

ARENDSVILLE BOROUGH

An ordinance setting forth requirements, standards and procedures for the subdivision of land and land development within the Borough of Arendtsville, Adams County, Pennsylvania, pursuant to the authority granted by the Pennsylvania Municipalities Planning Code, as amended.

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Article I - General Provisions

Section 101 - Short Title

This Ordinance shall be known and may be cited as "The Arendtsville Borough Subdivision and Land Development Ordinance".

Section 102 - Purpose

The purpose of this Ordinance is to:

1. Help protect and promote the safety, health and general welfare of the citizens of Arendtsville Borough; to assist in accomplishing a coordinated development of the Borough; to guide and protect amenity and convenience, growth and development; to guide uses of land and structures, type and location of streets, public grounds and other facilities; and to permit the Borough the opportunity to minimize such problems as may presently exist and/or which may be foreseen.
2. Regulate the subdivision and/or development of flood-prone areas and require that public facilities which serve such uses be designed and installed to preclude flood damage at the time of initial construction.

Section 103 - Authority and Jurisdiction

The authority of Borough Council to adopt this Ordinance regulating subdivision and land development within Arendtsville Borough is granted by Article V of the Pennsylvania Municipalities Planning Code of July 31, 1968, Act No. 247, as amended. As a result, no subdivision or land development of any lot, tract or parcel of land shall be made, no streets, sanitary sewer, storm sewer, water main or other improvements in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of buildings abutting thereon, except in accordance with the provisions of this Ordinance.

Section 104 - Interpretation

The provisions of this Ordinance shall be interpreted to be the minimum requirements to meet the purposes of the Ordinance. Where the provisions of this Ordinance conflict or are inconsistent with the provisions of any other regulation or requirement, the more restrictive provisions in question shall apply.

Section 105 - County Review

All applications for subdivision and/or land development approval within Arendtsville Borough shall be forwarded upon receipt to the Adams County Planning Commission for review and report. Such action shall occur at the Preliminary and Final Plan stages, and the Borough shall not take action on said plans until the county report is received or until the expiration of forty-five (45) days from the date the plans were forwarded to the county.

Section 106 - Municipal Liability

The grant of a permit or approval of a subdivision and/or land development plan shall not constitute a representation, guarantee, or warranty of any kind by the municipality or by any official or employee thereof of the practicability or safety of the proposed use and shall create no liability upon the municipality, its officials or employees.

Article II - Definitions

For the purposes of this Ordinance, the following words and phrases shall have the meaning as given in this Article.

Words in the present tense include the future.

The singular includes the plural.

The work "shall" is mandatory, the word "may" is optional.

The word "person" means an individual, corporation, partnership, firm, association, company, or any other similar entity.

1. Alley - a minor right-of-way privately or publicly owned, primarily for service access to the back or side or properties.
2. Applicant - a landowner or developer, as hereinafter defined, who has filed an application for development, including his heirs, successors and assigns.
3. Application for Development - every application whether preliminary or final, required to be filed and approved prior to start of construction or development, including but not limited to an application for a building permit, for the approval of a development plan.
4. Block - an area bounded by streets.
5. Building Setback Line - a line parallel to and set back from the front lot line a distance equal to the depth of the front yard required.
6. Cartway - the surface of a street or road available for vehicular traffic.
7. Clear sight triangle - an area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of the street center lines.
8. Crosswalk - 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.

9. Developer - any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development or resubdivision.
10. Dwelling - a building or a portion thereof designed for and used exclusively for residential occupancy.
 - a. Dwelling Unit - one or more rooms having cooking and sanitary facilities and access directly outdoors through a common entrance hall.
 - b. Dwelling, single-family detached - a building containing only one (1) dwelling unit and two (2) side yards.
 - c. Dwelling, single-family semi-detached - a building containing two (2) dwelling units which are separated by one (1) common wall, and which has two (2) side yards.
 - d. Dwelling, single-family attached - a building containing three (3) or more dwelling units which are separated from each other by two (2) common walls, except for the two (2) end units.
 - e. Dwelling, two-family detached - a building containing two (2) dwelling units arranged one over the other on separate floors, and which has two (2) side yards.
 - f. Dwelling, multi-family - a building other than a single-family attached dwelling containing three (3) or more dwelling units.
11. Easement, utility - a right-of-way granted for the limited use of land for public or quasi-public purposes.
12. Engineer - a registered professional engineer in Pennsylvania designated by the municipality to perform the duties of engineer as herein specified.
13. Engineering specifications - the engineering specifications of the municipality regulating the installation of any required improvement or for any facility installed by any owner, subject to public use.

14. Erosion - the removal of surface materials by the action of natural elements.
15. Excavation - any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed. It shall include the conditions resulting therefrom.
16. Fill - (i) any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface. It shall include the conditions resulting therefrom; (ii) the difference in elevation between a point on the original ground and a designated point of higher elevation of the final grade; (iii) the material used to make fill.
17. Flood -
 - a. Flood prone area - a relatively flat or low land area adjoining a stream, river or watercourse, which is subject to partial or complete inundation; or, any area subject to partial or complete inundation; or, any area subject to the unusual and rapid accumulation or runoff of surface waters from any source.
 - b. Floodway - the channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of a given magnitude.
 - c. One hundred (100) year flood - a flood having an average frequency of occurrence on the order of once in 100 years, although the flood may occur in any year.
 - d. Regulatory flood elevation - the 100 year flood elevation based upon the information contained in the Official Flood Insurance Study, as prepared by the Federal Insurance Administration.
18. Governing Body - the Borough Council of Arendtsville Borough.
19. Improvements - those physical additions and changes to the land that may be necessary to produce usable and desirable lots.

20. 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 buildings; or
 - 2) the division or allocation of land or space between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other structures.
 - b. A subdivision of land.
21. Landowner - the legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any conditions), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land, shall be deemed to be a landowner for the purpose of this Ordinance.
22. Lot - a plat or parcel of land which is, or in the future may be, offered for sale, conveyance, transfer, or improvement.
23. Lot, through or double frontage - a lot with front and rear street frontage.
24. Lot area - the area contained within the property lines of a lot as shown on a subdivision plan excluding space within any street, right-of-way, but including the area of any easement.
25. Lot, reverse frontage - a lot extending between and having frontage on, an arterial street and a minor street, and with vehicular access solely from the latter.
26. Mobilehome - a transportable, single-family dwelling intended for permanent occupancy, office or place of assembly contained in one (1) unit, or in two (2) units designed to be joined into one (1) 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 permanent foundation.

27. Mobilehome lot - a parcel of land in a mobile-home park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobilehome.
28. Mobilehome park - a parcel of land under single ownership which has been planned and improved for the placement of mobilehomes for non-transient use, consisting of two or more mobilehomes.
29. Plan, Sketch - an informal plan, not necessarily to exact scale, indicating existing features of a tract, its surroundings, and the general layout of a proposed subdivision or land development.
30. Plan, Preliminary - a tentative subdivision or land development plan, in lesser detail than the final plan, indicating the approximate proposed layouts of a subdivision as a basis for consideration prior to preparation of the final plan.
31. Plan, Final - a complete and exact subdivision or land development plan prepared for official recording as required by statute.
32. Public grounds - parks, playgrounds and other public areas and sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities.
33. Public notice - notice published once each week for two (2) successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time, place, and date of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall be not more than thirty (30) days nor less than fourteen (14) days prior to the date of the hearing.
34. Re-subdivision - any replatting or resubdivision of land limited to change in lot lines on an approved final plan or recorded plan.

35. Right-of-way, Street - a public thoroughfare for vehicular traffic and/or pedestrian traffic, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, lane, alley, or however designated.
36. Runoff - the surface water discharge or rate of discharge of a given watershed after a fall of rain or snow, that does not enter the soil but runs off of the surface of the land.
37. Sedimentation - the process by which mineral or organic matter is accumulated or deposited by moving wind, water or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as "Sediment".
38. Sight distance - the length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic.
39. Slope - the face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical difference in feet per 100 feet of horizontal distance.
40. Street - a right-of-way or portion thereof dedicated or intended for general public, vehicular, and/or pedestrian use.
41. Streets -
 - a. Arterial Street - a major street or highway with fast or heavy traffic volumes of considerable continuity, and used primarily as a traffic artery for intercommunications among large areas.
 - b. Collector Street - a major street or highway which carries traffic from minor streets to arterial streets including the principal entrance streets of a residential development and streets for circulation within such a development.
 - c. Minor Street - a street used primarily for access to abutting properties.
 - d. Cul-de-sac - a street intersecting another street at one end and terminating at the other in a vehicular turn-around.

- e. Marginal Access Street - a minor street which is parallel and adjacent to limited access highways or arterial streets and which provides access to abutting properties and protection from traffic.
- 42. Structure - anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, including but not limited to buildings, factories, sheds, cabins, mobile homes and other similar items.
- 43. Subdivider - the owner or authorized agent of the owner of a lot, tract or parcel of land to be subdivided for sale or development under the terms of this Ordinance.
- 44. Subdivision (See land development) - the division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership, or of building or lot development; provided however, that the division of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access, shall be exempted.
- 45. Surface drainage plan - a plan showing all present and proposed grades and facilities for storm water drainage.
- 46. Top soil - surface soils and subsurface soils which presumably are fertile soils and soil material ordinarily rich in organic matter or humus debris. Top soil usually found in the uppermost soil layer called the "A" Horizon.
- 47. Undeveloped land - any lot, tract or parcel of land which has not been graded or in any other manner improved or prepared for subdivision or land development or the construction of a building.
- 48. Watercourse - a natural stream of water, river, brook, creek, or a channel of a perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water.

Article III - Application Procedures and Plat Requirements

Section 301 - Pre-Application Procedures

1. Copies of this Ordinance shall be available for use by any person seeking information concerning land development and/or subdivision standards and procedures in effect within Arendtsville Borough. Any prospective developer or subdivider may meet with the Borough Planning Commission to discuss and review tentative plans and/or any provisions of this Ordinance.
2. Prior to the final plan submission, the prospective developer must have complied with the planning requirements of the Pennsylvania Sewage Facilities Act as administered by the Pennsylvania Department of Environmental Resources. It is suggested that the prospective developer consult the Arendtsville Borough Engineer or the Adams County Office of the Pennsylvania Department of Environmental Resources as to the requirements of that act.
3. Prospective developers shall consult the County Conservation District representative concerning erosion and sediment control and the effect of geologic conditions on the proposed development. At the same time a determination should be made as to whether or not any flood hazards either exist or will be created as a result of the subdivision or development. Land that is subject to flooding shall not be platted for residential occupancy or for any other use that may endanger health, life, or property. Such land within a subdivision shall be set aside for such uses as shall not be endangered by periodic or occasional flooding and shall not produce unsatisfactory living conditions.

Section 302 - Sketch Plan Procedures

Prior to the submission of a Preliminary Plan, developers are encouraged to submit a sketch plan to the Borough Planning Commission. This sketch plan will enable the Planning Commission to review the proposal and to make any suggestions or inform the developer of any proposed plans or factors that may affect his development. Such review and discussion shall be informal and advisory only.

A sketch plan should contain at least the following information:

1. Location map.
2. General information concerning any community facilities and/or other significant man-made or natural features that will affect the proposal.
3. A property map at a scale no smaller than 1" = 100' showing the specific parcel of land or site involved.
4. A sketch of the proposed subdivision or development on a map at a scale no smaller than 1" = 100' showing the proposed layout of streets and lots, and other features of the subdivision.

Section 303 - Minor Subdivisions

In cases where a proposed subdivision involves three or less lots fronting on an existing public right-of-way, the requirement calling for submission of a Preliminary Plan may be waived. All other applicable requirements and specifications shall remain the same.

Section 304 - Re-Subdivisions

In cases involving only a replatting or a resubdivision of land limited to a change in lot lines on an approved final plan or a recorded plan, the requirement calling for submission of a Preliminary Plan may be waived. All other applicable requirements and specifications shall remain the same.

Section 305 - Preliminary Plan Procedures

1. Submission of the Preliminary Plan

- a. Preliminary Plans and all required accompanying documentation shall be submitted by a developer or his authorized representative to the borough secretary within ten (10) to fifteen (15) days in advance of a regularly scheduled planning commission meeting.
- b. Submission shall consist of the following:
 - Five (5) completed copies of the appropriate application form available from the borough.
 - Eight (8) black-line paper prints of the Preliminary Plan showing all the information required in Section 306.
 - Five (5) copies of all other required documentation.
 - A filing fee as established in Article VII of this ordinance.

2. Distribution of Preliminary Plan for Review and Comment.

Copies of the Preliminary Plan and accompanying documentation shall be immediately distributed by the borough secretary as follows:

- a. One (1) copy of the application, plan, and accompanying documentation to the borough engineer.
- b. One (1) copy of the application, plan, and accompanying documentation to the borough building permit officer.

- c. One (1) copy of the application, plan, and accompanying documentation to the borough sewage enforcement officer.
 - d. One (1) copy of the application, plan, and accompanying documentation to the county planning commission.
 - e. One (1) copy of the plan to the County Conservation District Office.
 - f. One (1) copy of the plan to the District Office of the Pennsylvania Department of Transportation when a proposed subdivision abuts or is traversed by a state road.
 - g. The remaining copies of the application, plan, and accompanying documentation to the borough planning commission.
3. Action on Preliminary Plan by the Planning Commission
- a. Action on a Preliminary plan shall be taken by the planning commission not later than sixty (60) days following the receipt of a complete submission by the borough. However, no final decision or action shall be taken by the planning commission until the reports are received from the county planning commission and other individuals and agencies to whom the plan was sent for review and comment, or until the expiration of forty-five (45) days from the date the plans were forwarded to such individuals and agencies.
 - b. All actions on the plan by the planning commission shall be taken at a public meeting whether it be a regularly scheduled or special meeting. If the plan is to be considered at a special meeting the developer shall be so notified. In addition, the planning commission may also schedule a public hearing before taking any action on the plan.
 - c. The action of the planning commission concerning the plan is considered to be advisory and shall be in writing. If it is recommended that a plan

not be approved, or be approved subject to certain conditions, the written decision shall specify the defects and describe the requirements which have not been met, citing in each instance the applicable provisions of this ordinance. Copies of the decision shall be sent to the borough council, borough engineer and building permit officer.

4. Action on Preliminary Plan by the Borough Council

- a. Following receipt of the written decision from the planning commission, the borough council shall consider the Preliminary Plan at their next regularly scheduled or special meeting. If the plan is to be considered at a special meeting, the developer shall be so notified, and in addition, the borough council may also schedule a public hearing before taking any action on the plan.
- b. Action on a Preliminary Plan shall be taken by the borough council and communicated to the developer not later than ninety (90) days following the receipt of a complete submission by the borough. In their review, the borough council shall consider the reports and recommendations of the borough planning commission and the various other individuals and agencies to whom the plan was sent for review and comment. As a result of their review, the borough council may require or recommend such changes and modifications as they shall deem necessary or advisable in the public interest.
- c. The decision of the borough council concerning the plan shall be in writing and shall be forwarded to the developer within five (5) days following their decision, but still within the ninety (90) day time limit. If a plan is not approved, or approved subject to certain conditions, the written decision shall specify the defects and describe the requirements which have not been met, citing in each instance the applicable provisions of this Ordinance. Copies of the decision shall be sent to the borough planning commission, borough engineer and building permit officer.

- d. Failure of the borough council to render a decision and communicate it to the developer within ninety (90) days shall be deemed an approval of the plan in terms as presented unless the developer has agreed in writing to an extension of time.
- e. Approval of the Preliminary Plan shall not constitute approval of the Final Plan for any purpose or reason, but shall constitute conditional approval of the proposed development as to its general character and layout.
- f. When a Preliminary Plan has been approved or approved subject to certain conditions acceptable to the developer, no subsequent change or amendment in this or any other applicable ordinances shall be applied to affect adversely the right of the developer to commence and to complete any aspect of the approved development within three (3) years from such approval. Where final approval is preceded by preliminary approval, the three (3) year period shall be counted from the date of preliminary approval.

In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the applicable aids or plans as they stood at the time when the plan for such approval was duly submitted to the borough.

Section 306 - Preliminary Plan Specifications

The Preliminary Plan submission shall consist of the following:

- 1. The Plan - drawn at a scale of not less than 1" = 10' nor more than 1" = 100' showing the following:
 - a. Name and address of developer.
 - b. Proposed names of the subdivision.
 - c. North arrow, scale and date.

- d. Name of engineer, surveyor or other qualified person responsible for the plan.
- e. Location map showing the vicinity in which the proposed development is located.
- f. Topography showing existing and proposed contours at intervals of two (2) or five (5) feet, depending upon the slope of the land.
- g. Tract boundaries and the name of all abutting subdivisions or property owners.
- h. Number of acres in the tract, number of lots, and the type of proposed development.
- i. Existing and proposed property lot and boundary lines, including building setback lines, and information concerning lot dimensions, lot areas, and the location of any easements.
- j. The location of all existing and proposed streets, with information concerning right-of-way widths, types of paving and street names.
- k. The location of any parcels of land either existing or proposed to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public or community purposes.
- l. The location of any existing bodies of water or watercourses, tree masses, buildings or structures, public facilities and any other man-made or natural features within or near the proposed subdivision.
- m. A map showing the location of the proposed development with respect to the borough's flood-prone areas, including information on the Regulatory Flood elevation, the boundaries of the flood-prone areas, proposed lots and sites, fills, flood or erosion protective facilities, and areas subject to special ordinance restrictions.

- n. Where the development lies partially or completely in any flood-prone area, or where the development borders on any flood-prone area, the preliminary plan map shall include detailed information giving the location and elevation of proposed roads, public utilities and building sites. All such maps shall identify accurately the boundaries of the flood-prone area.

2. Accompanying Data -

- a. Cross-section drawings for all proposed streets showing rights-of-ways, cartway widths, location of sidewalks and planting strips.
- b. Profile drawings of all proposed streets and existing and proposed grades.
- c. Plans and profiles of proposed sanitary and storm sewers including grades and pipe sizes may be required, as may also be the plans for any proposed water distribution system showing pipe sizes and location of valves and fire hydrants.
- d. Preliminary designs for any bridges, culverts, etc., which may be required; such designs to be subject to the approval of the Borough Engineer.
- e. The appropriate component of the Department of Environmental Resources' "Planning Module for Land Development" to meet the requirements of the Pennsylvania Sewage Facilities Act and the Clean Streams Act. This requirement may be initiated by the developer prior to submission of the Preliminary Plan.
- f. Where any excavation or grading is proposed, the developer shall submit a plan to implement and maintain erosion and sedimentation control measures as required by the Pennsylvania Clean Streams Act.

Section 307 - Final Plan Procedures

1. Submission of a final plan for approval by the borough council shall occur not more than three (3) years following the date of approval of the preliminary plan. Failure to submit the final plan within this period of time shall make the approval of the preliminary plan null and void unless an extension of time has been requested in writing by the developer and a written approval granted by the borough council.
2. The final plan shall basically conform to the approved preliminary plan except for any modifications or changes required by the borough council. Where, in the opinion of the planning commission, there have been significant modifications or changes to the approved preliminary plan other than those required by the borough, the plan shall be submitted again as a preliminary plan.
3. A final plan may be prepared in sections or stages involving portions of the approved preliminary plan if so desired by the developer.
4. Submission of the final plan shall be governed as follows:
 - a. The final plan or plans and all accompanying documents shall be submitted by the developer or his authorized representative to the borough secretary.
 - b. Submission shall consist of the following:
 - (i) Five (5) black-line paper prints and the original record plan drawn on a stable, reproducible plastic or linen material showing all the information required in section 308.
 - (ii) Four (4) copies of all other documentation required in section 308.

5. Distribution of the final plan by the borough secretary shall be as follows:
 - a. One (1) copy of the plan and accompanying documentation to the borough engineer.
 - b. One (1) copy of the plan and accompanying documentation to the borough building permit officer.
 - c. One (1) copy of the plan and accompanying documentation to the county planning commission.
 - d. The remaining copies of the plan and documentation to the borough planning commission. In addition, the record plan shall also be forwarded to the borough planning commission.
6. Action on Final Plan by the Planning Commission.
 - a. Action on the final plan by the borough planning commission shall be taken in the same manner as for preliminary plans, section 305.3.
 - b. If a final plan is approved, the planning commission chairman shall sign the record plan and two (2) prints. The record plan and one (1) print shall be forwarded to the borough council along with a copy of the written recommendation of the planning commission.
7. Action on Final Plan by the Borough Council.
 - a. Following receipt of the written decision from the planning commission, borough council shall consider the final plan at their next regularly scheduled or special meeting. If the plan is to be considered

at a special meeting, the developer shall be so notified, and in addition, borough council may also schedule a public hearing before taking any action on the plan.

- b. Action on a final plan shall be taken by borough council and communicated to the developer not later than ninety (90) days following the receipt of a complete submission by the borough. In their review, borough council shall consider the reports and recommendations of the borough planning commission and the various other individuals and agencies to whom the plan was sent for review and comment. As a result of their review, borough council may require or recommend such changes and modifications as they shall deem necessary or advisable in the public interest.
- c. The decision of borough council concerning the plan shall be in writing and shall be communicated to the developer not later than five (5) days following the meeting of which the decision is made, but still within the ninety (90) day limit. If a plan is not approved, or approved subject to certain conditions, the written decision shall specify the defects and describe the requirements which have not been met, citing in each instance the applicable provisions of this Ordinance. Copies of the decision shall be sent to the borough planning commission and zoning officer.
- d. Failure of borough council to render a decision and communicate it to the developer within the time and in the manner required by this ordinance shall be deemed an approval of the plan in terms as presented unless the developer has agreed in writing to an extension of time.

- * e. Before any final plan is approved, the developer shall either install all the required improvements or shall provide for deposit with the borough a corporate bond or other security acceptable to the borough pursuant to the provisions of Section 309 of this ordinance.
 - f. Failure to initiate the installation of improvements and demonstrate tangible evidence of construction other than earth moving work within three (3) years following approval of a final plan shall constitute grounds for borough council to consider the plan null and void unless an extension of time has been requested in writing by the developer and a written approval granted by the borough council.
 - g. If a final plan is approved, the record plan and one (1) print shall be signed by the president of council and attested by the municipal secretary. The record plan shall be forwarded to the developer for recording in the office of the County Recorder of Deeds. One (1) print shall be retained by the borough council for file.
- * 8. Recording of plan.
- a. Upon approval of the final plan by the borough council, the developer shall within ninety (90) days of such final approval, record such plat in the office of the Adams County Recorder of Deeds. No plan shall be recorded unless it has been given official final plan approval by the borough council.
 - b. If the plan is not recorded within ninety (90) days, the approval by the borough council shall be null and void.

* Not applicable to mobile home park plans.

- c. No land within a development shall be sold or transferred prior to recording of the Record Plan.

Section 308 - Final Plan Specifications

1. The final plan submission shall be prepared by a registered engineer or surveyor.
2. The final plan shall conform to the standards required by the Adams County Recorder of Deeds as follows:
 - a. The record plan shall be submitted on a stable, reproducible plastic or linen material.
 - b. Overall dimensions shall be no more or less than fourteen (14) by nineteen (19) inches.
 - c. The scale of the plan shall not be less than one (1) inch equals ten (10) feet or more than one (1) inch equals one hundred (100) feet.
 - d. Final plans requiring more than one sheet may be submitted in sections, provided each section meets all standards and appropriate match-line data is provided on each section.
 - e. A minimum of one-half ($\frac{1}{2}$) inch margin shall be maintained on three (3) sides of the plan with a minimum of one and one-half ($1\frac{1}{2}$) inch margin on the left side, having a fourteen (14) inch dimension.
3. The final plan shall show the following:
 - a. Name and address of developer.
 - b. Proposed name of development.
 - c. North arrow, scale and date.

- d. Name of registered engineer or surveyor responsible for the Plan.
- e. A location map showing the vicinity in which the proposed subdivision is located.
- f. Primary control points approved by the borough engineer or description and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the plan shall be referred.
- g. Tract boundary lines, rights-of-way lines of streets, easements, and other rights-of-way, and all property lines, with accurate dimensions, bearing or deflection angles, and radii, arcs, and central angles of all curves.
- h. Name and right-of-way width of each street or other right-of-way.
- i. Location, dimensions, and purpose of all easements.
- j. Number to identify each lot or site and street numbers of lots.
- k. Purpose for which sites other than residential lots are dedicated or reserved.
- l. Building setback lines on all lots and other sites.
- m. Names of record owners of adjoining unplatted land.
- n. Reference to recorded subdivision plats of adjoining platted land by record name, date and number.
- o. Certification by registered engineer or surveyor attesting to the accuracy of the survey and plan.

- p. Certification of title showing that the developer is the owner of the land or agent of the land owner.
- q. Statement by owner dedicating streets, rights-of-way and any sites for public use which are to be dedicated.
- r. Proposed protective covenants running with the land, if any.
- s. The location and types of erosion and sedimentation control, if any.

4. Accompanying Data -

- a. All information required for the submission of the preliminary plan incorporating any changes requested by borough council.
- b. Final Plans for any bridges, culverts, etc., which may be required.
- c. Final approval by the Department of Environmental Resources of the appropriate component of the "Planning Module for Land Development" to meet the requirements of the Pennsylvania Sewage Facilities Act and the Clean Streams Act.
- d. Written report from the Borough Engineer stating that:
 - (i) In those instances where improvements have been installed, the engineer has inspected the required improvements and has determined that those improvements are in conformance with the requirements of this ordinance, and that the engineer has received proper as-built drawings; or
 - (ii) A cost estimate detailing the required improvements has been prepared by the engineer and is attached to his report.

- e. A fiscal surety which shall be one of the following:
 - (i) In those instances where improvements have been installed, a maintenance bond in conformance with Section 312; or
 - (ii) In lieu of such construction, an improvement bond in conformance with Section 309.
 - f. Any other certificates, affidavits, endorsements or dedications, etc., that may be required by the planning commission or borough council.
5. Additional Accompanying Data for Flood-Prone Areas:
- a. A map showing the exact location and elevation of all proposed buildings, structures, roads, and public utilities to be constructed within any designated flood-prone area. All such maps shall show contours at intervals of two (2) feet and identify accurately the boundaries of the flood-prone areas.
 - b. Submission of the Final Plan shall also be accompanied by all required permits and related documentation for the Department of Environmental Resources, and any other Commonwealth agency, or local municipality where any alteration or relocation of a stream or watercourse is proposed. In addition, documentation shall be submitted indicating that all affected adjacent municipalities have been notified of the proposed alteration or relocation. The Department of Community Affairs, and the Federal Insurance Administrator shall also be notified whenever any such activity is proposed.

Section 309 - Improvement Bond

1. No final plan shall be approved by borough council until the improvements required by this ordinance are constructed in a satisfactory manner and approved by borough council. In lieu of such construction, borough council may grant final approval prior to completion providing:
 - a. The developer enters into an agreement with borough council guaranteeing that the improvements will be installed in accordance with the plans, specifications, and schedules approved by borough council prior to plat approval. This agreement shall also guarantee that no lot will be sold or building constructed in any flood-prone area prior to completion of all protective works or measures planned for such lot and necessary access facilities.
 - b. Simultaneous with the execution of the agreement specified in (a) above, the developer offers a fiscal surety to guarantee performance of this agreement and installation of improvements by the developer/owner at their own expense in accordance with the approved plans, specifications, and schedules. The surety bond shall be for one hundred twenty-five (125) percent of the amount of the current estimated costs as determined by the borough engineer. The surety agreement shall be conditioned upon final approval of the plat. The bond shall be offered by the developer, his agent or an authorized bonding firm. The bond shall consist of a certified check, escrow account, or irrevocable letter of credit in favor of borough council. Such bond, or other security shall provide for the completion of any required improvements within one year after the date fixed for completion of such improvements.

2. All such improvements shall be completed within two years of final plan approval. An extension in time for the completion of improvements may be granted at the option of the borough council for a period not to exceed one (1) year.
3. During the time improvements are being completed, building permits may be issued for a section which has completed and satisfactorily inspected improvements.
4. Prior to offering any improvement to the governing body, the developer shall furnish a written guarantee (release of liens) that all indebtedness incurred for supplies, material, labor furnished, or engineering and professional services in the construction or improvements shall have been paid in full and that there are no claims for damage or suits against the contractor involving such improvements.

Section 310 - Release from Improvement Bond

1. When the developer has completed all of the required improvements, the developer shall notify the borough council in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the borough engineer together with a complete set of as-built drawings.
2. The borough council shall, within ten (10) days after receipt of such notice, direct and authorize the engineer to inspect all of the required improvements.
3. The engineer shall, thereupon, inspect all of the required improvements and shall file a report, in writing, with the borough council, and shall promptly mail a copy of the same to the developer by certified

or registered mail. The report shall be made and mailed within thrity (30) days after receipt by the engineer of the authorization for inspection by the governing body.

4. The 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 engineer, said report shall contain a statement of reasons for non-approval or rejection.
5. The borough council shall, within thirty (30) days after receipt of the engineer's report, notify the developer, in writing, by certified or registered mail, of the action of the governing body with relation thereto.
6. If the borough council or the engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the developer shall be released of all liability, pursuant to the performance guaranty bond.
7. If any portion of the said improvement shall not be approved or shall be rejected by the borough council, the developer shall proceed to complete the same, and upon completion, the same procedure of notification as listed above shall be followed.

Section 311 - Remedies to Effect Completion of Improvements

1. In the event that any required improvements have not been installed as provided in this subdivision and land development ordinance or in accord with the approved final plat the borough council may enforce any improvement bond, or other security by appropriate legal and equitable remedies.

2. 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 borough council may, at their 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 moneys necessary to complete the remainder of the improvements.
3. 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.

Section 312 - Maintenance Bonds

1. The developer, prior to the dedication of any improvements, shall file a maintenance bond with the borough. The amount of such bond shall be determined by borough council upon consultation with the borough engineer and solicitor, and may be held for a period of twelve (12) months after final completion of such improvements for the purpose of:
 - a. Guaranteeing and securing the correction of any defect in material or workmanship not discernible at the time of final inspection or acceptance by the governing body; and
 - b. Guaranteeing against any damage to such improvements by reason of the settling of the ground, base or foundation thereof.
2. Such agreement shall provide that the bond may be applied by borough council for any amounts incurred correcting such defects. The balance of such deposit shall be returned by the governing body to the depositor, or paid to the order of the depositor without payment of interest by the governing body.

Article IV - Design Standards

Section 401 - General Standards

1. Standards Applicable to All Areas

- a. A subdivision must be coordinated with existing development in the neighborhood so the entire area will be developed harmoniously.
- b. In all subdivisions, every precaution shall be taken to preserve all natural and historic features determined to be worthy of preservation by the borough. Examples of such features would include, but not be limited to, large trees or stands of trees, watercourses, historic areas and structures, and scenic views.

To insure the protection of such features, the borough may require the additional information to be submitted:

- (i) A grading plan showing the existing and proposed ground elevations relative to the features.
 - (ii) The accurate location of the features to be protected.
 - (iii) An explanation of the precautions to be taken by the developer to protect such features.
- c. The Pennsylvania Clean Streams Act requires that all earthmoving activities within the Commonwealth shall be conducted in such a way as to prevent accelerated erosion and the resulting sedimentation; and that all persons engaged in earthmoving activities shall design, implement and maintain erosion and sedimentation control measures which effectively prevent accelerated erosion and sedimentation. These measures must be set forth in a plan as required by the Pennsylvania Department of Environmental Resources and must be available at all times at the site of activity.

- d. In areas of a subdivision where the average slope exceeds fifteen (15) percent, the borough may recommend modifications to these regulations.
- e. Where the lots in a subdivision are large enough for resubdivision or where a portion of the tract is not subdivided, suitable access to these areas shall be provided.

2. Additional Standards for Flood-Prone Areas

- a. Where not prohibited by this or any other laws or ordinances, land located in flood-prone area(s) may be platted for development with the provision that the developer construct all buildings and structures to preclude flood damage in accordance with this and any other laws and ordinances regulating such development.
- b. No subdivision and/or land development, or part thereof, shall be approved if the proposed development and/or improvements will, individually or collectively, increase the one hundred (100) year flood elevation more than one (1) foot at any point.
- c. Building sites for residences or any other type of dwelling or accommodation shall not be permitted in any floodway area. Sites for these uses may be permitted outside the floodway area if the sites or dwelling units are elevated to a height at least one and one half (1½) feet above the elevation of the one hundred (100) year flood. If fill is used to raise the elevation of a site, the fill area shall extend out laterally for a distance of at least ten (10) feet beyond the limits of the proposed structures.
- d. Building sites for structures or buildings other than for residential uses shall also not be permitted in any floodway area. Also such sites for structures or buildings outside the floodway shall be protected as provided for in "C" above. However, the governing body may allow the subdivision and/or development of areas or sites for

commercial and industrial uses at an elevation less than one and one half (1½) feet above the Regulatory Flood if the developer otherwise protects the area to that height or assures that the buildings or structures will be floodproofed at least up to that height.

- e. If the Arendtsville Borough Council determines that only a part of a proposed plat can be safely developed, it shall limit development to that part and shall require that development proceed consistent with this determination.
- f. When a developer does not intend to develop the plat himself and the borough council determines that additional controls are required to insure safe development, it may require the developer to impose appropriate deed restrictions on the land. Such deed restrictions shall be inserted in every deed and noted on every recorded plat.

Section 402 - Street Design

1. General

- a. The location and width of all streets shall conform to any Official Map or Comprehensive Plan or to such parts thereof as may have been adopted by the borough.
- b. The proposed street system shall extend existing or recorded streets at the same width but in no case at less than the required minimum width.
- c. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, streets shall be extended by dedication to the boundary of such property.
- d. New minor streets shall be designed so as to discourage through traffic, but the developer shall give adequate consideration to providing for the extension and continuation of major and collector streets into and from adjoining properties.

- e. Where a subdivision abuts an existing street of improper width or alignment, the planning commission may require the dedication of land sufficient to widen the street or correct the alignment.
- f. Private streets (streets not offered for dedication) shall meet the design standards of these regulations.

2. Streets in Flood-Prone Areas

The finished elevation of proposed streets shall not be less than the Regulatory Flood elevation. Drainage opening shall be sufficient to discharge flood flows without unduly increasing flood heights.

3. Alleys

Alleys shall be prohibited except where found to be necessary.

4. Intersections

- a. Number of Streets - No intersection shall involve the junction of more than two (2) streets.
- b. Angle of Intersection - Right-angle intersections shall be used wherever possible. In no instance, however, shall streets intersect at an angle of less than seventy-five (75) degrees.
- c. Horizontal Alignment - Approaches shall follow a straight line for a distance of at least one hundred (100) feet from the intersection of the centerlines.
- d. Vertical Alignment - Intersections shall be approached on all sides by leveling areas; such leveling areas shall have a minimum length of one hundred (100) feet (measured from the intersection of the centerlines) within which no grade shall exceed a maximum of four (4) percent; furthermore the maximum grade within any intersection shall not exceed one (1) percent in any direction.

- e. Intersection Sight Distance - Clear sight triangles shall be provided at all street intersections. No building, structure or other visual obstruction shall be located within this triangular area. The area required for such clear sight triangles shall be determined as follows:
- i. seventy-five (75) feet from the point of intersection of the centerlines of two streets where both are minor streets.
 - ii. one hundred (100) feet from the point of intersection of the centerlines of two streets where one is a collector street.
 - iii. one hundred fifty (150) feet from the point of intersection of the centerlines of two streets where one is an arterial street.

Wherever a portion of the line of such triangles occurs within the proposed building setback line, such portion shall be shown on the Final Plan of the subdivision, and shall be considered a building setback line.

- f. Intersection Curb Radii - Design of curb or edge of pavement must take into account such factors as types of turning vehicles, likely speeds of traffic, angle of turn, etc., but in no instance shall the radius of the curb or edge of pavement be less than the following:

<u>Intersection</u>	<u>Curb Radius</u>
Minor with Minor Street	15 feet
Minor with Collector	25 feet
Collector with Collector	35 feet

- g. Distance between Intersections - Minor and collector streets shall not intersect arterial streets on the same side at less than eight hundred (800) foot intervals and shall be in alignment with any existing or proposed streets intersecting from the opposite side.

5. Streets Not in Alignment

If streets are not in alignment, the distance between the centerlines of streets opening on opposite sides of an existing or proposed street shall be no less than one hundred fifty (150) feet.

6. Sight Distance

Sight distance must be provided with respect to both horizontal and vertical alignment. Measured along the centerline, from height of eye of 3.75 feet to height of object on roadway of 0.5 feet, this sight distance must be as follows:

collector street = 200 feet
minor street = 100 feet

7. Curves

Where connecting street lines deflect from each other at any one point by more than ten (10) degrees, the line must be connected with a true, circular curve. The minimum radius of the centerline for the curve must be as follows:

collector street = 300 feet
minor street = 150 feet

Straight portions of the street must be tangent to the beginning or end of curves. Except for minor streets, there must be a tangent of at least one hundred (100) feet between reverse curves.

8. Street widths

a. Minimum street right-of-way and cartway shall be as follows:

<u>Class</u>	<u>Right-of-way</u>	<u>Cartway</u>
Arterial	-as determined by the planning commission after consultation with the borough engineer and PennDOT.	
Collector	60 feet	36 feet
Minor	50 feet	33 feet
Cul-de-sac	50 feet	33 feet
Marginal Access	40 feet	22 feet
Alley or Service Drive	20 feet	20 feet

b. Provisions for additional street width (right-of-way, cartway or both) may be required when determined to be necessary by the planning commission in specific cases for:

- (i) Public safety and convenience;
- (ii) Parking in commercial and industrial areas and in areas of high density development;
- (iii) Widening of existing streets where the width does not meet the requirements of the preceding paragraphs.

9. Cul-de-sac Streets

Cul-de-sac streets designed to be so permanently shall not exceed five hundred (500) feet in length, and in residential areas, shall not serve more than twenty (20) dwelling units. The paved turnaround shall have a minimum diameter of eighty (80) feet and a legal right-of-way of one hundred (100) feet in diameter. In non-residential areas, cul-de-sac streets may exceed five hundred (500) feet in length when, under special circumstances, the planning commission deems such additional length necessary.

10. Street Grades

- a. The minimum grade of all streets shall not be less than one half percent (0.5%). The maximum grade shall be as follows:

Arterial - as determined by the planning commission after consultation with the borough engineer and PennDot.

Collector - seven (7) percent
Minor - ten (10) percent
Alleys - ten (10) percent

- b. Vertical curves shall be used in changes of grade where the difference exceeds one (1.0) percent and shall be designed for maximum visibility.

11. Slope of Banks along Street

The slope of banks along streets measured perpendicular to the street centerline shall be no steeper than the following:

- a. One (1) foot of vertical measurement for three (3) feet of horizontal measurement for fills.
- b. One (1) foot of vertical measurement for two (2) feet of horizontal measurement for cuts.

12. Partial and Half-Streets

The dedication of half-streets at the perimeter of new subdivision is prohibited.

13. Names of Streets

Names of new streets shall not duplicate or approximate existing or platted street names, or approximate such names by the use of suffixes such as "lane", "way", "drive", "court", or "avenue". In approving the names of streets, consideration should be given to existing or platted street names within the postal delivery district served by the local post office. New streets shall bear the same name or number of any continuation or alignment with an existing or platted street.

Section 403 - Blocks

1. General

The length, width and shape of blocks shall be determined with due regard for:

- a. The provision of adequate sites for buildings of the type proposed
- b. Topography
- c. Any other codes, plans or ordinances
- d. Requirements for safe and convenient vehicular and pedestrian circulation, including the reduction of intersections with major streets.

2. Block Length

The length of blocks shall not exceed 1600 feet.

3. Pedestrian Crosswalks

In blocks in excess of 1000 feet in length, pedestrian crosswalks may be required in locations determined by the borough council. Such crosswalks shall have rights-of-way of not less than ten (10) feet in width; paved walks of not less than five (5) feet shall be placed within this right-of-way.

4. Block Depth

Residential blocks shall be of sufficient depth to accommodate two tiers of lots, except:

- a. Where reverse frontage lots are required along a major street.
- b. Where presented by the size, topographical conditions or other inherent conditions of property, in which case the Planning Committee may approve a single tier of lots.

5. Commercial and Industrial Blocks

Blocks in commercial and industrial areas may vary from the elements of design detailed above, if required by the nature of the use. In all cases, however, adequate provisions shall be made for off-street parking and loading areas as well as for traffic circulation and parking for employees and customers, as required.

Section 404 - Lots

1. General

- a. The size, shape and orientation of lots shall be appropriate for the type of development use contemplated. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines.
- b. Where feasible, lot lines shall follow municipal boundaries rather than cross them, in order to avoid jurisdictional problems.

- c. Generally, the depth of residential lots shall be not less than one (1) nor more than two and one half (2½) times their width.
- d. Depth and width of parcels intended for non-residential areas shall be adequate for the use proposed and sufficient to provide satisfactory space for on-site parking, loading and unloading, setbacks, and landscaping.
- e. 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 the municipality.

2. Lot Frontage

- a. All lots shall front on a public street, or on a private street if it meets the requirements of these regulations.
- b. Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential commercial or industrial developments from arterial or major streets to overcome specific disadvantages of topography and orientation.
- c. A planting screen easement of at least ten (10) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such traffic artery or other disadvantageous use.

3. Lot Dimensions

Unless otherwise specified, minimum residential lot size requirements shall be as follows:

- a. Where both water supply and sanitary sewers are to be provided by an approved central or public system, the minimum lot area for each dwelling unit shall be:

<u>Type of Dwelling</u>	<u>Minimum lot area per dwelling unit</u>	<u>Minimum lot width at the building setback line</u>
Single Family, Detached Dwelling.....	8500 sq. ft.	85' per unit
Single Family, Semi-Detached Dwelling.....	8000 sq. ft.	75' per unit
Single Family, Attached Dwelling.....	2500 sq. ft.	20' per unit
Two-family, Detached Dwelling.....	6000 sq. ft.	60' per unit
Multi-family Dwelling.....	2500 sq. ft.	150' minimum

- b. Where either water supply or sanitary sewage disposal will be provided by individual on-lot facilities, the minimum lot area for each dwelling unit must be at least twelve thousand (12,000) square feet with a minimum lot width of one hundred feet (100') measured at the building setback line.
- c. Where both water supply and sanitary sewage disposal are to be provided by individual on-lot facilities, the lot area for each dwelling unit must be at least twenty thousand (20,000) square feet with a minimum lot width of one hundred twenty feet (120') measured at the building setback line.
- d. For building and structures other than residential dwellings the lot area and width requirements shall provide adequate space for yards and off-street loading, unloading, and parking facilities. The developer shall consult with the Borough Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Resources for lot size requirements when on-lot water and/or sewage facilities are to be used; however, in no case shall the lot area for each building unit be less than twenty thousand (20,000) square feet with a minimum lot width of one hundred twenty feet (120') measured at the building setback line.

4. Lot Sizes and Soils Evaluation Tests

Where sanitary sewage disposal will be provided by on-lot facilities:

- a. The applicant shall arrange for soils evaluation tests to be made on the tract in order to provide the data necessary for the platting of lots of adequate size.
- b. Soils evaluation tests shall be conducted in accordance with the Rules and Regulations of the Pennsylvania Department of Environmental Resources.
- c. The results of these evaluation tests shall be submitted to the commission in a report signed by the developer and by an agent of the Pennsylvania Department of Environmental Resources or other officially designated agent responsible for administration of sewage facilities.
- d. From the results of these tests, the lot size shall be established large enough to provide for the specified minimum area required for the absorption field as prescribed in accordance with the requirements of the Pennsylvania Department of Environmental Resources, but in no case shall the lot size be less than as designated above.
- e. Where on-lot water is to be used, the lot shall be large enough so that the water source shall be located not closer to the absorption field than the distance specified in accordance with the requirements of the Pennsylvania Department of Environmental Resources.
- f. The approval of borough council will not be given to a subdivision where on-lot sewage disposal is to be provided, unless the size of the lots and the disposal system conforms to the requirements of the standards indicated in accordance with the "Rules and Regulations of the Pennsylvania Department of Environmental Resources", but in no case shall the lot size be less than as designated above.

5. Lot Sizes on Slopes

The minimum lot area established may be increased by the planning commission if reports from the borough's sewage enforcement officer, or the Soil Conservation Service indicate that because of slope or surface runoff, subsurface drainage of septic tank effluent is likely to result in a hazardous condition.

6. Wedge-shaped Lots

In the case of wedge-shaped lots, no lot shall be less than fifty (50) feet in width measured along the arc at the front street right-of-way line.

7. Corner Lots

Corner residential lots must have enough extra width to permit appropriate setbacks from both streets.

8. Building Setback and Yard Requirements

a. Building Setbacks

Building Setback lines shall not be less than:

- (i) Thirty feet (30') from the right-of-way line on minor streets.
- (ii) Forty feet (40') from the right-of-way line on collector streets.
- (iii) Fifty feet (50') from the right-of-way line on arterial streets.

Where an existing building setback line is established on at least fifty (50) percent of the properties in a block in which the proposed development is located, or within two hundred feet (200') immediately adjacent to the proposed development, the above minimum setbacks may be increased or decreased in order to conform with such established line.

b. Side Yards

Building setback lines in a proposed subdivision shall not be less than twelve feet (12') from a side lot line. In a proposed land development not involving the subdivision of land, the building line shall be at least fifty feet (50') from a side lot line.

c. Rear Yards

Building setback lines in a proposed subdivision shall not be less than fifteen feet (15') from a rear lot line. In a proposed land development not involving the subdivision of land, the building line shall be at least fifty feet (50') from a rear lot line.

9. Off-Street Parking

- a. For each residential lot or dwelling unit in a proposed development, or subdivision, there shall be at least two (2) off-street parking spaces provided. All parking lots or areas in residential land developments shall be at least twenty feet (20') from all structures, access drives or streets, and public streets and roads.
- b. Where commercial uses are proposed, provisions shall be made for three (3) square feet of paved parking area for every one (1) square foot of net retail commercial floor space.
- c. Where industrial uses are proposed, provision shall be made for a minimum of two (2) parking spaces for every three (3) employees (on any one shift) to be normally employed.

10. Access Driveways

Where access is to a state road or highway, a written permit of authorization must be obtained from the District Office of the Pennsylvania Department of Transportation approving

the location, design and mode of construction of that portion of the driveway within the state right-of-way. The design, construction, and maintenance of such driveways shall conform to Pennsylvania Department of Transportation Regulations, Chapter I, Regulation 100. Driveways without direct access to a state highway shall conform to the following:

- a. Width - Within ten feet (10') of a street right-of-way line, the width of access driveways shall not exceed;
 - (i) Residential - ten feet (10') minimum
twenty feet (20') maximum
 - (ii) Commercial and Industrial -

fifteen feet (15') minimum
thirty-five feet (35') maximum
- b. Number and Arrangement - The number of driveways permitted shall be the minimum number required to serve adequately the needs of the abutting property, determined as follows:
 - (i) Frontages of fifty feet (50') or less shall be limited to one (1) driveway.
 - (ii) Frontages greater than fifty feet (50') shall not exceed two (2) access driveways on any street frontage; exception may be made where the frontage exceeds three hundred feet (300') in length. In such instances, requests for additional driveways shall require prior approval of the planning commission.
- c. Angle of Access
 - (i) Single access driveway approaches shall be positioned at right angles (90°) to the cartway or as near thereto as site conditions permit.

- (ii) Where two access driveways are constructed on the same property frontage and used for one way operation, each of these driveways may be placed at an angle less than ninety degrees (90°) but not less than forty-five degrees (45°) to the highway.

d. Offsets

An access drive may not cross a street right-of-way line:

- Within ten feet (10') of property line except for common access for two dwellings.
- Within fifty feet (50') of the right-of-way line, of an intersecting street.
- Within fifteen feet (15') of a fire hydrant.
- Within forty feet (40') of another access drive on the same property.

e. Sight Distances; Slopes; Cuts

An access drive must be located in safe relationship to sight distance and barriers to vision. The drive may not exceed a slope of five percent (5%) within twenty-five feet (25') of the street right-of-way lines: Where a drive enters a bank through a cut, the shoulders of the cut may not exceed fifty-percent (50%) in slope within twenty-five feet (25') of the point the drive intersects the street right-of-way.

Section 405 - Easements

1. Utility easements shall be provided for wires, conduits, storm and sanitary sewers, gas, water and/or other utility line intended to service abutting lots. No structures or trees shall be placed within such easements. Local utility companies shall be consulted by the developer when locating utility easements.

- a. The minimum width of such easements shall be fifteen feet (15').
 - b. Wherever possible, such easements shall be centered on side or rear lot lines.
2. In residential subdivisions of five (5) or more dwelling units, electric, telephone, and cable TV utility distribution and service lines shall be installed underground in compliance with the rules and regulations of the Pennsylvania Public Utility Commission.
3. In residential subdivisions of less than five (5) dwelling units, except where it is demonstrated to the satisfaction of the planning commission that underground installation is not feasible because of the physical condition of the lands involved, all electric, telephone, and cable TV utility distribution and service lines shall be installed underground.

Article V - Improvement and Construction Requirements

Section 501 - Monuments and Markers

Monuments and markers must be placed so that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. They must be set so that the top of the monument or marker is level with the finished grade of the surrounding ground. Monuments must be marked on top with a copper or brass plate or dowel set in concrete.

1. Monuments

Monuments shall be set:

- a. At the intersections of all rights-of-way lines
- b. At the intersection of lines forming angles in the boundaries of the subdivision
- c. At such intermediate points as may be required by the engineer

Monuments shall be six (6) inches square or four (4) inches in diameter, thirty (30) inches long and made of concrete, stone or by setting a four (4) inch cast iron or steel pipe filled with concrete.

2. Markers

Markers shall be set:

- a. At all lot corners except those monumented
- b. Prior to the time the lot is offered for sale

Markers shall be three-quarters (3/4) of an inch square or three-quarters (3/4) of an inch in diameter, fifteen (15) inches long. Markers shall be made of iron pipe or iron or steel bars.

Section 502 - Sewage Collection and Disposal

1. The developer shall provide the most effective type of sanitary sewage disposal facility consistent with existing physical, geographical and geological conditions. The order of preference of sanitary sewage disposal facilities shall be as follows:
 - a. Connection to a public sanitary sewer system shall be required where such a system can feasibly be provided to the proposed subdivision tract and where such a system can adequately fulfill the sewage disposal needs of the subdivision.
 - b. Connection to a private, community sanitary sewage disposal and treatment plant system to be provided by the developer. When a private treatment system is to be provided, the developer shall submit a statement from the Pennsylvania Department of Environmental Resources certifying that a permit has been issued approving the proposed facilities. Proof of adequate provision for the operation and maintenance of the treatment plan shall be furnished to the municipality.
 - c. Where a public sanitary sewer system is not accessible but is planned within five years for extension to the development or within 1000 feet of the development, the developer shall install sewer lines, including lateral connections, to provide adequate service to each lot when connection with the public system is made. The sewer lines shall be capped at the street right-of-way. When capped sewers are provided, on-site disposal facilities shall also be provided.
 - d. Where connection to a public or private sanitary sewer system is not possible or feasible, an approved individual sewage disposal system consisting of a septic tank and tile absorption field or other

approved sewage disposal system shall be permitted. All such individual sewage disposal systems shall be constructed in accordance with Pennsylvania Department of Environmental Resources regulations.

2. All sanitary sewer systems located in flood-prone areas, whether public or private, shall be flood-proofed up to a point one and one-half (1½) feet above the one hundred (100) year flood elevation.
3. The planning commission may prohibit installation of sewage disposal facilities requiring soil absorption systems where such systems will not function due to high ground water, flooding, or unsuitable soil characteristics. The planning commission may require that the developer note on the face of the plat and in any deed of conveyance that soil absorption fields are prohibited in designated areas.

Section 503 - Water Supply and Distribution Systems

The developer shall provide a water supply and distribution system to service the proposed subdivision through one of the following methods listed in their order of preference:

1. Connection to a public water supply system where such a system can feasibly be provided to the proposed subdivision tract and where the capacity of such a system can adequately fulfill the water supply demands of the proposed subdivision. A distribution system shall be designed to furnish an adequate supply of water to each lot. A copy of the approval of such a system by the appropriate public authority or utility company shall be submitted with the final plan.
2. Where a public water supply system cannot feasibly be provided to the proposed subdivision or where a public water supply system is planned to serve the proposed subdivision area within five (5) years, the feasibility of constructing a separate water supply system shall be investigated and a report submitted setting forth the findings. If such a system is provided, it shall be reviewed by the Pennsylvania Department of Environmental Resources and suitable agreements shall be established for the ownership and maintenance of the system. Also, such a system shall be designed and constructed in a manner that would permit adequate connection to a public water supply system in the future.
3. Where neither of the above alternatives are possible or feasible, an individual water supply system shall be permitted. All such individual systems shall meet the criteria the Pennsylvania Department of Environmental Resources' "Construction Standards Individual Water Supplies".
4. All water systems located in flood-prone areas, whether public or private, shall be floodproofed to a point one and one-half (1½) feet above the one hundred (100) year flood elevation.

Section 504 - Storm Drainage

1. The developer shall make adequate provisions for storm water runoff in order to:
 - a. permit unimpeded flow of natural water courses;
 - b. ensure adequate drainage of all low points along the line of streets;
 - c. intercept storm water runoff along streets at intervals related to the extent and grade of the area drained;
 - d. provide positive drainage away from on-site sewage disposal;
 - e. take surface water from the bottom of vertical grades, to lead water from springs and to avoid excessive use of cross-gutters at street intersections and elsewhere.
2. A site drainage plan for the proposed subdivision or development tract shall be prepared which illustrates the following information:
 - a. A location map showing the site in relation to the watershed.
 - b. Calculations of runoff for all points of runoff concentration.

- c. Complete drainage systems for the subdivision or development. All existing drainage features which are to be incorporated in the design shall be so identified. If the subdivision is to be developed in stages, a general drainage plan for the entire subdivision shall be presented with the first stage and appropriate development stages for the drainage system shall be indicated.

3. General Requirements

- a. The existing points of natural drainage discharge onto adjacent property shall not be altered without the written approval of the affected landowners.
- b. No storm water runoff or natural drainage water shall be so diverted as to overload existing drainage systems, or create flooding or the need for additional drainage structures on other private properties or public lands, without approved provisions being made by the subdivider for properly handling such conditions.
- c. Storm drainage facilities should be designed not only to handle the anticipated peak discharge from the property being subdivided, but also the anticipated increase in runoff that will occur when all the property at a higher elevation in the same watershed is fully developed.
- d. Where a subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided a drainage easement conforming substantially with the line of such watercourse, drainage way, channel, or stream and of such width as will be adequate to preserve the unimpeded flow of natural drainage.
- e. Drainage structures that are located on state highway rights-of-way shall be approved by the District Office of the Pennsylvania Department of Transportation and a letter from that office indicating such approval shall be directed to the borough planning commission.

- f. All streets shall be so designed as to provide for the discharge of surface water from their rights-of-way. The slope of the crown on proposed streets shall be not less than one eighth (1/8) of an inch per foot and not more than one third (1/3) of an inch per foot. Adequate facilities must be provided at low points along the street and other points necessary to intercept runoff.
- g. In the design of storm drainage facilities, special consideration must be given to preventing excess runoff on to adjacent developed or undeveloped properties.

Section 505 - Grading, Erosion and Sedimentation Control

- 1. All grading for storm drainage and erosion and sediment control measures shall meet the standards and specifications of the Adams County Conservation District as adopted from USDA Soil Conservation Service Standards and Specifications.
- 2. The following standards shall be applied in developing erosion and sediment control measures:
 - a. Stripping of vegetation, grading, filling, excavating or other alteration of the landscape shall be done in such a way that will minimize erosion.
 - b. Whenever feasible, natural vegetation shall be retained, protected, and supplemented.
 - c. The disturbed area and the duration of exposure shall be kept to a practical minimum.
 - d. Disturbed soils shall be stabilized as quickly as practicable.
 - e. Temporary vegetation and/or mulching may be used to protect exposed critical areas during development.
 - f. The permanent vegetation and mechanical erosion control and drainage measures shall be installed as soon as practical in the development.

- g. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Where necessary the rate of surface water runoff may be mechanically retarded.
 - h. Sediment in the runoff water shall be trapped until the disturbed area is stabilized by the use of debris basins, sediment basins, silt traps or similar measures.
 - i. Grading and out-fill operations shall be kept to a minimum to ensure conformity with the natural topography, to minimize the erosion hazard, and to adequately handle the surface runoff.
 - j. During grading operations, necessary measures for dust control shall be exercised.
 - k. Grading equipment will not be allowed to cross live streams. Provisions will be made for the installation of culverts or bridges.
3. The following standards shall be applied as needed in cuts and fills as part of erosion and sediment controls.
- a. Adequate provisions may be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills.
 - b. Unless an adequate retaining wall, cribbing or other structure is provided:
 - (i) fill slopes shall not be steeper than three (3) feet of horizontal measurement for one (1) foot of vertical measurement.
 - (ii) cut slopes shall not be steeper than two (2) feet of horizontal measurement for one (1) foot of vertical measurement.
 - c. Cuts and fills shall not endanger adjoining property.

- d. Fill shall be placed and mechanically compacted to minimize sliding or erosion of the soil.
- e. Fills shall not encroach on natural water courses or constructed channels.
- f. Fills placed adjacent to natural water courses or constructed channels shall have suitable protection against erosion during periods of flooding.

Section 506 - Streets

- 1. Street improvements shall be installed to the grades and dimensions drawn on the plans, profiles and cross-sections submitted by the developer and approved by the planning commission. Before installing the street base the developer shall install all required utilities and provide, where necessary, adequate storm water drainage for the street acceptable to the borough engineer.
- 2. All street construction shall be in accordance with borough specifications as contained within Appendix A of this ordinance.
- 3. The planning commission shall decide if a collector or arterial street is required as a direct result of the construction of the development.

Section 507 - Curbs

- 1. Curbs shall be installed by the developer on both sides of all streets, except that curbs shall be required on only the development side of those existing streets that may form a peripheral boundary to the proposed development.
- 2. Curbs shall be of the vertical type. Adequate provisions shall be made for driveway entrance. All curbing shall be constructed in accordance with borough specifications as contained within Appendix B of this ordinance.

3. Curbs constructed within a state right-of-way must obtain an occupancy permit from the District Office of the Pennsylvania Department of Transportation; all construction must be in accordance with PennDOT standards and specifications.
4. When making new installations of curbs and sidewalks, ramps shall be installed at all crosswalks, where feasible, for the convenience of handicapped persons, in accordance with Chapter 8 "Pedestrian Facilities", Pennsylvania Department of Transportation Design Manual Part 2.

Section 508 - Sidewalks

1. Sidewalks shall be installed by the developer on both sides of all streets, except that sidewalks shall be required on only the development side of those existing streets that may form a peripheral boundary to the proposed development.
2. Sidewalks constructed within a state right-of-way must obtain an occupancy permit from the District Office of the Pennsylvania Department of Transportation; all construction must be in accordance with PennDOT standards and specifications.
3. Sidewalks shall be within the right-of-way of the street and shall extend in width from the right-of-way line toward the curb line.
4. Sidewalks must be at least four (4) feet wide. In the vicinity of shopping centers, schools, recreation areas and other such facilities, sidewalks must be at least five (5) feet wide.
5. Sidewalks shall be constructed according to borough specifications as contained within Appendix C of this ordinance.

Section 509 - Street Lights

1. A street light shall be installed at one (1) corner of every intersection in accordance with conditions to be agreed upon by the developer, the borough, and the appropriate public utility.

2. Where proposed blocks are in excess of 500 feet in length, borough council may require that additional street lights be installed at an interval to be determined by the public utility.

Section 510 - 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.

Section 511 - Public Utilities and Facilities

Public and/or private utilities and facilities shall be elevated or floodproofed to a point one and one-half (1½) feet above the one hundred (100) year flood elevation.

Section 512 - Street Trees

1. Street trees shall be planted by the developer along all streets of the development.
2. Trees to be provided pursuant to these regulations shall comply with those requirements and specifications contained within Appendix D of this ordinance (Specifications for Selecting, Planting, and Maintenance of Street Trees Within Subdivision and Land Developments).
3. Trees planted within a state right-of-way must obtain an occupancy permit from the District Office of the Pennsylvania Department of Transportation; all construction must be in accordance with PennDOT standards and specifications.

Section 513 - Installation and Completion of Improvements

1. Before starting any construction or installation of improvements, the developer shall notify the borough of his intention to initiate such work. The borough shall authorize the borough engineer to monitor and inspect the installation of improvements during their construction.
2. When the developer has completed all necessary and appropriate improvements, he shall proceed in accordance with Section 308.4d ("Written report from the borough engineer") or Section 310 ("Release from Improvement Bond") as applicable.

Section 514 - Dedication of Improvements

1. The recording of the final plan, following approval by borough council has the effect of an irrevocable offer to dedicate all streets and other public ways and areas to public use. The offer, however, does not impose any obligation on the borough concerning maintenance or improvement until the proper authorities of the borough have made actual acceptance, either by ordinance or by resolution.
2. Upon installation by the developer and subsequent inspection by the borough engineer, the developer shall take final steps to dedicate the improvements and have them accepted by the borough.
3. The developer, prior to the dedication of any improvements, shall file a maintenance bond with the borough in accordance with Section 312, "Maintenance Bonds".

Section 515 - Private Streets

Whenever a developer proposes to establish a street which is not offered for dedication, he shall submit a copy of a statement signed by the borough solicitor that he has made an agreement on behalf of his heirs and assigns with the borough. Said agreement shall be subject to the borough solicitor's approval and shall be filed with the development plan. Said agreement shall establish the conditions under which the street or streets may later be offered for dedication and shall stipulate among other things:

- a. That the street shall be in a good state of repair as certified by the borough engineer, or that the owners of the lots along it agree to include with the offer of dedication sufficient money, as estimated by the borough engineer, to restore the street to a good state of repair.
- b. That an offer to dedicate the street shall be made only for the street as a whole.
- c. The method of assessing repair costs.

Section 516 - Dedication of Lands for Local Recreation
and Other Public Use

Where a proposed park, playground, open space, school or other public site is shown on the borough comprehensive plan, the developer may be requested to dedicate all or part of such a site in accordance with the following:

- a. the land to be dedicated must be suitable in size, shape, topography and general character for the proposed use;
- b. the amount of land requested for the dedication may not exceed 0.02 acres of land for each lot or number of dwelling units shown on the final plan.

Section 517 - Reservations

Where sites are identified for eventual public acquisition in an official map ordinance or an adopted comprehensive land use plan, no building or development shall be permitted for a period of twelve months after the owner of such property submits an application to build or develop and applies for necessary permits. The reservation for public grounds shall then lapse within twelve months unless the landowner consents in writing to an extension of time or the borough council begins condemnation proceedings.

Article VI - MOBILE HOME PARKS

This Article contains provisions setting forth minimum standards for the design, construction, alteration, extension and maintenance of mobile home parks and related utilities and facilities. Provisions are also included authorizing the issuance of permits for such construction, alteration and extension of mobile home parks, the licensing of those who operate mobile home parks, the inspection of mobile home parks by authorized borough officials; and the fixing of penalties for the violation of any of these provisions.

Section 601 - Definitions

1. License - written approval, in whatever form as issued by the Borough of Arendtsville annually, authorizing a person to operate and maintain a mobile home park.
2. 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 or incidental unpacking and assembly operations, and constructed so that it may be used with or without a permanent foundation.
3. 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.
4. Mobile Home Park - a parcel 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 homes.
5. Person - any individual, firm, trust, partnership, public or private association or corporation, or other entity.
6. Recreational Vehicle - a vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

as camping, travel or other recreation, sometimes variously known as a "travel trailer" or a "camping trailer".

7. Service or Recreational Building - a structure housing operational office, recreational, park maintenance and other facilities built to conform to required local standards.

Section 602 - Application Procedures and Issuance of Permit

1. Permits Required.

It shall be unlawful for any person to construct, alter or extend any mobile home park within the limits of Arendtsville Borough unless a valid permit has been issued by the Pennsylvania Department of Environmental Resources, in the name of such person for the specific construction, alteration or extension proposed, and also a plan approval and license by the Borough of Arendtsville.

2. Application to the Pennsylvania Department of Environmental Resources.

All applications for permits shall be made by the owner of the mobile home park or his authorized representative to the Pennsylvania Department of Environmental Resources in accordance with their rules and regulations.

3. Application to Borough Concerning Mobile Home Parks.

Copies of the application submitted to the Pennsylvania Department of Environmental Resources shall be concurrently filed with the Borough Secretary. Such application shall be accompanied by a plan at a scale not smaller than one (1) inch equaling forty (40) feet and containing the following information:

- a. All information as required by the Pennsylvania Department of Environmental Resources.
- b. Name of mobile home park.
- c. Name and address of owner of record and/or applicant.
- d. Name of engineer, surveyor or other qualified person preparing plan.
- e. North arrow, scale and date of plan preparation.

- f. Location map.
- g. Site data:
 - number of mobile home lots
 - total number of acres
 - number of lots/acres
 - zoning district - conditional use approval
 - number of off-street parking spaces
- h. Topography showing existing and proposed contours at intervals of two (2) or five (5) feet, depending upon the slope of the land.
- i. The location of any existing bodies of water or watercourses, flood plain areas, tree masses, buildings or structures, public facilities and any other man-made or natural features within or near the proposed mobile home park area.
- j. A storm water management plan.
- k. Existing and proposed property, lot and boundary lines, including building setback lines, and information concerning lot dimensions, lot areas, and the location of all utilities and easements.
- l. Location and dimension of all mobile home stands.
- m. The location of all existing and proposed streets with information concerning pavement widths, types of paving and street names.
- n. Typical cross-sections of all streets.
- o. Street centerline profiles.
- p. Location of all off-street parking areas.
- q. Location and dimension of all pedestrian ways and sidewalks.
- r. Location of proposed recreation areas.
- s. Location of all plantings and landscaping.
- t. Location, dimensions and proposed use of all service and accessory structures.
- u. Location and type of all fire extinguishers and waste containers.
- v. Location of bench mark and datum used.

- w. Location of proposed monuments and markers.
 - x. Engineer's or surveyor's seal with certification that survey and plan are correct.
 - y. Block for approval by Planning Commission.
 - z. Block for approval by Borough Council.
4. Review of Plans
- a. The procedures to be followed in reviewing proposed plans which have been submitted to the borough for approval, shall be the same as those contained in Section 301 (Pre-Application Procedures), Section 302 (Sketch Plan Procedures), Section 305 (Preliminary Plan Procedures) and Section 307 (Final Plan Procedures) of this ordinance.
 - b. At the time a final plan is approved, borough council shall authorize the building permit officer to issue a permit to the applicant.
5. Plan Review Fees

Each application for a preliminary plan approval shall be accompanied by a filing fee of twenty dollars (\$20.00) plus two dollars (\$2.00) per mobile home lot.

Section 603 - Registration and Licensing

1. License Required

It shall be unlawful for any person to operate any mobile home park within the limits of the borough unless he holds a Certificate of Registration issued annually by the Pennsylvania Department of Environmental Resources, and a license issued annually by the Borough of Arendtsville.

2. Renewal Licenses

Annual licenses shall be issued by the Arendtsville Borough Building Permit Officer upon the furnishing of proof by the applicant that his park meets the standards prescribed by the Pennsylvania Department of Environmental Resources and this ordinance.

3. Application to Borough for Annual License

Applications for initial or renewal licenses to operate a mobile home park shall be made, in

writing, to the borough building permit officer using a form furnished by the borough. All such applications shall be accompanied by a fee of twenty-five dollars (\$25.00) and shall contain any change in the information submitted since the original license was issued or latest renewal issued.

4. Transfer of Ownership

Every person holding a certificate and/or license shall file a written notice to the Pennsylvania Department of Environmental Resources and the Arendtsville Borough Building Permit Officer within ten (10) days after having sold, transferred, given away, or otherwise disposed of, interest in or control of any mobile home park. If the Certificate of Registration and/or license is transferred by the Pennsylvania Department of Environmental Resources, proof of such transfer shall be furnished to the borough building permit officer.

5. Suspension

Whenever, upon inspection of any mobile home park, it is determined that conditions or practices exist which are in violation of any provisions of this ordinance, or of any regulations adopted pursuant thereto, the Arendtsville Borough Building Permit Officer shall give written notice to the person to whom the D.E.R. Certificate of Registration and borough license was issued, advising him that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the license to operate in the borough shall be suspended. At the end of such period, such mobile home park shall be inspected and if such conditions or practices have not been corrected, and the licensee has not requested a hearing, the building permit officer shall suspend the license and give notice, in writing, of such suspension to the person to whom the certificate and license is issued.

Section 604 - Inspections of Mobile Home Parks

The Arendtsville Borough Building Permit Officer or other authorized borough representative may inspect a mobile home park periodically to determine compliance with this ordinance. As a result of such inspection, the building permit officer may give notice for any violations of this ordinance.

Section 605 - Design and Construction Requirements

1. Minimum Park Area

A mobile home park shall have a gross area of at least five (5) acres.

2. Site Location

The location of all mobile home parks shall comply with the following minimum requirements:

- a. Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas or other potential breeding places for insects or rodents.
- b. Not subject to flooding.
- c. Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, heat, odor, glare, etc.

3. Storm Water Management

- a. The ground surface in all parts of a park shall be graded and equipped to drain surface water in a safe, efficient manner. Where necessary, storm sewers, culverts, and related facilities shall be provided to permit the unimpeded flow of natural water courses and insure the adequate drainage of all locations within the park.
- b. A drainage plan in accordance with the provisions of Section 504 shall be prepared and submitted prior to the granting of a plan approval or license for any mobile home park.
- c. All storm water facilities shall be kept completely separate from any sanitary waste facilities.

4. Soil and Ground Cover Requirements

- a. Ground surfaces in all parts of every park shall be paved, covered with stone or other acceptable material, or planted with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.

- b. Park grounds shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects, or other pests.

5. Park Areas for Non-residential Uses

- a. No part of any park shall be used for non-residential purposes, except such uses that are required for direct servicing, management or maintenance of the park and its residents.
- b. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home lot and connected to utilities.

6. Setbacks, Buffer Strips and Screening

- a. Mobile homes shall be located at least sixty (60) feet from the center line of any abutting existing or proposed public local street, seventy (70) feet from the center line of any abutting existing or proposed public collector street.
- b. There shall be a minimum distance of twenty-five (25) feet between an individual mobile home, including accessory structures attached thereto, and adjoining pavement of a park street, or common parking area or other common areas and structures.
- c. Mobile home parks shall provide a screen planting (trees, shrubs) along the property boundary line separating the park and adjacent uses.
- d. Mobile homes shall be located at least twenty-five feet (25') from any park property line and at least ten feet (10') from any side or rear mobile home lot line.

7. Placement of Mobile Homes

- a. Mobile homes shall be separated from each other and from other buildings, structures, and outdoor living areas by at least twenty (20) feet on all sides.
- b. An enclosure of compatible design and material shall be erected around the entire base of

each mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

- c. All mobile homes shall be properly placed upon a mobile home stand and securely fastened to the foundation.

8. Park Street System

- a. A safe and convenient vehicular access shall be provided from abutting public streets or roads.
- b. The entrance road, or area, connecting the park with a public street or road shall have a minimum pavement width of thirty-six (36) feet.
- c. Other internal streets shall be as follows:
 - 1. Where parking is permitted on both sides, a minimum width of thirty-six (36) feet will be required.
 - 2. A minimum pavement width of twenty-eight (28) feet will be required where parking is limited to one (1) side.
 - 3. A minimum pavement width of twenty-five (25) feet will be required if no on-street parking is allowed.
 - 4. Dead end streets shall be provided at the closed end with a paved turn-around having an outside diameter of at least sixty (60) feet.
- d. Grades of all streets shall be at least 0.5% and not more than 8.0%.
- e. Intersections of more than two (2) streets are prohibited.
- f. Within one hundred (100) feet of an intersection, streets shall be at approximately right angles. In no case shall streets intersect at less than seventy-five (75) degrees.
- g. If intersecting streets are not in alignment, a distance of at least one hundred twenty-five (125) feet shall be provided between the centerline of intersecting streets.

h. Minimum curb or edge of pavement radii at intersections shall be as follows:

Minor street with 15 feet
minor street

Minor street with 20 feet
collector street

Collector street with 20 feet
collector street

i. All streets shall be constructed in accordance with borough specifications.

j. All streets within a mobile home park shall be privately owned and maintained.

9. Off-Street Parking Areas

A paved off-street parking space for two (2) motor vehicles shall be provided at each mobile home lot.

10. Walks

a. All mobile home parks shall be provided with pedestrian walks on both sides of the street. Such walks shall be at least three and one-half (3½) feet in width.

b. All mobile home lots shall be connected to a pedestrian walk with an individual walk at least two (2) feet in width.

c. All pedestrian walks shall be constructed of a hard, durable, all-weather material that can be easily maintained, in accordance with borough specifications.

11. Mobile Home Lots

a. All lots shall abut and be accessible from a park street.

b. Mobile home lots within the park shall have a minimum area of five thousand (5000) square feet and a minimum width of fifty (50) feet frontage.

c. The total number of lots in a park shall not exceed an average density of six (6) per acre.

- d. Each mobile home lot shall be improved to provide a hard surfaced mobile home stand and adequate frost-free foundation for the placement of the mobile home unit.

12. Recreation Areas

- a. In all mobile home parks a recreation area, or areas, with suitable facilities shall be maintained within the park for the use of all park residents.
- b. Land required for such recreation areas shall not be less than ten (10) percent of the gross area of the mobile home park.

13. Outdoor Living Area

An outdoor living and service space shall be provided for each mobile home as follows:

- a. Such space shall be located for privacy, convenience, and optimum use.
- b. The minimum size of such space shall be not less than three hundred (300) square feet with a least dimension of fifteen (15) feet.
- c. A paved or hard surface area shall be provided which shall be at least one hundred (100) square feet in area with a least dimension of ten (10) feet.
- d. Visual barriers such as walls, fences, or planting shall be of a size and character to assure reasonable privacy and visual appeal.

Section 606 - Water Supply

1. General

All mobile home parks shall connect to the public water supply system, and every mobile home, service building, and other accessory facilities shall use water from the public system exclusively.

2. Individual Connections

- a. Individual water riser pipes having an inside diameter of no less than one-half (½) inch

shall be provided on each mobile home stand and shall terminate no less than four (4) inches above the ground level.

- b. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather.
- c. A shut-off valve below the frost line shall be provided near the water riser pipe on each mobile home lot.

Section 607 - Sewage Disposal

1. General

All mobile home parks shall be connected to the public sewage system, and every mobile home, service building, and other accessory facilities shall use the public sewage system exclusively. All such proposed sewage disposal facilities shall be approved by the Arendtsville Borough Sewer Authority.

2. Individual Connections

- a. Individual sewer riser pipes having at least a four (4) inch diameter shall be located on each mobile home stand and shall extend at least one (1) inch above the ground level.
- b. Provisions shall be made for plugging the sewer riser pipe when the mobile home lot is unoccupied.

Section 608 - Electrical Distribution System

1. General

Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with local electric power company's specifications regulating such systems.

2. Power Distribution Lines

- a. All power lines shall be placed underground at least eighteen (18) inches below the ground surface and shall be insulated and specifically designed for such installation. Such lines

shall be located not less than one (1) foot distance from any other utility lines, facility, or installation.

- b. Meter poles shall have a maximum height of six (6) feet.

3. Individual Electrical Connections

Each mobile home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.

4. Required Grounding

All exposed non-current-carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for the mobile home or other equipment.

Section 609 - Service Buildings and Other Park Service Facilities

1. Applicability

The requirements of this section shall apply to service buildings, recreation buildings and other community service facilities as follows:

- a. Management offices, repair shops and storage area;
- b. Laundry facilities;
- c. Indoor recreation areas;
- d. Commercial uses supplying essential goods or services for the exclusive use of park occupants.

2. Facilities

- a. Every mobile home park shall have a structure clearly designated as the office of the mobile home park manager.

- b. Service and accessory buildings located in a mobile home park shall be used only by the residents of the mobile home park.

3. Structural Requirements for Buildings

- a. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and other destructive elements. Exterior portions shall be of such materials and be so constructed as to prevent entrance or penetration of moisture and weather.
- b. All rooms containing lavatory facilities shall:
 - 1. Have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions in lavatories and other plumbing fixtures shall be constructed of dense, non-absorbant, waterproof material or covered with moisture-resistant materials.
 - 2. Have at least one (1) window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten (10) percent of the floor area served by them.
 - 3. Have at least one (1) window which can be easily opened, or a mechanical device which will adequately ventilate the room.
- c. Toilets shall be located in separate compartments equipped with self-closing doors.

Section 610 - Refuse Handling

The storage, collection and disposal of refuse in the mobile home park shall be the responsibility of the mobile home park owner or manager and shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution and shall comply with all applicable borough and state regulations.

Section 611 - Insect and Rodent Control

Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall comply with all applicable borough and state regulations.

Section 612 - Fuel Supply and Storage

1. Natural Gas System

- a. Natural gas piping systems when installed in mobile home parks, shall be installed and maintained in conformity with the specifications of the company serving the area.
- b. Each mobile home lot provided with piped gas shall have an approved shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

2. Liquefied Petroleum Gas Systems

Liquefied petroleum gas systems provided for mobile homes, service buildings and other structures when installed shall be maintained in conformity with any applicable rules and regulations and shall include the following:

- a. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
- b. Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
- c. All LPG piping outside of the mobile homes shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes.
- d. Vessels of more than twelve (12) and less than sixty (60) U.S. gallons gross capacity may be securely but not permanently fastened to prevent accidental overturning.
- e. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home or any other structure unless such installations are specially approved by the authority having jurisdiction.

3. Fuel Oil Supply Systems

- a. All fuel oil supply systems provided for mobile homes, service buildings and other structures shall be installed and maintained in conformity with any applicable rules and regulations.
- b. All piping from outside fuel storage tanks or cylinders to mobile homes shall be securely, but not permanently, fastened in place.
- c. All fuel oil supply systems provided for mobile homes, service buildings and other structures shall have shut-off valves located within five (5) inches of storage tanks.
- d. All fuel storage tanks or cylinders shall be securely placed and shall not be less than five (5) feet from any mobile home exit.
- e. Storage tanks located in areas subject to traffic shall be protected against physical damage.

Section 613 - Fire Protection

1. Local Regulations

The mobile home park area shall be subject to any local fire protection rules and regulations.

2. Litter Control

Mobile home park areas shall be kept free of litter, rubbish and other flammable materials.

3. Fire Extinguishers

Portable fire extinguishers of a type approved by the fire prevention authority shall be kept in public service buildings under park control and a sufficient number shall be maintained throughout the park in readily accessible and well marked positions.

4. Fire Hydrants

a. Fire hydrants shall be installed if their water supply source is capable to serve them in accordance with the following requirements:

1. The water supply source shall permit the operation of a minimum of two (2) one and one-half (1½) inch hose streams.

2. Each of two nozzles, held four (4) feet above the ground, shall deliver at least seventy-five (75) gallons of water per minute at a flowing pressure of at least thirty (30) pounds per square inch at the highest point of the park.
- b. Fire hydrants, if provided, shall be located within six hundred (600) feet of any mobile home, service building or other structure in the park, and shall be installed in accordance with all applicable borough specifications.
- c. The park management shall give the borough zoning officer or other authorized borough representative free access to all mobile home lots, service buildings and other community service facilities for inspection purposes.

Section 614 - Register of Occupants

The management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park. The management shall notify the appropriate officer in accordance with state and local taxation laws of the arrival and departure of each mobile home.

Section 615 - Removal of Mobile Home

No mobile home, whether installed on a single lot or in a mobile home park, shall be removed from the borough without first obtaining a removal permit from the Borough Tax Collector as required by Act No. 54, 1969, of the Pennsylvania General Assembly. Such permit shall be issued upon payment of a fee of Two Dollars (\$2.00) and real estate taxes assessed against the home and unpaid at time the permit is requested.

Section 616 - Notices, Hearings and Orders

1. Whenever the borough building permit officer or other authorized borough representative determines that there are reasonable grounds to believe that there has been a violation of any provisions of this ordinance, or of any regulation adopted pursuant thereto, such authority shall give notice of such alleged violation to the person to whom the permit, certificate or license was issued, as hereinafter provided. Such notice shall:
(a) be in writing; (b) include a statement of the reasons for its issuance; (c) allow a reasonable time for the performance of any act it requires; (d) be served upon

the owner or his agent as the case may require; provided, however, that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been served with such notice by any other method authorized or required by the laws of this state; (e) contain an outline or remedial action which, if taken, will effect compliance with the provisions of this ordinance, or any part thereof, and with the regulations adopted pursuant thereto.

2. Hearing

Any person affected by any notice which has been issued in connection with the enforcement of any provision of this ordinance, or of any regulation adopted pursuant thereto, may request and shall be granted a hearing on the matter before the Arendtsville Borough Council, provided that such person shall file in the office of the municipal authority a written petition requesting such hearing and setting forth a brief statement of the grounds therefore within ten (10) days after the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and the suspension. Upon receipt of such petition, the borough building permit officer shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than ten (10) days after the day on which the petition was filed; provided that upon application of the petitioner, the borough building permit officer may postpone the date of the hearing for a reasonable time beyond such ten (10) day period when, in his judgement, the petitioner has submitted good and sufficient reasons for such postponement.

3. Findings and Order

After such hearing the borough council shall make findings as to compliance with the provisions of this ordinance and regulations issued thereunder and shall issue an order, in writing, sustaining, modifying, or withdrawing the notice which shall be served as provided in Section 616.1 (d). Upon failure to comply with any order sustaining or modifying a notice, the license of the mobile park affected by the order shall be revoked.

4. Record; Appeal

The proceedings at such a hearing, including the findings and decision of borough council, together with a copy of every notice and order related thereto, shall be entered as a matter of public record in the office of the borough but the transcript of the proceedings need not be transcribed unless judicial review of the decision is sought as provided by this Section. Any person aggrieved by the decision of borough council may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this Commonwealth.

Section 617 - Penalties

1. Summary Offense

Any person who violates any operation or maintenance provision of this Article shall be guilty of a summary offense and upon conviction shall be required to pay a penalty for the use of Arendtsville Borough in a sum not less than Twenty-five Dollars (\$25.00) nor more than Three Hundred Dollars (\$300.00), together with the costs of prosecution, and in default of such payment, shall be imprisoned in county prison for a term not to exceed ten (10) days. Each day during which any violation of this ordinance continues shall constitute a separate offense. The Borough of Arendtsville may also bring any actions at law or equity to enforce the terms of this ordinance at their sole discretion.

2. Revocation or Suspension of License

Upon repeated violations by the same licensee, his right to the issuance of a license, or to continued operation under a license, may be suspended for a fixed term or permanently revoked after notice and hearing by Arendtsville Borough Council subject to the right of appeal to the Adams County Court of Common Pleas.

Article VII - Fees

Section 701 - General Provisions

1. The following fees shall be paid by the developer to the borough at the times specified.
 - a. A filing fee of twenty dollars (\$20.00) plus two dollars (\$2.00) per lot at the time the preliminary application is submitted for approval.
 - b. An engineering fee in the amount estimated by the borough engineer on the basis of the preliminary plan to cover such costs as:
 - (1) reviewing the plan for conformance to the provision of the codes and ordinance of the borough;
 - (2) site inspections for conformance to survey;
 - (3) preparing cost estimates of required improvements.

Such fee shall be sufficient to cover the costs of all necessary engineering reviews. Failure to pay such fee after notification of costs and within eighty-five (85) days of plan submission, shall constitute grounds for denial of preliminary plan approval.

- c. An inspection fee in the amount estimated by the borough engineer for:
 - (1) Inspection of required improvements during installation;
 - (2) final inspection of required improvements.

Such fee shall be paid at the time the final plan is submitted for approval.

Engineering and inspection fees shall be estimated by the borough engineer using the prevailing engineering rates for the Adams County area. The developer may request a meeting with borough council and the borough engineer to appeal any estimated fee.

The developer shall be reimbursed if the actual cost is under the estimated cost. The developer shall be required to pay any additional amounts required because of unforeseen circumstances after any such amounts have been authorized by borough council.

All fees shall be in the form of a certified check or money order and payable to the borough.

2. A fee shall be paid by the developer to the county to cover the cost of county review of the preliminary plan.

Such fee shall be paid at the time the preliminary plan is submitted for approval and shall be in the form of a certified check or money order and payable to the county.

Article VIII - Variances

Section 801 - General

If any portion of this ordinance is shown by the developer to be unreasonable of application, or such as to cause undue hardship not of his own making in the special conditions of his proposed development, the borough council may grant a variance from the literal requirements of such provision, provided: that such variance will not be contrary to the public interest; that justice will be done, and that the purpose and intent of this ordinance is observed.

Section 802 - Procedure

1. Any request for a variance shall be in writing and shall accompany and be a part of the submission of the plan, preliminary and/or final, to which it refers. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision(s) of this ordinance involved, and the exact variance therefrom which is requested.
2. All proposals for variance from the provisions of this Ordinance, whether requested by the developer or deemed necessary by borough council or the planning commission, shall be reviewed and a recommendation made by the planning commission.
3. All proposals for variance from the provisions of this ordinance shall be reviewed by and shall have effect only when approved by borough council.
4. A record of the action on all variances from the provisions of this ordinance shall appear in the official minutes of the planning commission and of borough council.

Article IX - Administration, Enforcement and Penalties

Section 901 - Administration and Enforcement

1. The Arendtsville Planning Commission and Borough Council shall have the duty and authority for the administration and general enforcement of the provisions of this ordinance, as specified or implied herein.
2. Permits required by the borough for the erection or alteration of buildings in a development, the installation of sewers or sewage disposal systems, or for other appurtenances to or use of the land shall not be issued by any borough official until he has ascertained that the site for such building, alteration, improvement or use is located in a development approved and publicly recorded in accordance with the provisions of this ordinance.
3. The borough building permit officer shall require that each application for a building permit contain all the necessary information and shall issue no permit until it is determined that the site and plan for the proposed building, alteration or other improvement is acceptable in accordance with the provisions of this ordinance and other pertinent ordinances and laws.

Section 902 - Penalties

Any person, partnership or corporation who or which being owner or agent of the owner of any lot, tract or parcel of land, shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvement for public use, travel or other purposes, or for the common use of occupants of buildings abutting thereon, or who sells, transfers or agrees, or enters into an agreement to sell any land in a subdivision or land development, whether by reference to or by other use of a plat

of such subdivision or land development or otherwise, or erect any building thereon, unless and until a final plat has been prepared in full compliance with the provisions of this Ordinance and of the regulations adopted hereunder and has been recorded as provided herein, shall be guilty of a misdemeanor, and upon conviction thereof, such person, or the members of such partnership, or its officers, shall pay a fine not exceeding \$1,000 per lot or parcel or per dwelling unit within each lot or parcel.

The description of such lot or parcel 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. The county may also enjoin such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction, in addition to the penalty herein provided.

Section 903 - Action for Relief by Borough

Borough council may obtain a writ of injunction against the owner or agency who attempts the improper sale or conveyance of land made prior to final plan approval of any development.

Section 904 - Other Actions

Nothing herein shall prevent borough council from taking such other action necessary to prevent or remedy any violation.

Section 905 - Appeals

The landowner or any person aggrieved may appeal directly to court the decision of the governing body or planning commission respecting a subdivision or land development plan, preliminary or final. Such appeal shall be filed not later than thirty days following the date of the decision being appealed.

Section 906 - Severability

If any section of this ordinance shall be determined to be invalid or unconstitutional by a recognized court of the Commonwealth, such determination shall not affect the legality of the remaining provisions of the ordinance.

Section 907 - Repeals

All borough ordinances or portions thereof which are inconsistent herewith are hereby repealed.

Section 908 - Enactment

This Subdivision and Land Development Ordinance shall become effective on 13 July, 1978, and shall remain in force until modified, amended or rescinded by the Borough Council of Arendtsville Borough, Adams County, Pennsylvania, this 13th day of June, 1978.

Borough of Arendtsville
Borough Council

By
Mayor

By
President of Council

Attest:

Secretary

APPENDIX A

Specifications for Street Construction Within Subdivisions and Land Developments

I. Description

Streets to be provided pursuant to the provisions of the Arendtsville Borough Subdivision and Land Development Ordinance shall be in accordance with these specifications and within the lines, grades, and dimensions shown on the approved plans.

II. General Provisions

All materials and construction requirements shall be governed by and subject to these specifications and to those referenced specifications of the Pennsylvania Department of Transportation's Specification Form 408 of 1976 as amended.

III. Design of Pavement

1. The pavement design of minor and collector streets shall conform to the standards and alternatives presented in Table A.
2. For the design of arterial streets, the developer shall consult the regional office of the Pennsylvania Department of Transportation.

IV. Materials

Materials shall meet the specifications and requirements set forth in the applicable sections of Specification Form 408/76 as amended.

V. Construction Requirements

Construction requirements and methods shall conform to approved procedures and practices as set forth in the applicable sections of Specification Form 408/76 as amended.

TABLE A

Alternatives	Section	Type	Minor	Collector	Reference 408/76
Rigid Pavement	Surface	Plain Cement Concrete	6"	6"	Section 500
	Base	-	-	-	-
	Subbase	Subbase	6"	6"	Section 350
Flexible Pavement	Surface	ID-2	1½"	1½"	Section 420
	Base	Bituminous Concrete	3"	5"	Section 305
	Subbase	Subbase	6"	6"	Section 350
	Surface	ID-2	2½" #	2½"	Section 420
	Base	Crushed Aggregate Type DG	4"	8"	Section 312
	Subbase	Subbase	6"	6"	Section 350
	Surface	ID-2	2½" #	3"	Section 420
	Base	Crushed Aggregate	6"	8"	Section 310
	Subbase	Subbase	6"	8"	Section 350
	Surface	IF-2	1½"	1½"	Section 420
	Base	Stabilized*	5"	6"	As noted below*
	Subbase	Subbase	6"	7"	Section 350

Notes:

1. Expansion joints shall be provided at all intersections where the adjoining pavement is concrete and shall conform to the specifications of Section 705.1 of Form 408/76.
- # As an alternate to 2½" ID-2 surfacing, 3" of FB-1 (Section 440 of Form 408/76) or 3" of FB-2 (Section 430 of Form 408/76) surface is acceptable for minor roads.
- * Either Aggregate-Bituminous Base Course (Section 320 of Form 408/76); Aggregate-Cement Base Course (Section 321 of Form 408/76); or, Aggregate-Lime-Pozzolan Base Course (Section 322 of Form 408/76) is acceptable.

Appendix B

Specifications for Curb Construction Within Subdivision and Land Developments

I. Description

Curbs to be provided pursuant to the provisions of the Arendtsville Borough Subdivision and Land Development Ordinance shall be in accordance with these specifications and within the lines, grades, and dimensions shown on the approved plans. Curb sections shall conform to the details shown in Section IV. J (Standard Drawings) of this appendix.

II. General Provisions

All materials and construction requirements shall be governed by and subject to these specifications and to those referenced specifications of the Pennsylvania Department of Transportation's Specification Form 408 of 1976 as amended.

III. Materials

A. Cement Concrete

All curbs shall be constructed of Class A Cement Concrete (Section 704.1(g) of Form 408/76). For slip forming, the concrete shall be designed with a slump of up to one and one-half ($1\frac{1}{2}$) inches maximum.

B. Expansion Joint Filler

Expansion joint filler shall include premolded fillers of cork, cork and rubber, or fiber (resilient bituminous types), meeting the requirements of Section 705 of Form 408/76. Premolded expansion joint filler shall be $\frac{1}{4}$ of an inch in thickness.

IV. Construction Requirements

A. Preparation of Foundation

Excavation shall be made to the required depth, and the material upon which the curb is to be constructed shall be compacted to a firm, even surface.

B. Forms

1. Forms shall be of metal, except that wood forms may be used on sharp curves and short tangent sections when approved by the engineer.
2. Forms shall be straight, free from warp, and of sufficient strength when staked to resist the pressure of the concrete without springing.
3. Metal Forms shall be of the approved section; or if wood, they shall be nominal two (2) inch planks, finished on the inside and the top.
4. Forms shall be of a depth equal to the depth of the curb, designed to permit secure fastening of the face and back forms at the tops.
5. All forms and templates shall be thoroughly cleaned and treated with an approved materials, to prevent the concrete from adhering thereto.

C. Depressed Curb

1. Where a driveway enters a street, the curb shall be made lower for the width of the opening.
2. The height of a depressed curb at its face should not be more than two (2) inches. The height of the back shall be one (1) inch more than at the face.
3. Between a depressed curb and the adjacent curb of regular height, there shall be a sloping section eighteen (18) inches long.

D. Placing and Finishing Concrete

1. Concrete shall be placed in the forms in horizontal layers not to exceed five (5) inches, and spaded sufficiently to eliminate all voids.
2. The top surface of the curb shall be finished true to line and grade in a smooth, neat, and even manner, and the edges of the face and back shall be rounded to a radius of $\frac{3}{4}$ of an inch and $\frac{1}{4}$ of an inch, respectively, while the concrete is still plastic.

E. Joints

1. Contraction joints shall be spaced in uniform lengths of sections fifteen feet (15') maximum, except where shorter sections are necessary for closures or curves, but no section shall be less than four (4) feet.
2. Contraction joints may be either hand-formed or sawed and shall be 3/16 inches wide and two (2) inches deep.
3. Premolded expansion joint material shall be cut to conform to the cross sectional area and be placed at structures and at the end of a days work.

F. Removal of Forms

1. The forms shall not be removed within twelve (12) hours after the concrete has been placed.
2. Any irregular surface shall be corrected by rubbing with a carborundum stone; however, no rubbing will be permitted until the full curing period has elapsed.
3. After removal of the forms, minor honeycombed areas shall be filled with mortar composed of one (1) part cement and two (2) parts fine aggregate.
4. Major honeycombed area will be considered as defective work, and shall be removed and replaced.

G. Curb Machine

1. Concrete may be placed with a self-propelled machine.
2. Concrete shall be uniformly fed to the machine; after extrusion, the firmly compacted, high-density curb shall stand complete, strong and ready for curing.
3. The finished curb shall have a surface free from voids and honeycomb. Any minor surface finishing required shall be performed immediately after extrusion.

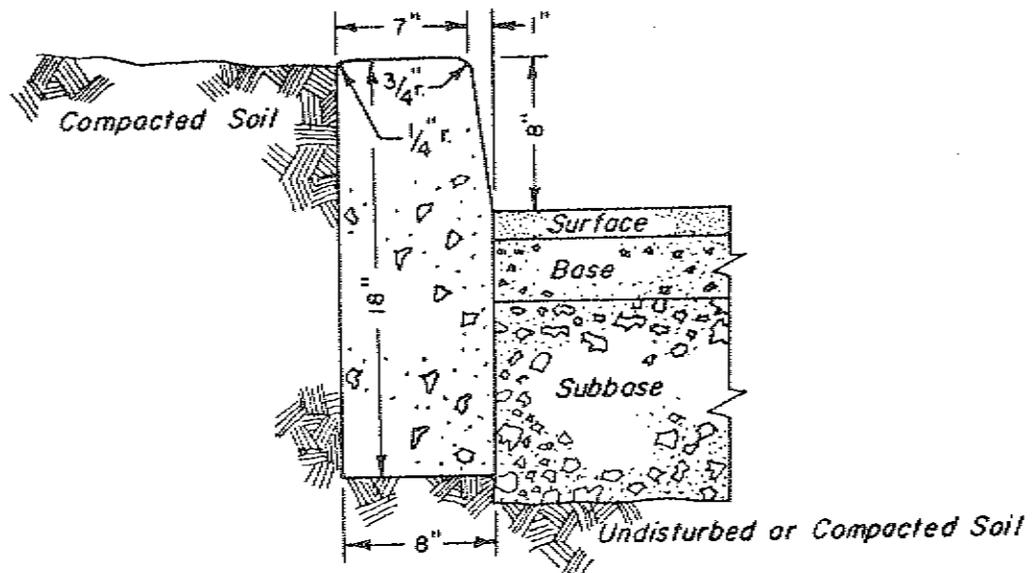
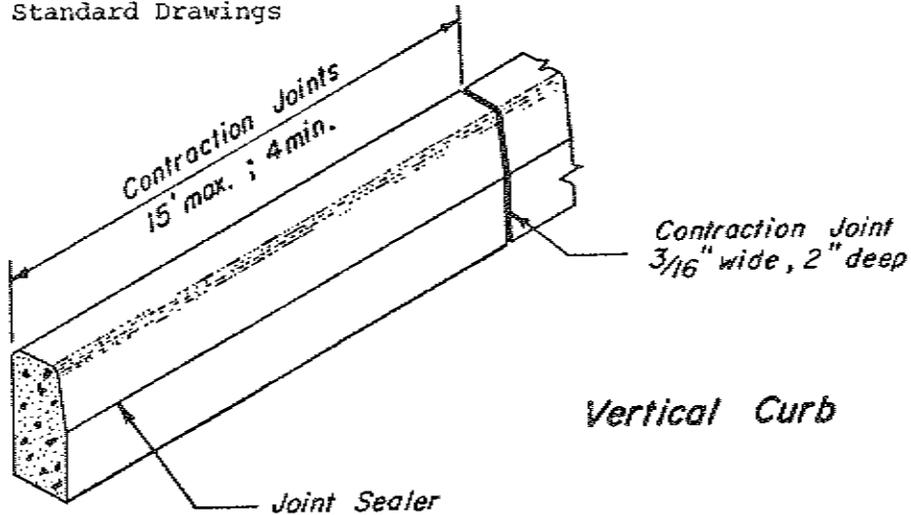
H. Curing

The curb shall be cured and protected as specified in Section 1001.3(a) of Form 408/76, with either membrane or water curing.

I. Backfilling

1. As soon as possible after the removal of forms, the spaces in front and back of the curb shall be backfilled with approved material in layers of not more than four (4) inches in depth, which shall be thoroughly compacted to the required elevation and cross section.
2. The layers shall be placed by alternating between the front and back of the curb.

J. Standard Drawings



Appendix C

Specifications for Sidewalk Construction Within Subdivisions and Land Developments

I. Description

Sidewalks to be provided pursuant to the provisions of the Arendtsville Borough Subdivision and Land Development Ordinance shall be in accordance with these specifications and within the lines, grades, and dimensions shown on the approved plans.

II. General Provisions

All materials and construction requirements shall be governed by and subject to these specifications and to those referenced specifications of the Pennsylvania Department of Transportation's Specification Form 408 of 1976 as amended.

III. Materials

A. Cement Concrete

All sidewalks shall be constructed of Class A Cement Concrete (Section 704.1(g) of Form 408/76).

B. Aggregate

Aggregate shall be stone, gravel, or slag meeting the requirements for Type C, or better, No. 2B material (Section 703.3 of Form 408/76).

C. Expansion Joint Filler

Expansion joint filler shall include premolded fillers of cork, cork and rubber, of fiber (resilient bituminous types), meeting the requirements of Section 705 of Form 408/76. Premolded expansion joint filler shall be $\frac{1}{4}$ of an inch in thickness.

IV. Construction Requirements

A. Preparation of Foundation

1. The foundation for the bed shall be formed at a depth of eight (8) inches below and parallel with the finished surface of the sidewalk.

2. Unsuitable material shall be removed and replaced with approved material.

3. The foundation shall be thoroughly compacted and finished to a firm, even surface.

B. Placing of Aggregate for Bed

The approved aggregate shall be spread on the prepared foundation to form a compacted bed four (4) inches in depth.

C. Forms

1. Forms shall be of wood or metal, straight, free from warp, and of sufficient strength when staked to resist the pressure of the concrete without springing.

2. If wood, they shall be nominal 2-inch planks finished on the inside and the top; or if metal, they shall be of approved section.

3. Forms shall have a depth equal to the depth of the concrete, and shall be thoroughly cleaned and treated with an approved material, to prevent the concrete from adhering thereto.

D. Joints

1. Contraction joints shall be spaced in uniform lengths of not more than five (5) feet.

2. Contraction joints shall be 3/16 inches wide and one (1) inch deep and may be either hand-formed or sawed joints.

3. Premolded expansion joint material shall be cut to conform to the cross sectional area and be placed at structures and at uniform intervals of not more than thirty (30) feet.

E. Placing Concrete

1. Concrete shall be four (4) inches in depth, and spaded sufficiently to eliminate all voids.

2. An edger having a ¼ inch radius shall be used for edging.

F. Removal of Forms

1. Side forms shall not be removed within twelve (12) hours after the concrete has been placed.
2. After removal of the forms, minor honeycombed areas shall be filled with mortar composed of one (1) part cement and two (2) parts fine aggregate.
3. Major honeycombed areas will be considered as defective work, and shall be removed and replaced.

G. Curing

The sidewalk shall be cured and protected as specified in Section 1001.3(q) of Form 408/76, with either membrane or water curing.

H. Backfilling

After the concrete has cured for not less than seventy-two (72) hours, the spaces adjacent to the sidewalk shall be backfilled with approved material in layers of not more than four (4) inches in depth, which shall be thoroughly compacted to the required elevation and cross section.

Appendix D

Specifications for Selecting, Planting, and Maintenance of Street Trees Within Subdivision and Land Developments

I. Description

Street trees to be provided pursuant to the provisions of the Arendtsville Borough Subdivision and Land Development Ordinance shall be in accordance with these specifications and approved plans.

II. Materials

A. Preferred tree species

1. All plant material shall be of those species or varieties listed below. If the developer is confronted with an unforeseen problem pertaining to tree species, the Adams County Agricultural Extension Agent shall be consulted for advice and recommendations.
2. Street trees within the same block shall be of the same species except to achieve a special effect.
3. Recommended and preferred trees are as follows:

<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum	Red Maple
Carpinus betulus	European Hornbeam
Fraxinus pennsylvanica lanceolata	Green Ash
Liquidambar styraciflua	Sweet Gum
Quercus borealis	Red Oak
Quercus coccinea	Scarlet Oak
Quercus phellos	Willow Oak
Tilia cordata	Littleleaf Linden
Tilia euchlora	Crimean Linden
Tilia tomentosa	Silver Linden
Zelkova serrata	Japanese Zelkova

B. Acquisition of trees

All plant material for street tree planting shall be grown and procured from commercial nurseries.

C. Tree specifications

1. Each tree shall be at least eight (8) feet in height and have a diameter of at least one and one-half (1½) inches measured at a height of six (6) inches above the finished ground level.
2. The relationship between tree caliper, tree height, and diameter of the root ball shall be as follows:

<u>Caliper</u>	<u>Height Range</u>	<u>Minimum Ball Diameter</u>
1½ to 1 ¾ inches	8 to 10 feet	20 inches
1 ¾ to 2 inches	10 to 12 feet	22 inches
2 to 2½ inches	12 to 14 feet	24 inches

D. Soil amendments

1. Only material classified by the County Agricultural Extension Office as an acceptable soil mixture shall be permitted in back-filling the planting hole.
2. For each planting hole, one pound rockphosphate plus one pound dolomitic ground limestone (horticultural grade) shall be worked into the bottom of the hole before planting. One pound of steamed bonemeal shall be distributed in the hole as back-filling proceeds. No additional fertilizer is required.

III. Construction Methods

A. Planting locations

1. The actual location of each individual tree shall be determined considering views, proximity of utility poles, overhead and guy wires, driveways and sub-surface utility installations.
2. Whenever possible street trees shall be planted alternately along each side of all streets of the development. Trees shall be spaced at regular intervals of between fifty (50) feet and seventy (70) feet without regard to property lines.
3. The cross-sectional location of street trees shall be as follows:
 - a. No overhead utility wires - trees shall be located within the right-of-way, on-center between the curb and sidewalk.
 - b. Utility wires overhead - trees shall be located between the sidewalk and building setback line and at least five (5) feet from the sidewalk.

B. Planting specification

1. Tree pits shall be at least 10 inches wider in diameter than the diameter of the root ball. Unless building debris is encountered, the hole shall be excavated to a depth no greater than to permit the top of the ball to be level with the rim of the hole. All encountered debris should be removed to a minimum depth of 30 inches.
2. Planting time - Except where waived by the planning commission, trees within the same block shall be planted at the same time. Balled and burlapped material may be planted during any period of the year when the soil is frost-free and friable.

3. The burlap and twine covering the upper half of the ball shall be rolled back or cut away after the plant has been set.
4. Trees shall be staked with no less than 2 by 2 inch stakes driven $2\frac{1}{2}$ to 3 feet into the ground. Two stakes shall be required for trees less than 2 inches in caliper and three for trees greater than 2 inches in caliper. The trunk shall be protected by placing a short piece of $\frac{3}{4}$ inch diameter, two ply, reinforced hose around the guy wire where it comes in contact with the tree (see figure A). All stakes shall be of the same height for uniform appearance and support.

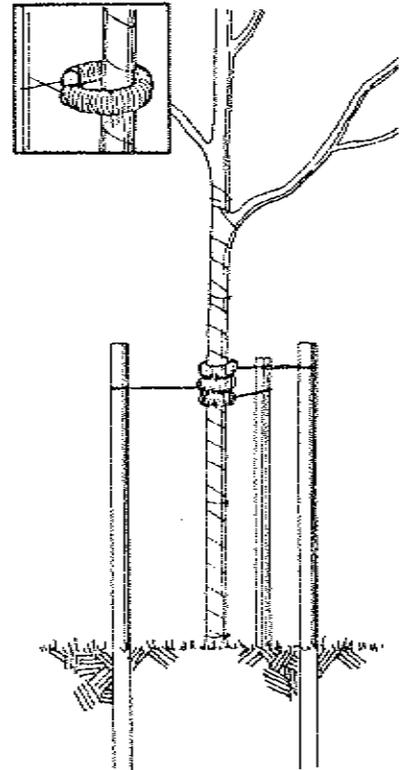


Figure A

5. The planting hole shall be backfilled to three-fourths full with soil, followed by ten (10) gallons of water. When the water has been absorbed, the hole shall be filled with topsoil and tamped lightly to finished grade.

6. Upon completion of the transplanting operation, a wood chip or pine bark mulch, 2 inches deep, shall be placed over the planting area.
7. All unused soil or other debris resulting from the planting or plant material shall be removed from the project area.

IV. Period of Establishment

A. Maintenance

1. Plant maintenance shall begin immediately after each plant is satisfactorily installed and shall continue until final inspection by the borough engineer.
2. Plant maintenance shall include, but need not be limited to, replacing mulch that has been displaced by erosion or other means, maintaining stakes and guys as originally installed, watering when needed or directed, and performing any other work required to keep the plants in a healthy condition.
 - a. An adequate moisture supply is estimated to be the equivalent of 1 inch of water per week, delivered at weekly intervals in the form of rain, or augmented as required by periodic watering.
3. The developer shall remove and replace all dead, defective, and rejected plants as occur during this period.

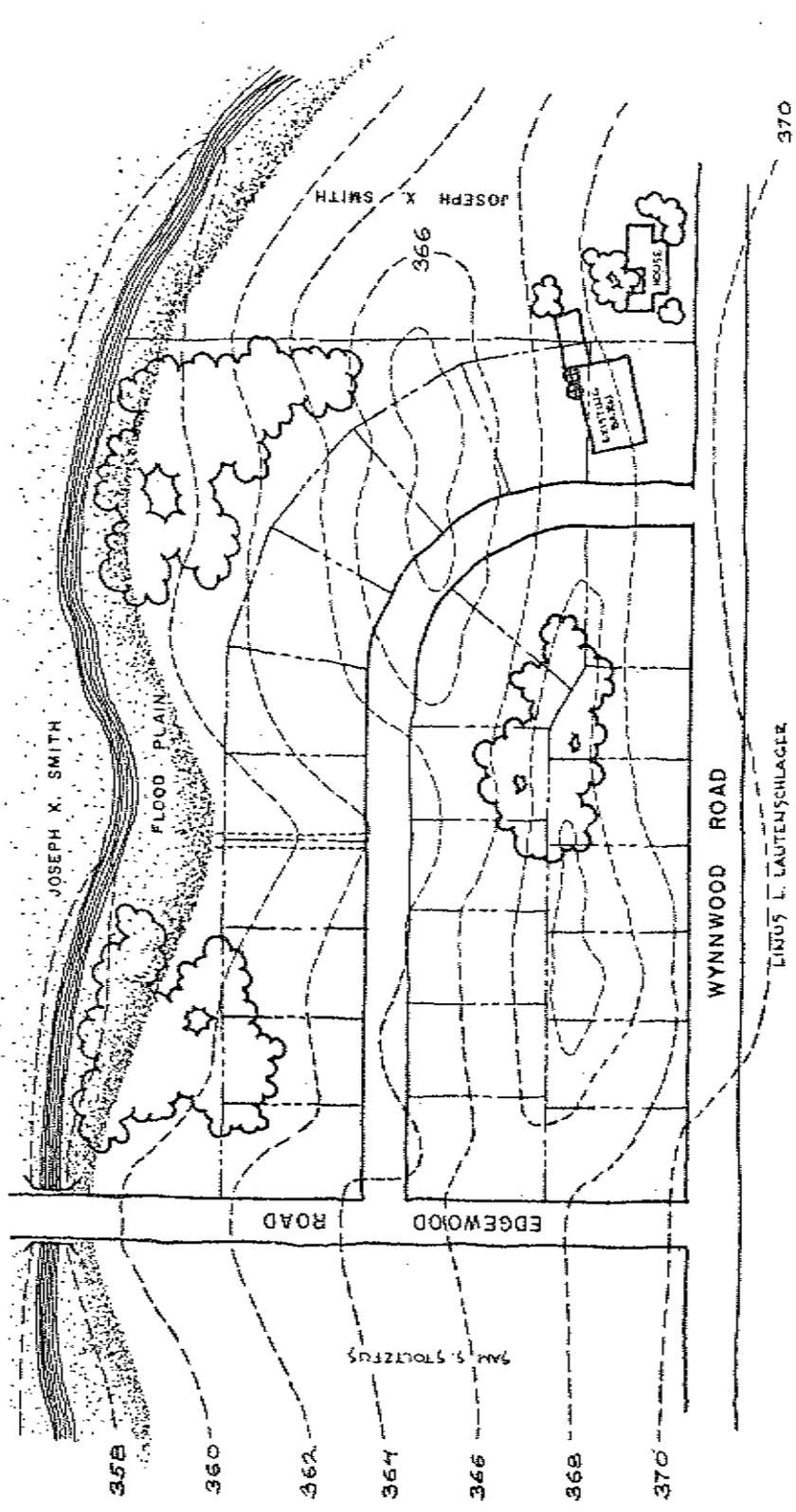
B. Guarantee

In addition to other standard provisions, the developer's improvement bond shall also provide for the following:

1. Maintenance necessary during establishment period.
2. Replacement in kind, or with a substitute acceptable to the planning commission, of all plant material not in a healthy growing condition or that has died back to the crown or beyond normal pruning limits.

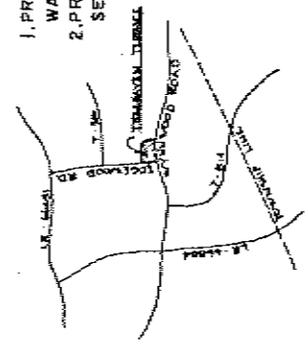
Appendix E
Design Illustrations

The following illustrations are intended solely as an aid to visualizing and understanding many of the design concepts and definitions. Care should be taken when using the illustrations since the measurements, angles and distances may not necessarily correspond to the ordinance requirements. Furthermore, these illustrations may not be to scale.



NOTES:

- 1. PROPERTY TO BE SERVED BY EXISTING 10" WATER MAIN IN WYNWOOD ROAD.
- 2. PROPERTY TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.



LOCATION MAP
SCALE - 1" = 2000'

SKETCH PLAN

TREHAVEN TERRACE

TOWNVILLE TOWNSHIP - ANY COUNTY, PENNA.

SCALE - 1" = 100'

DATE - MARCH 15, 1974

LAND DEVELOPMENT ENGINEERS

TOWNVILLE, PENNSYLVANIA

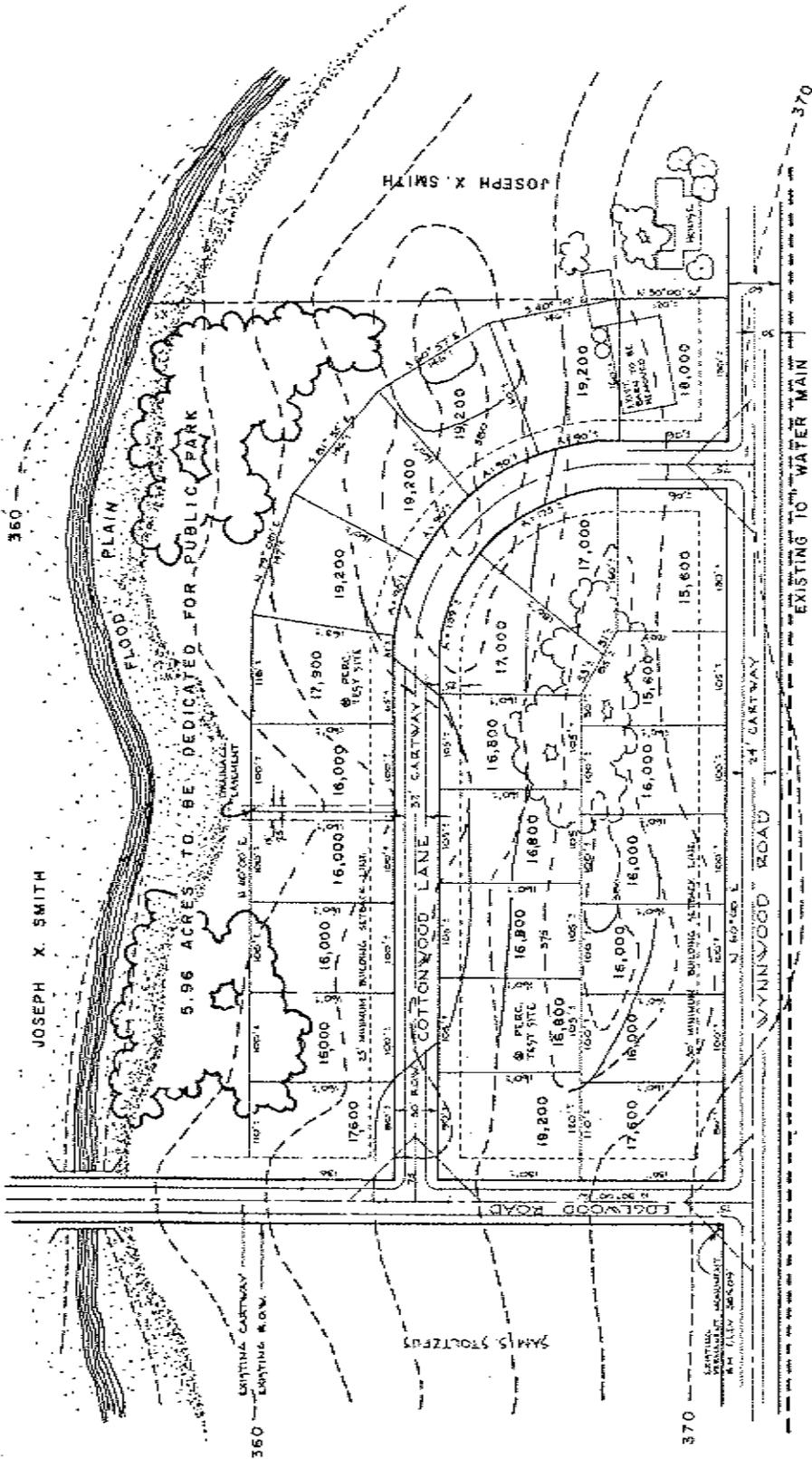


OWNER - SUBDIVIDER

JOHN A. JONES

R.D. 1

TOWNVILLE, PENNSYLVANIA

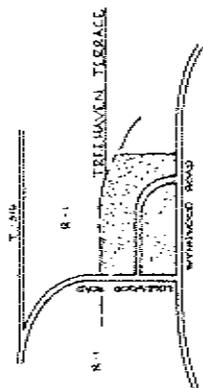


SITE DATA

NUMBER OF LOTS — 25
 NUMBER OF ACRES — 18.3
 ZONING — R-1
 TYPE OF DEVELOPMENT — SINGLE FAMILY DETACHED

OWNER — SUBDIVIDER

JOHN A. JONES
 R. O. I
 TOWNVILLE, PENNSYLVANIA



NEIGHBORHOOD MAP

PRELIMINARY PLAN

OF TREEHAVEN TERRACE

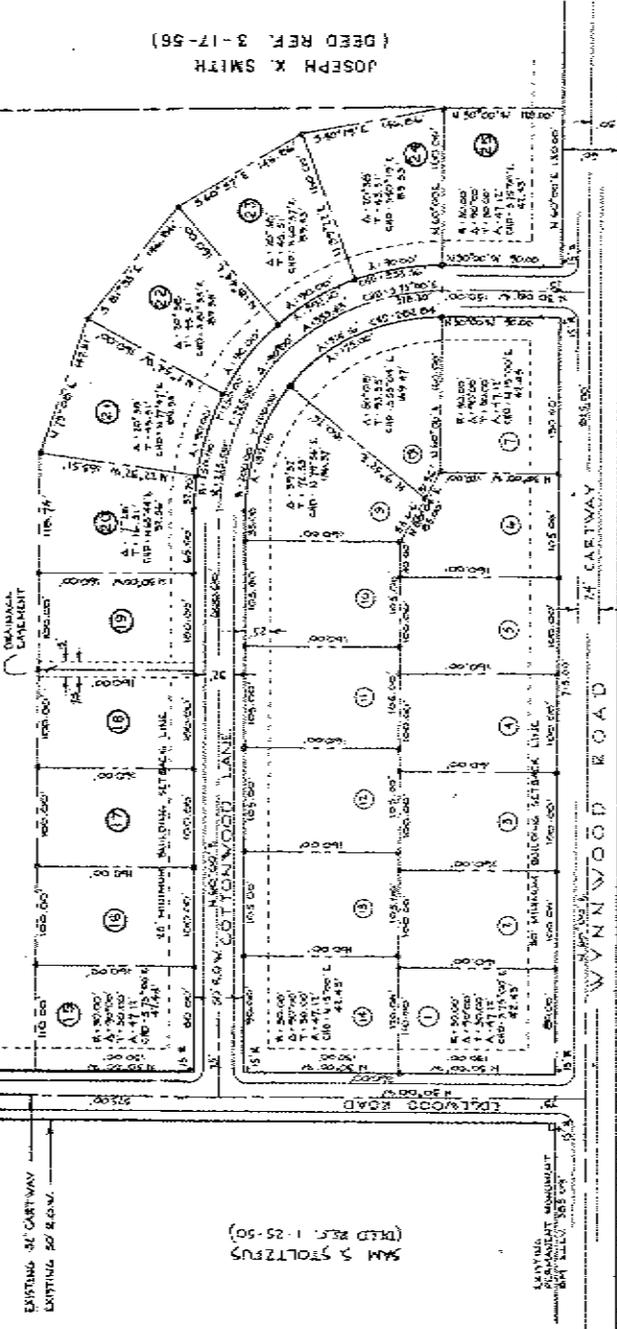
TOWNVILLE TOWNSHIP
 ANY COUNTY PENNSYLVANIA
 SCALE: 1" = 100'
 JUNE 1, 1974

LAND DEVELOPMENT ENGINEERS
 TOWNVILLE, PENNSYLVANIA

SEAL

JOSEPH X. SMITH
(DEED REF. 3-17-56)

5.86 ACRES TO BE DEDICATED FOR PUBLIC PARK



JOSEPH X. SMITH
(DEED REF. 3-17-56)

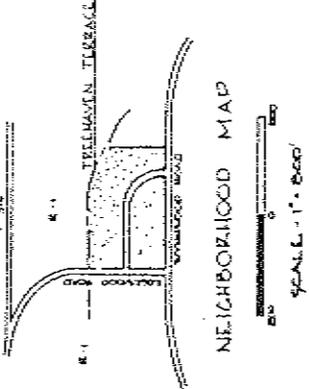
LINUS L. LAUTENSCHLAGER
(DEED REF. 2-21-175)

NOTE:

1. PERMANENT MONUMENTS AND MARKERS WILL BE INSTALLED UPON COMPLETION OF THE GRADING.
2. OBT-STREET PARKING SPACE TO BE PROVIDED ON EACH LOT.
3. ON-LOT INSPECTION AND APPROVAL OF SLEPTIC TANK AND TILE FIELD INSTALLATION.
4. ETC.
5. ETC.

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 THE SAME TO BE RECORDED AS SUCH ACCORDING TO 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____



APPROVED BY THE (GOVERNING BODY) OF _____ THIS _____ DAY OF _____ 19____

APPROVED BY THE (MUNICIPALITY) PLANNING COMMISSION THIS _____ DAY OF _____ 19____

REVIEWED BY: _____

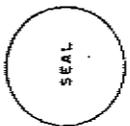
MUNICIPAL ENGINEER _____ DATE _____

REVIEWED BY THE ANY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 19____

CHAIRMAN _____ DIRECTOR _____

SOURCE OF TITLE OWNER-SUBDIVIDER
RECORDED IN DEED JOHN A. JONES
BOOK _____ VOLUME _____ R. D. I
PAGE _____ TOWNVILLE, PENNA.

I CERTIFY THAT THIS SURVEY AND PLAT ARE CORRECT.



SIGNATURE _____

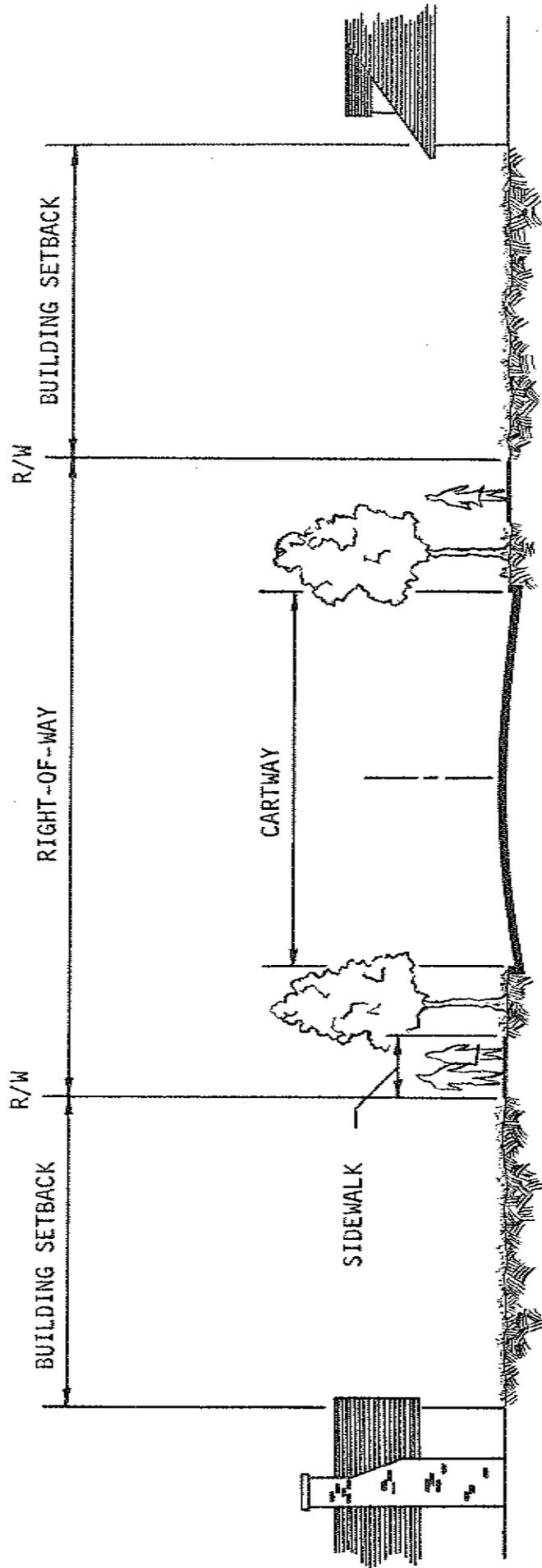
FINAL PLAN
OF
TREEHAVEN TERRACE

TOWNVILLE TOWNSHIP
ANY COUNTY PENNSYLVANIA

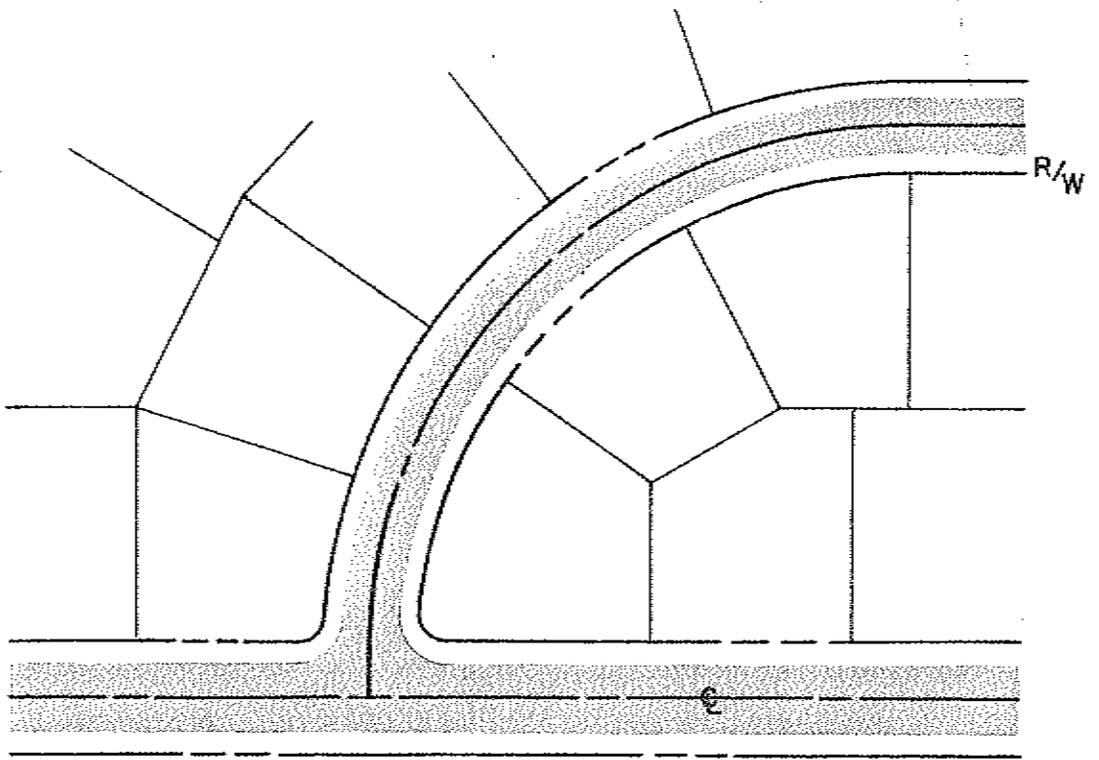
SCALE: 1" = 100' OCTOBER 1, 1974



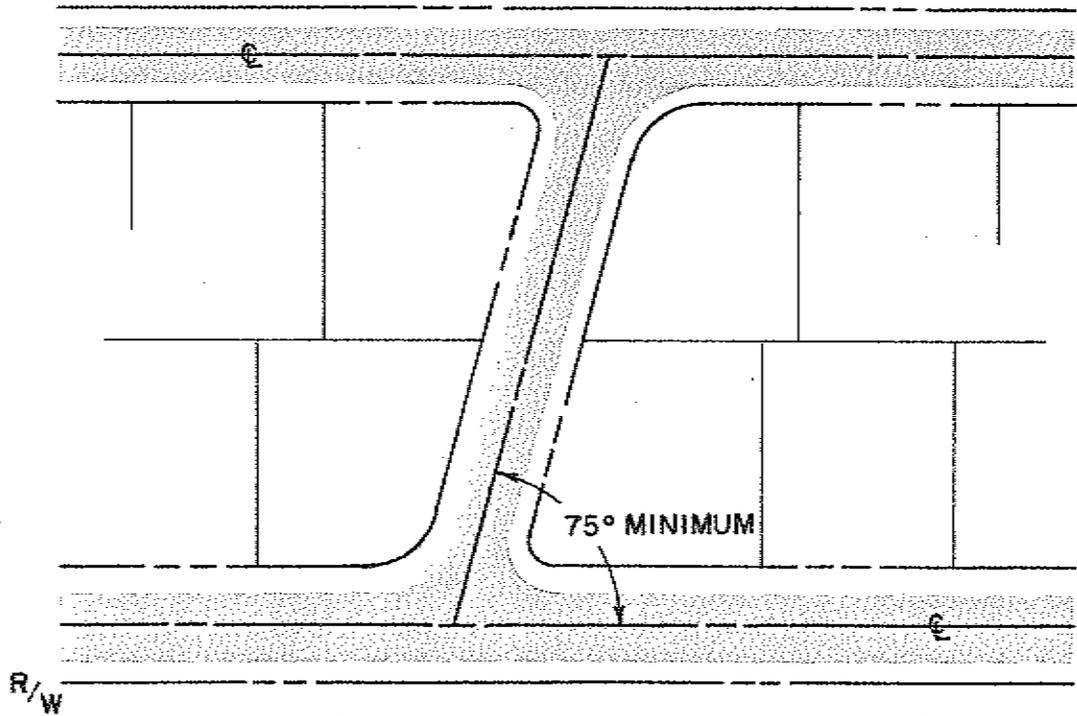
LAND DEVELOPMENT ENGINEERS
TOWNVILLE, PENNSYLVANIA



TYPICAL CROSS SECTION

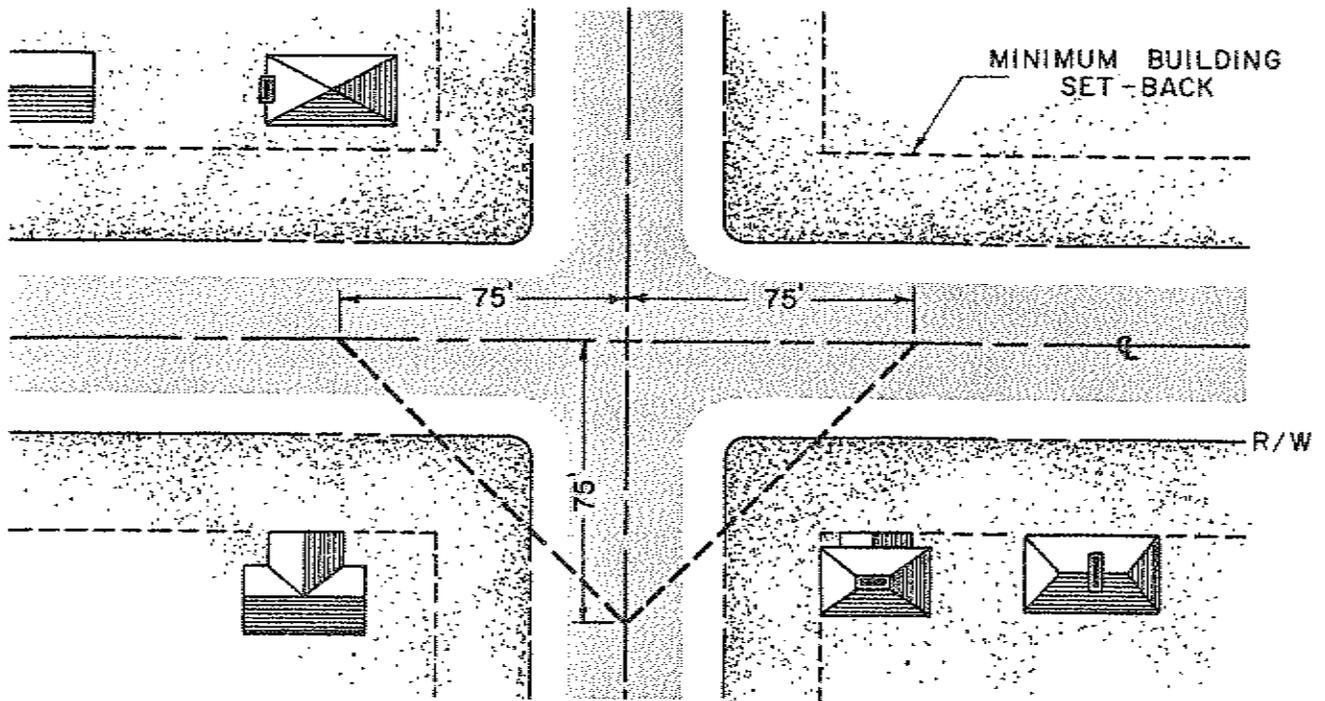


RIGHT ANGLE INTERSECTIONS USED WHEREVER POSSIBLE

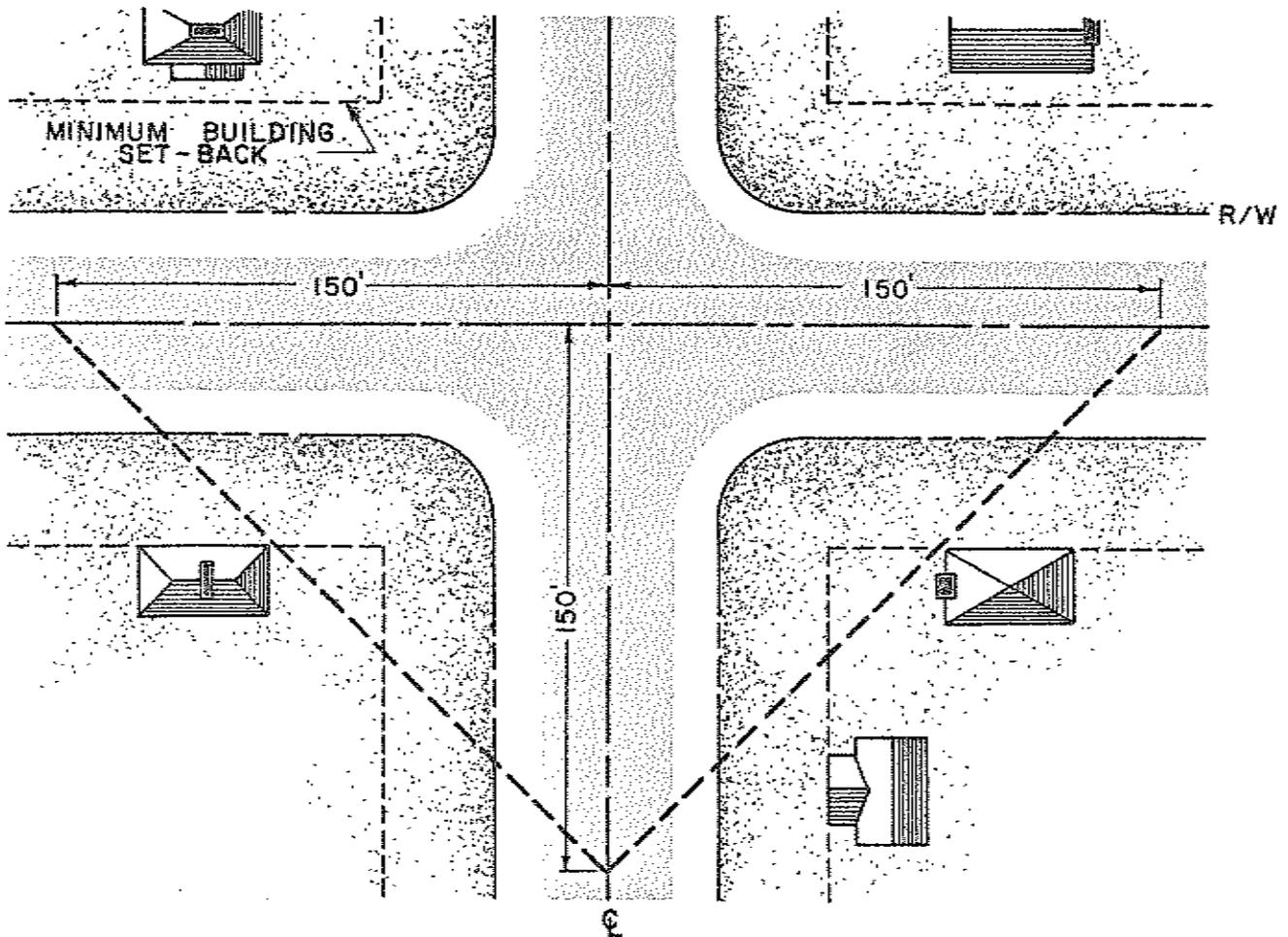


STREET INTERSECTIONS

MINOR TO MINOR INTERSECTION

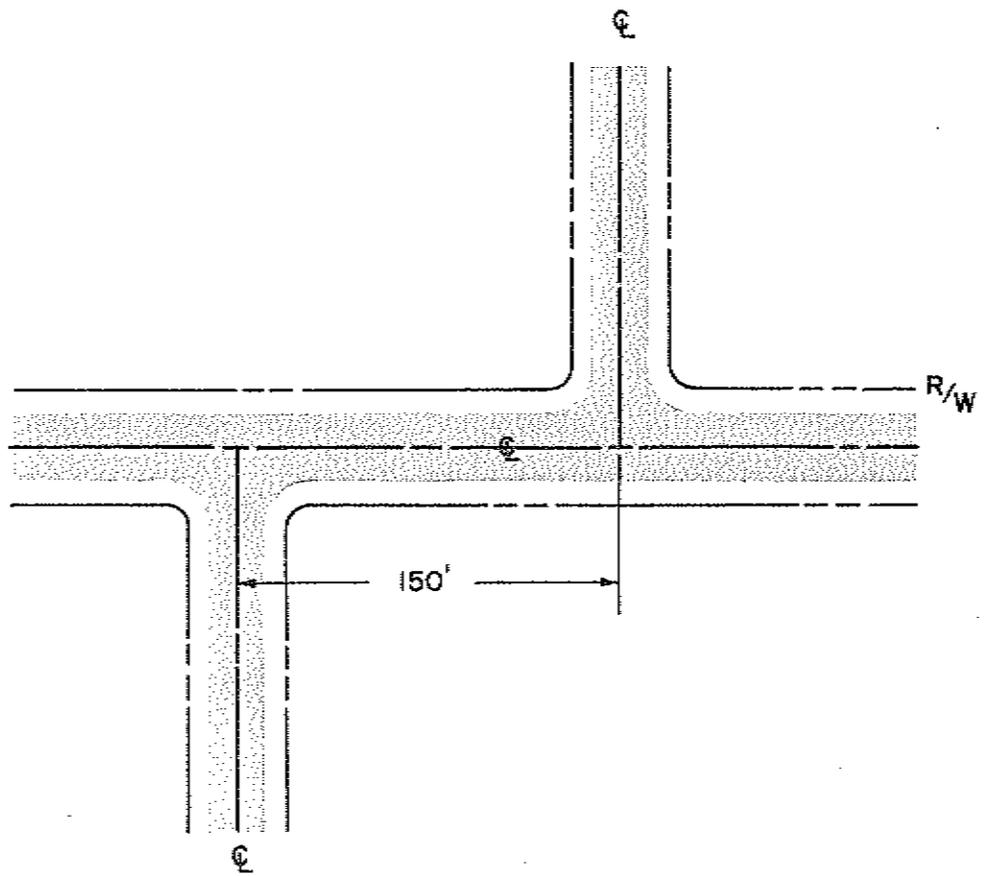


INTERSECTION WITH ARTERIAL



INTERSECTION SIGHT DISTANCE

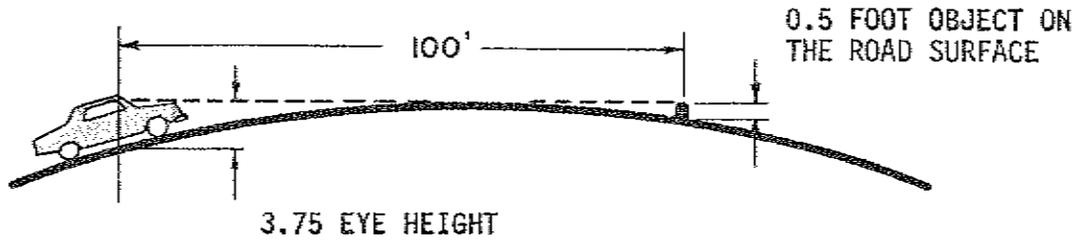
SECTION 402.4e



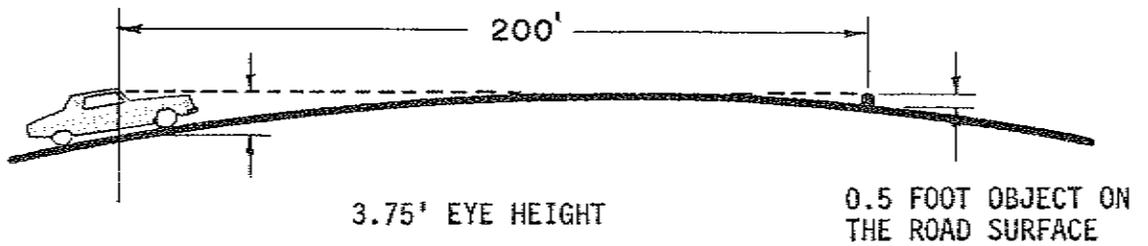
STREETS NOT IN ALIGNMENT

SECTION 402.5

MINOR STREET

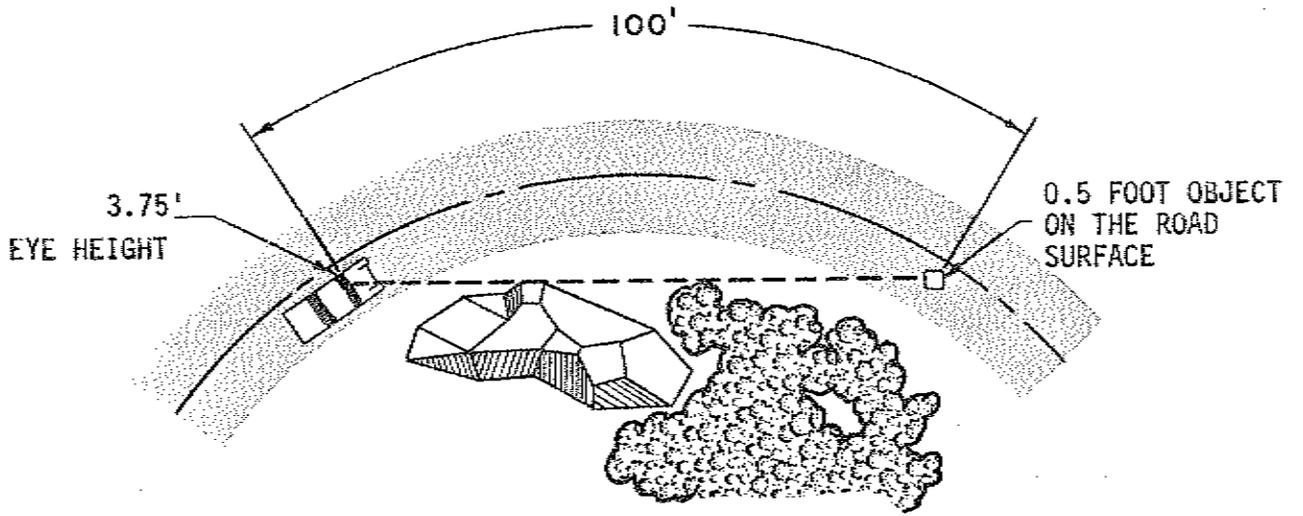


COLLECTOR STREET

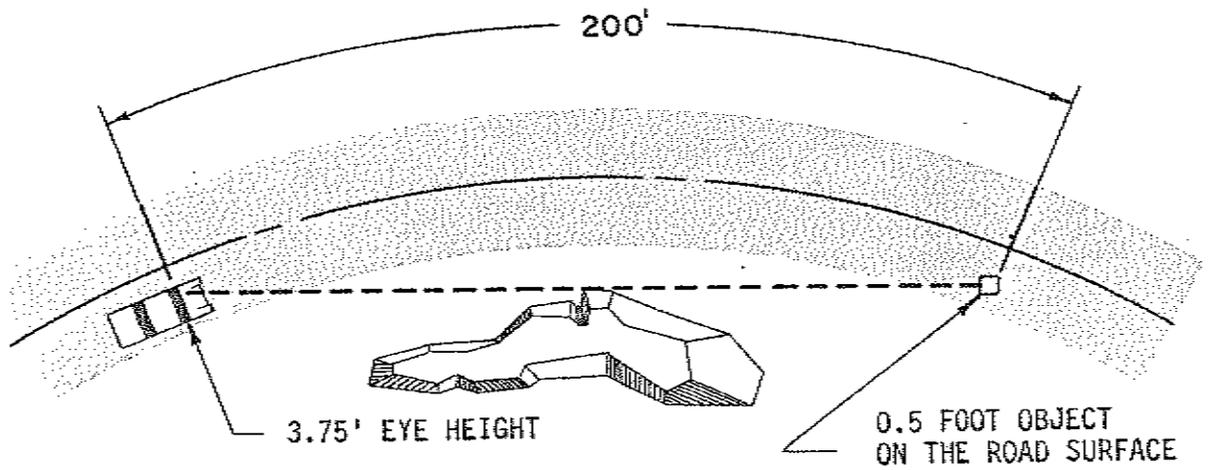


SIGHT DISTANCE - VERTICAL ALIGNMENT

MINOR STREET

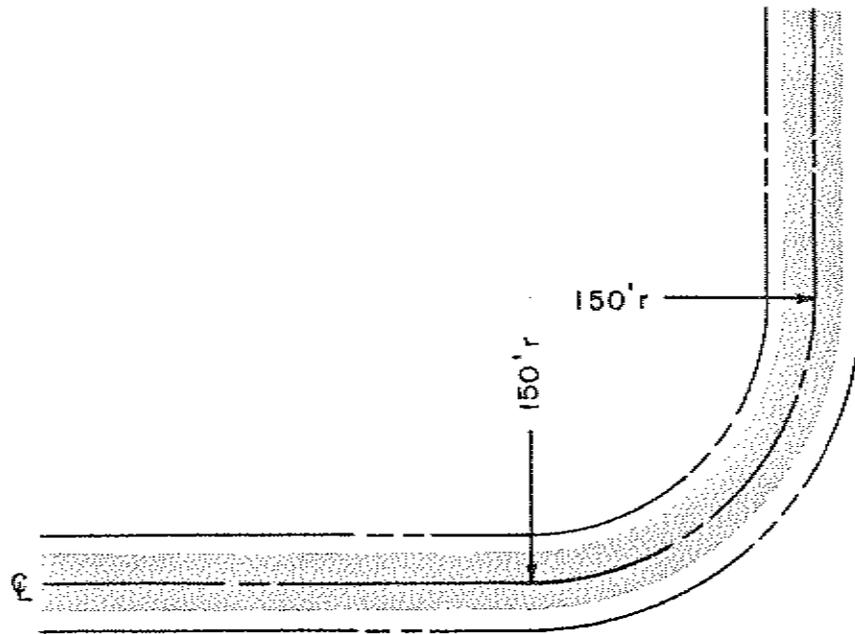


COLLECTOR STREET

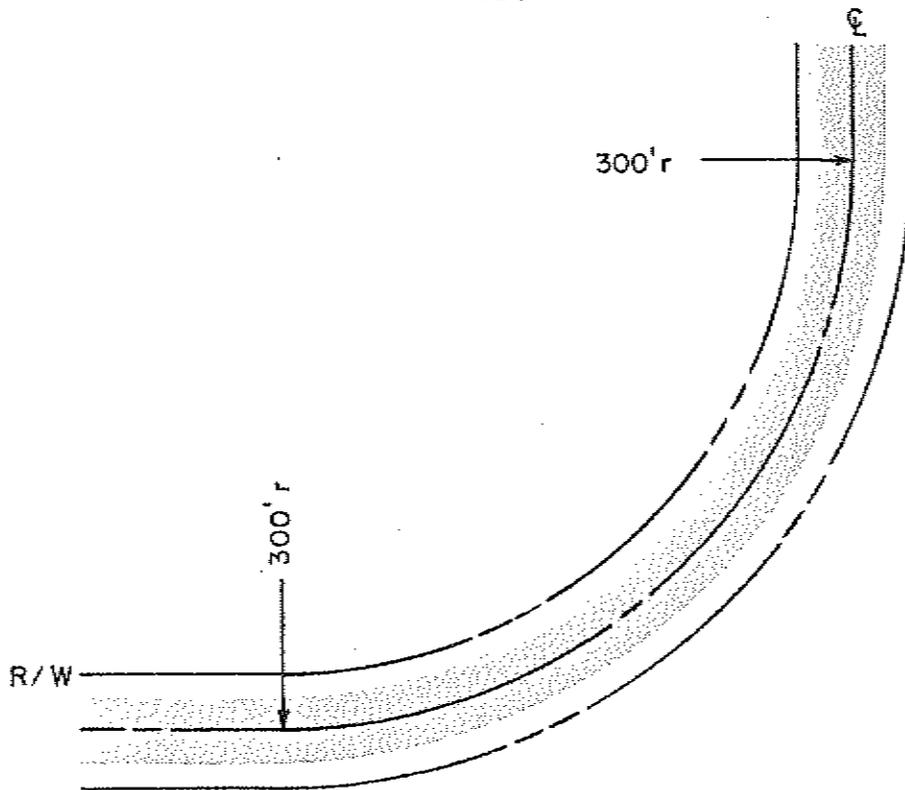


SIGHT DISTANCE HORIZONTAL ALIGNMENT

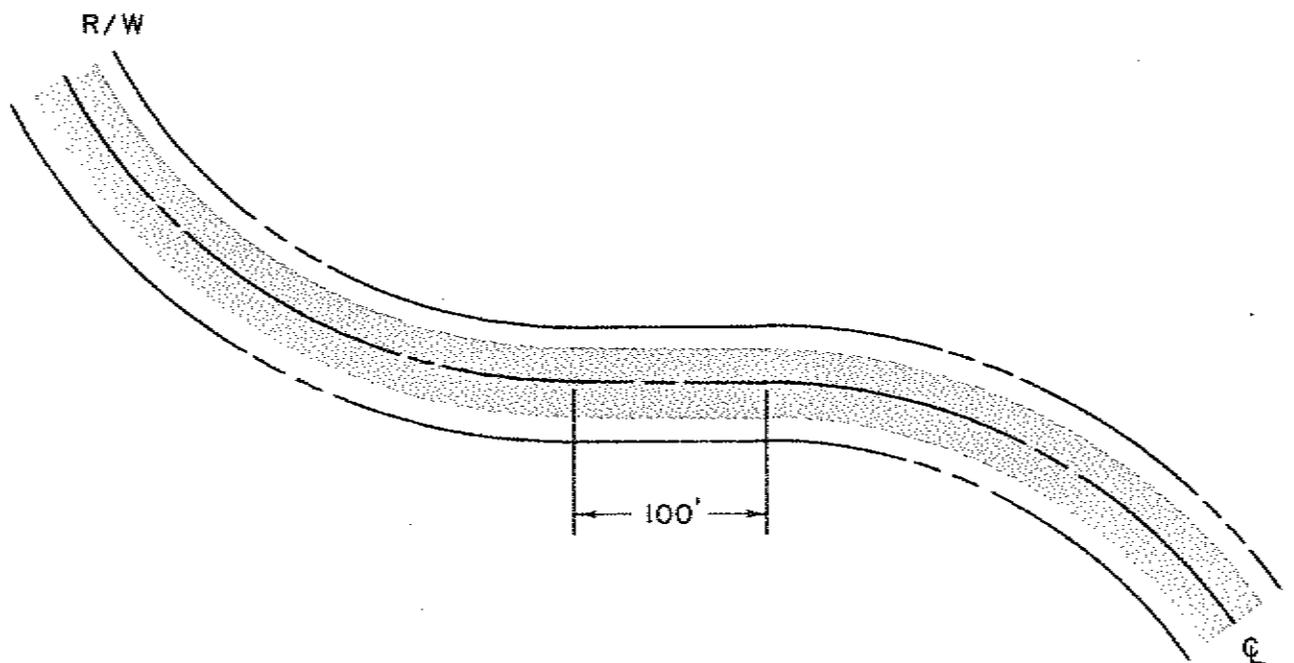
MINOR STREET



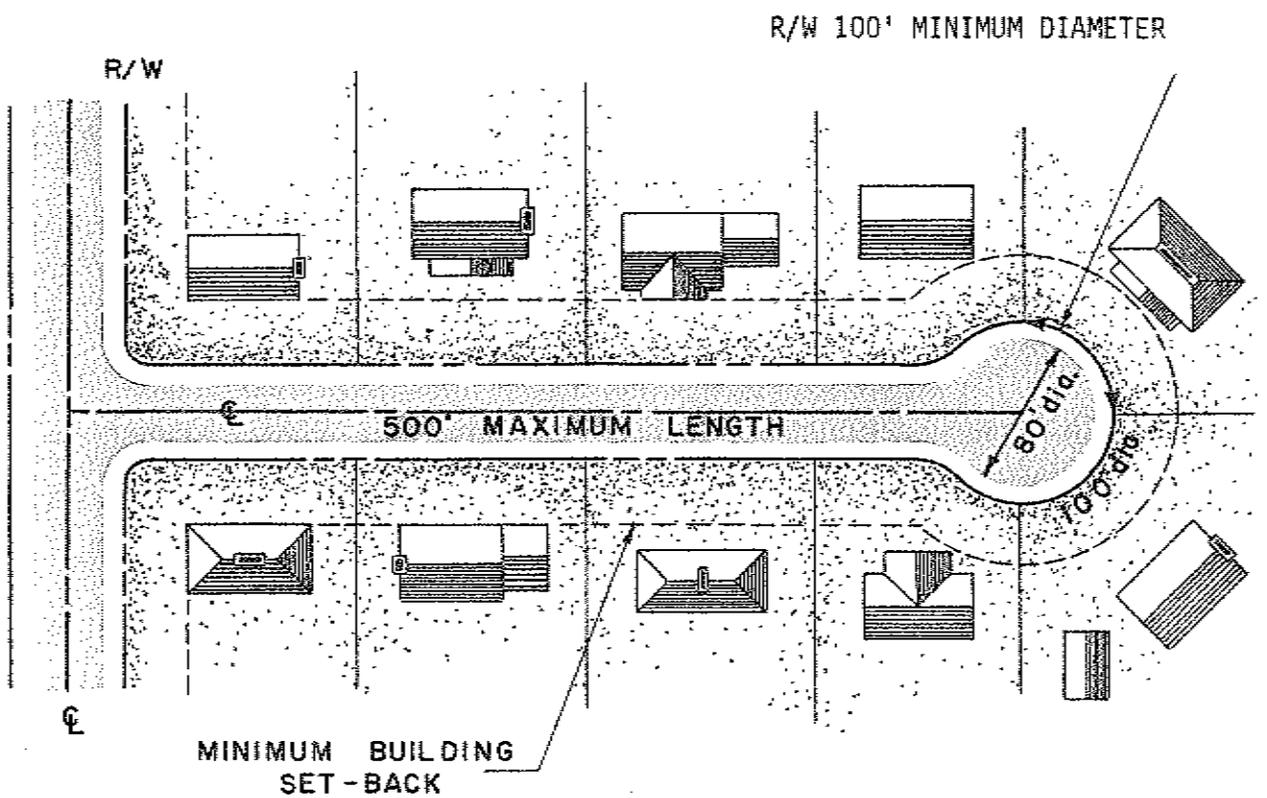
COLLECTOR STREET



MINIMUM CURVE RADII

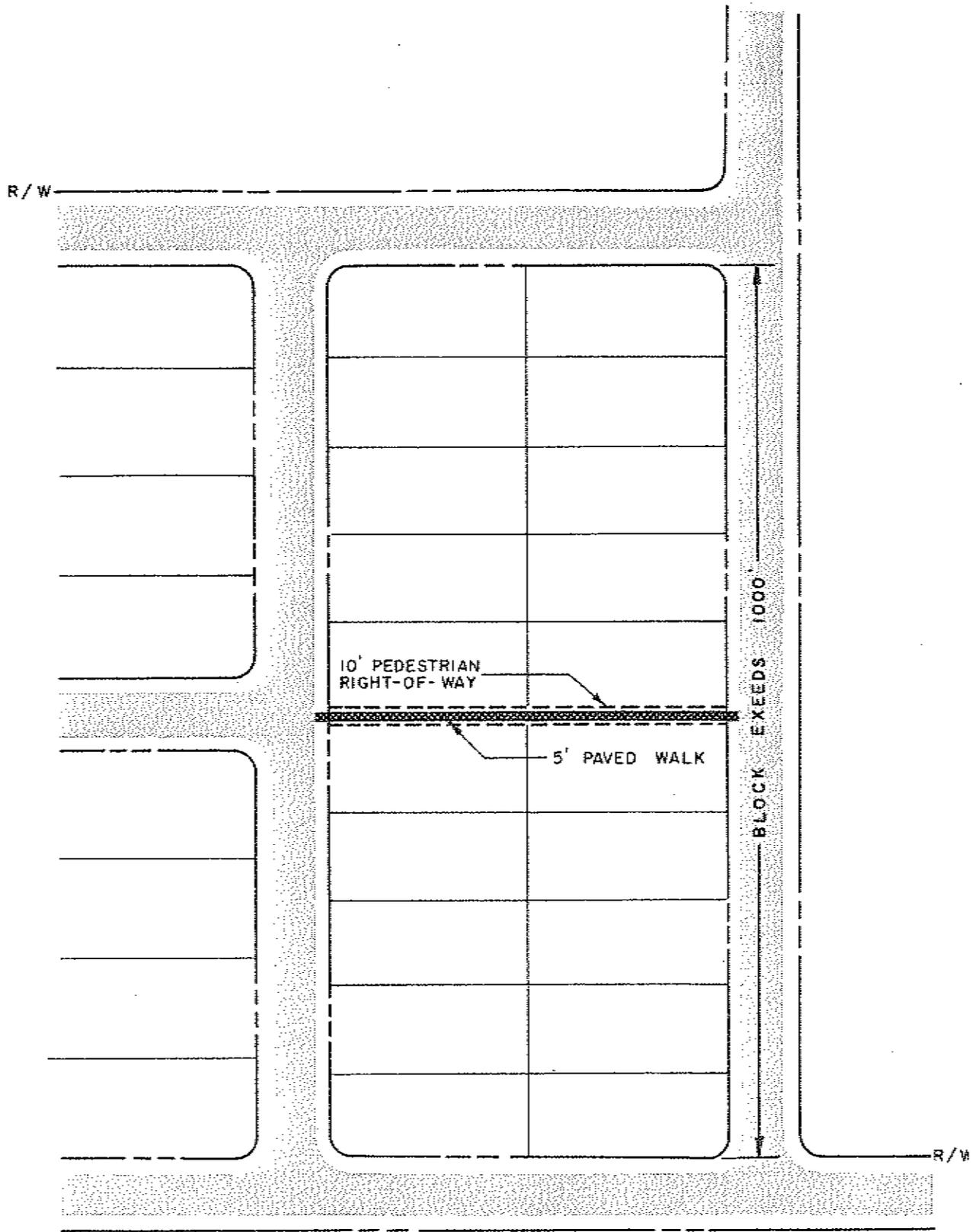


REVERSE CURVES - MINIMUM TANGENT

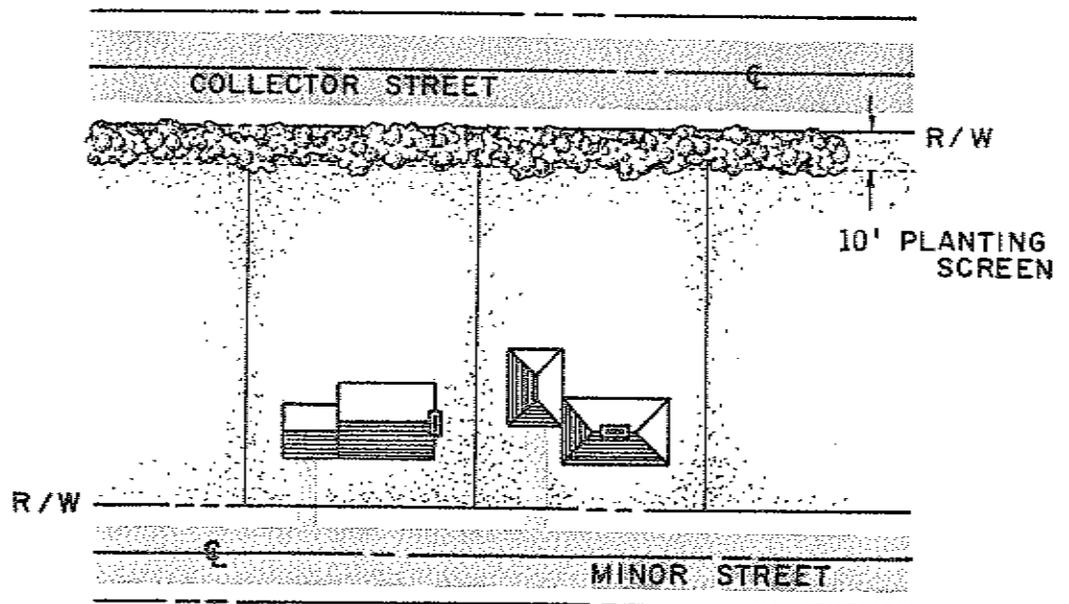


CUL-DE-SAC STREETS

SECTION 402.9



PEDESTRIAN CROSSWALK



REVERSE FRONTAGE LOT

SECTION 404.2