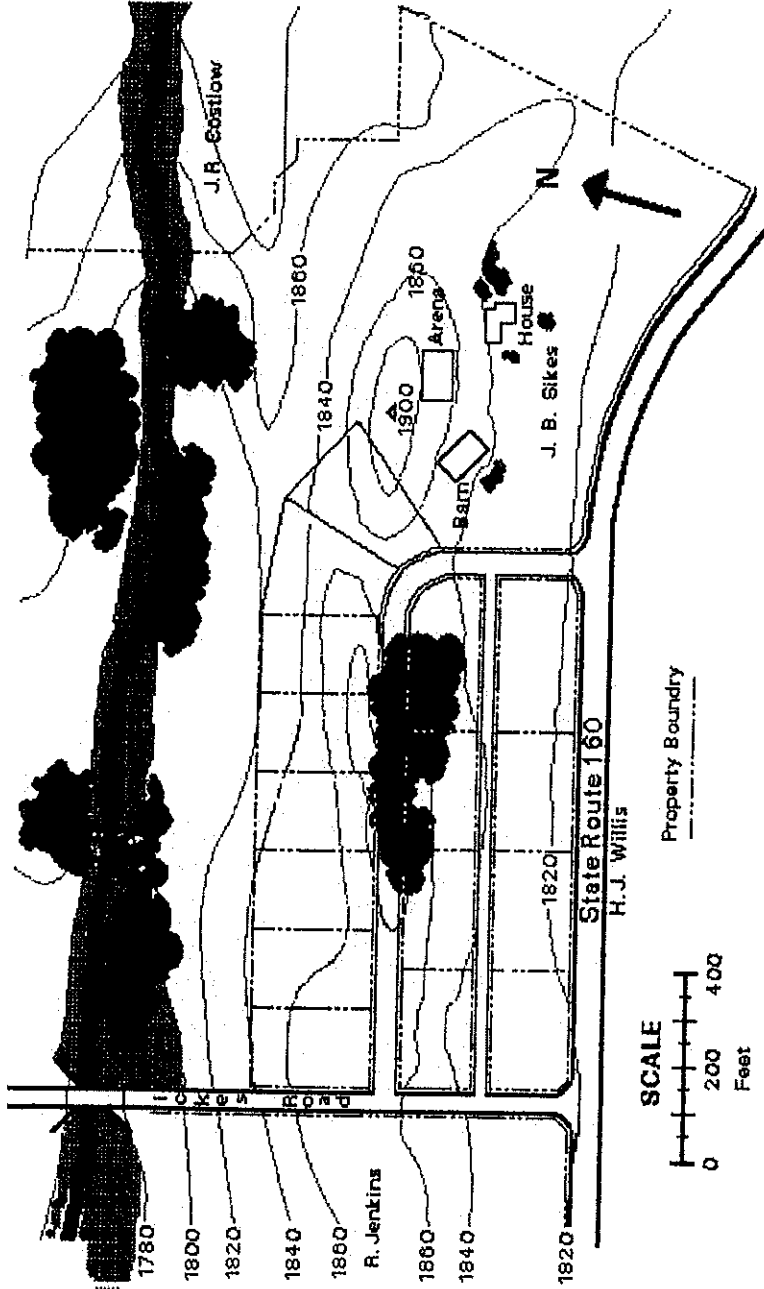
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

The undersigned certifies that to the best of their knowledge and belief, all of the above information and statements are true, correct, and complete. The undersigned acknowledges that applications for extension of any public facility (street, water line, sewer, etc.) will be required to be filled out for the type of development being planned. The undersigned further represents that, except as otherwise specifically noted on the attached sheets, all proposed public improvements and facilities as shown on the **Final Subdivision Plan** are to be improved, constructed, and completed, or a bond posted with Adams Township in sufficient amount to cover full estimated cost of construction thereof, prior to sale, transfer, or agreement of sale of any subdivided parcels as shown on the final plan.

Signature of Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

# Appendix C Sketch Plan



## Sketch Plan

## Hemlock Estates

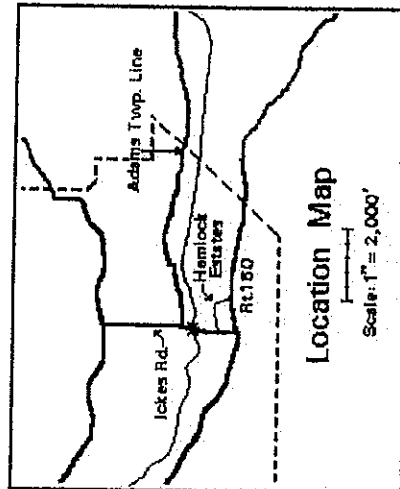
**Notes:**

1. Property to be served by existing 10" water main along Route 160.
2. Property to be served by approved individual on site sewage systems.

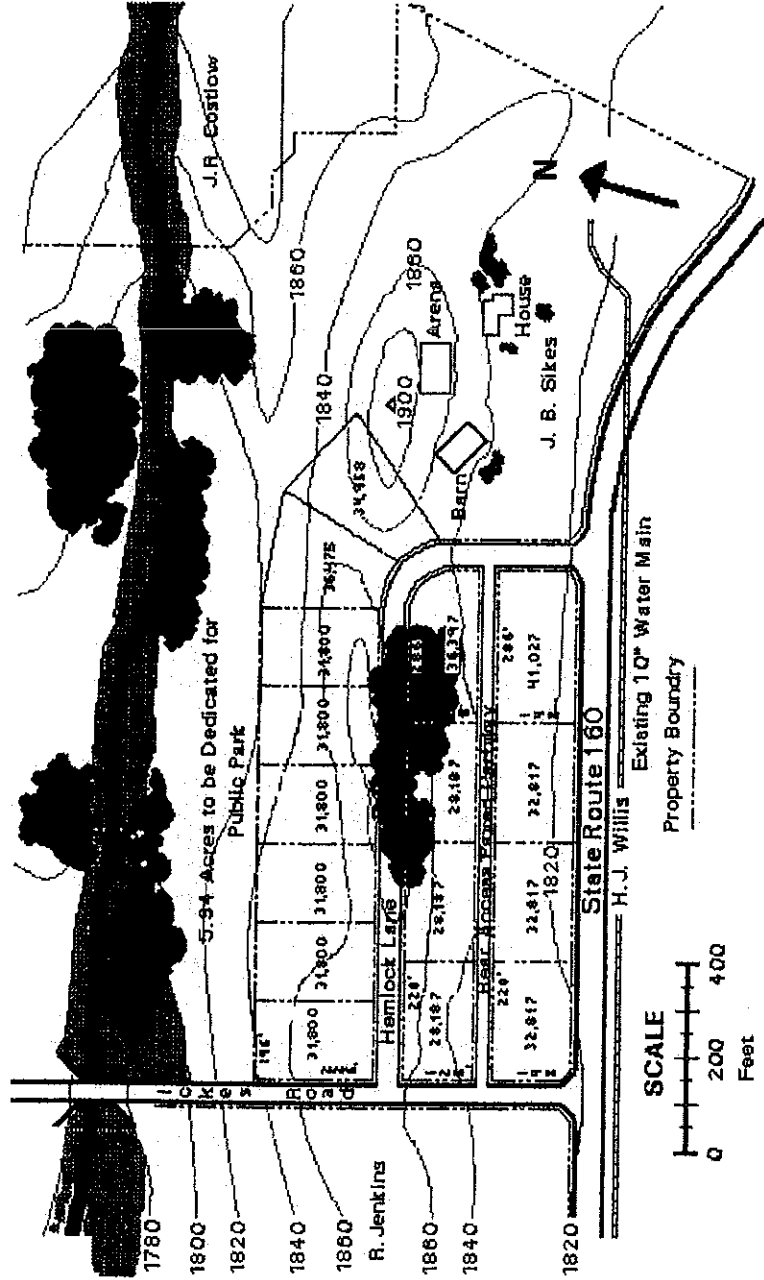
Adams Township, Cambria County, Pennsylvania  
 Date: \_\_\_\_\_  
 Engineering Firm Name Here  
 Address Here

Owner/Subdivider  
 Jessie K. Sikes  
 R.D.#1  
 Anytown. PA

Zip Code



# Appendix D Preliminary Plan



## Preliminary Plan

## Hemlock Estates

Number of Lots: 16  
 Zoning: R-1

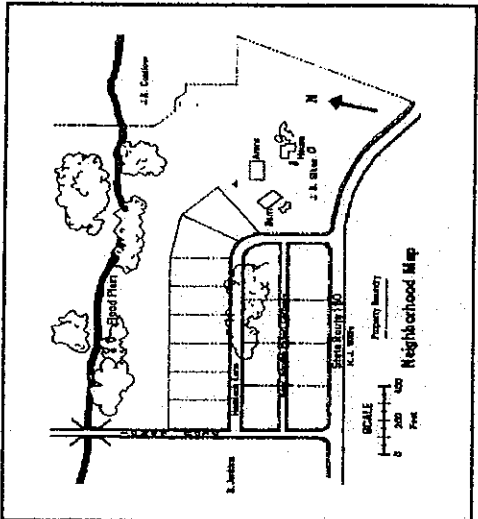
Site Data:  
 Number of Acres: 18.14  
 Type: Single Family Detached

Adams Township, Cambria County, Pennsylvania  
 Date: \_\_\_\_\_  
 Engineering Firm Name Here  
 Address Here

Seal

Owner/Subdivider  
 Jessie K. Sikes  
 R.D.#1  
 Anytown, PA

Zip Code



# Appendix E Final Plan

APPROVED BY THE BOARD OF SUPERVISORS  
of ADAMS TOWNSHIP on this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

APPROVED BY THE ADAMS TOWNSHIP  
PLANNING COMMISSION on this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Chairman \_\_\_\_\_ Secretary \_\_\_\_\_

REVIEWED BY:

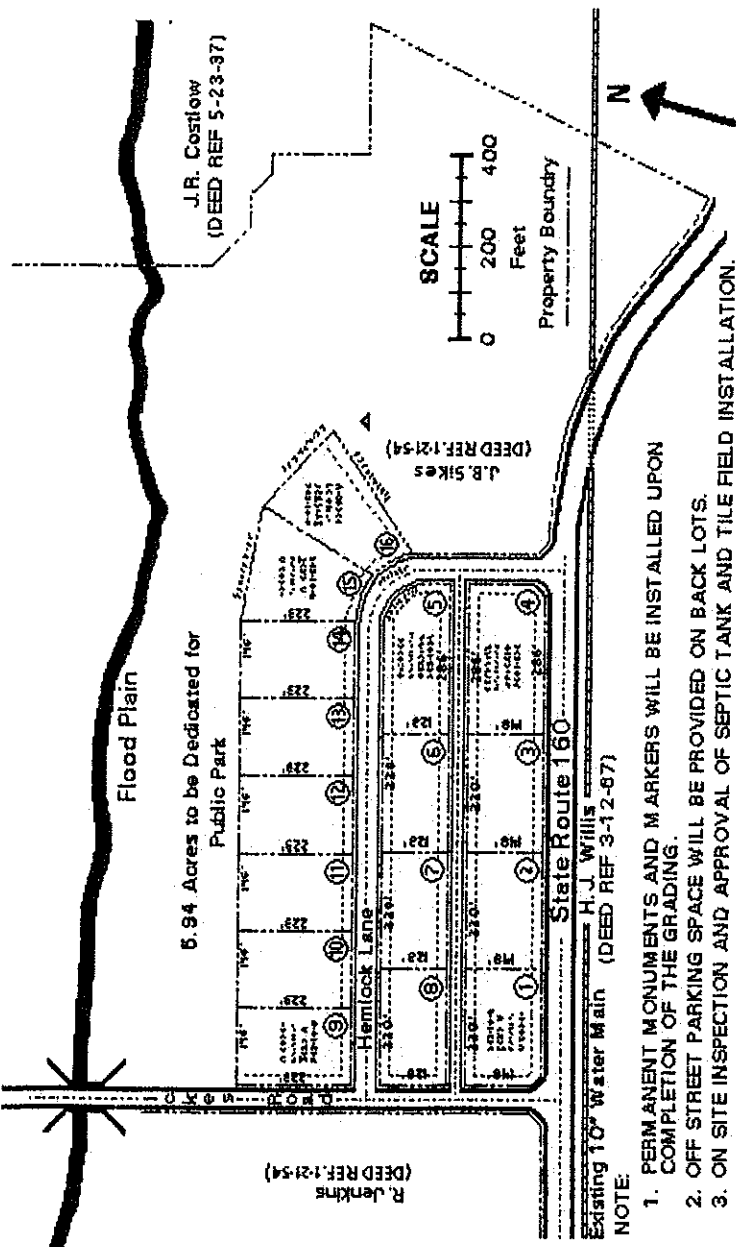
Adams Township Engineer \_\_\_\_\_

Reviewed by the CAMBRIA COUNTY PLANNING  
COMMISSION on this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Chairman \_\_\_\_\_ Director \_\_\_\_\_

SOURCE OF TITLE:  
RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
VOLUME \_\_\_\_\_

I CERTIFY THAT THIS SURVEY AND PLAT ARE  
CORRECT:  
SIGNATURE \_\_\_\_\_



- NOTE:
1. PERMANENT MONUMENTS AND MARKERS WILL BE INSTALLED UPON COMPLETION OF THE GRADING.
  2. OFF STREET PARKING SPACE WILL BE PROVIDED ON BACK LOTS.
  3. ON SITE INSPECTION AND APPROVAL OF SEPTIC TANK AND TILE FIELD INSTALLATION.
  4. ETC.

## Final Plan

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ who being duly sworn according to law, deposes and says that he is the owner and/or equitable owner of the property shown on this plan, and that he acknowledges the same to be his act and plan and desires that same to be recorded as such according to the law, and that all streets, and open spaces shown and not heretofore dedicated are hereby dedicated to the public use.

Owner's Signature \_\_\_\_\_

Notary Public \_\_\_\_\_

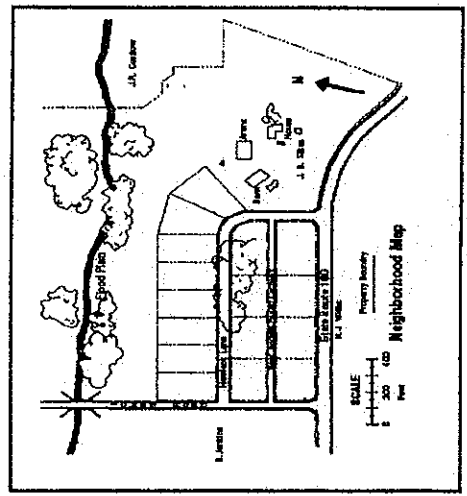
My Commission expires \_\_\_\_\_ 19\_\_\_\_

## Hemlock Estates



Owner/Subdivider  
Jessie K. Sikes  
R.D.#1  
Anytown, PA, Zip Code \_\_\_\_\_

Adams Township, Cambria County,  
Pennsylvania, Date: \_\_\_\_\_  
Engineering Firm Name Here \_\_\_\_\_  
Address Here \_\_\_\_\_



### APPLICATION SD94-3

## ADAMS TOWNSHIP REVIEW OF A FINAL SUBDIVISION PLAN

Please circle the number of the person to whom correspondence should be addressed for this project.

The undersigned hereby applies for a review by the Adams Township Planning Commission and the Adams Township Board of Supervisors of the Final Land Subdivision Plan submitted herewith and described below.

1. Name of Subdivision: \_\_\_\_\_ Plan Date: \_\_\_\_\_

County Deed Book No: \_\_\_\_\_ Page No.: \_\_\_\_\_

County Tax Map No.: \_\_\_\_\_ Parcel No.: \_\_\_\_\_

2. Name of Property Owner(s): \_\_\_\_\_  
(if corporation, list corporate name and address and two officers of corporation)

Street Address: \_\_\_\_\_ P.O. Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_

3. Name of Applicant(s): \_\_\_\_\_  
(if other than owner)

Street Address: \_\_\_\_\_ P.O. Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_

4. Applicant's Interest in Subdivision: \_\_\_\_\_  
(if other than owner)

5. Engineer or Surveyor Responsible for Plan: \_\_\_\_\_

Street Address: \_\_\_\_\_ P.O. Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone No.: (\_\_\_\_) \_\_\_\_\_

### APPLICATION SD94-3

## REVIEW OF A FINAL SUBDIVISION PLAN

6. Total Acreage of Subdivision: \_\_\_\_\_ Number of Lots: \_\_\_\_\_

7. Acreage of adjoining land in same ownership (if any): \_\_\_\_\_

8. Check the box of type of development planned:

- Single-Family Dwellings       Two-Family Dwellings
- Row Houses                       Multi-Family Dwellings
- Commercial Establishments     Light Industrial

Other \_\_\_\_\_

9. Will construction of buildings be undertaken immediately?     Yes     No

If yes by whom?

- Subdivider       Lot Owner       Other

10. Proposed type of water supply?

(Note: If answer is none, subdivision application may be denied.)

- None       Public       Individual on-site

11. Proposed type of sanitary sewage disposal?

(Note: If answer is none, subdivision application may be denied.)

- None       Public       Individual on-site

12. Will this subdivision adversely affect the natural resources of Adams Township?

(Note: If answer is yes, subdivision application may be denied.)

- Yes       No

13. Will this subdivision adversely affect any adjoining properties?

(Note: If answer is yes, subdivision application may be denied.)

- Yes       No

14. Will this subdivision adversely affect the future development of Adams Township?

(Note: If answer is yes, subdivision application may be denied.)

- Yes       No

15. Is the proposed development compatible with the existing zoning ordinances of Adams Township?

(Note: If answer is no, subdivision application must be denied.)

- Yes       No

16. What is the current zoning classification of the land for the proposed subdivision?

**(Note: Check with the Official Adams Township Zoning Map for Classification)**

Land Currently Zoned: \_\_\_\_\_

17. Are all streets proposed for dedication to the township?

- Yes       No



### APPLICATION SD94-3 REVIEW OF A FINAL SUBDIVISION PLAN

18. Acreage proposed for park or other public or semi-public use?  
(Note: If answer is no, subdivision application may be denied.)  
 Yes                       No

19. Have appropriate public utilities been consulted for this subdivision?  
(Note: If answer is no, subdivision application may be denied.)  
 Yes                       No

20. Materials Accompanying this application:  
Reference Number:

Item Description:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

The undersigned certifies that to the best of their knowledge and belief, all of the above information and statements are true, correct, and complete. The undersigned acknowledges that applications for extension of any public facility (street, water line, sewer, etc.) will be required to be filled out for the type of development being planned. The undersigned further represents that, except as otherwise specifically noted on the attached sheets, all proposed public improvements and facilities as shown on the **Final Subdivision Plan** are to be improved, constructed, and completed, or a bond posted with Adams Township in sufficient amount to cover full estimated cost of construction thereof, prior to sale, transfer, or agreement of sale of any subdivided parcels as shown on the final plan.

Signature of Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_