

Stowe Township

Subdivision and Land Development Ordinance #

1036

Adopted: December 8, 2020



SUBDIVISION AND LAND DEVELOPMENT

Table of Contents

PART I.....1

TITLE AND GENERAL PROVISIONS 1

§101. Short Title.....1

§102. Purpose.1

§103. Land Development Control.....2

§104. Other Regulations Incorporated Herein.2

§105. Conflicts Between Regulations and Modifications.....2

§106. Effect of Ordinance.2

§107. Effect of Noncompliance.3

§108. Effect on Prior Applications or Approvals.....3

PART II.....5

DEFINITIONS.....5

§201. Strict Construction.....5

§202. Abbreviations.5

§203. Meaning of Words.6

PART III.....15

CLASSIFICATIONS OF APPROVALS AND APPLICATIONS..... 15

§301. General.15

§302. Approvals Overview.....16

§302.1 Simple Subdivision.16

§302.2 Minor Subdivision.16

§302.3 Minor Land Development.....23

§302.4 Major Subdivision24

§302.5 Major Land Development.....35

§303. Pre-Application Conference and Sketch Plan.....36

§303.1 Pre-Application Conference.....36

§303.2 Sketch Plan.36

§304. Preliminary Plan Application Requirements.36

§304.1 Preliminary Plan Application Form & Fee.37

§304.2 Letter of Transmittal.....37

§304.3 Preliminary Site Plan.37

Subdivision and Land Development Ordinance

§304.4 Preliminary Grading Plan.....	39
§304.5 Preliminary Parking Plan.	40
§304.6 Preliminary Loading Plan.....	41
§304.7 Preliminary Stormwater Management Plan and Report.....	41
§304.8 Resource Protection Plan and Worksheet.....	41
§304.9 Sewage Facilities Planning Module.....	42
§304.10 Proof of Submission to Other County, State, and Federal Agencies (PADEP, Allegheny County Conservation District, PennDOT and others as determined by Township.).....	42
§304.11 Survey (Sealed) and Existing Conditions Plan.	43
§304.12 Erosion and Sedimentation Plan.....	44
§304.13 Typical Cross-Sections of Each Street Proposed.....	44
§304.14 Photometrics Plan.....	44
§304.15 Building Elevations and Other Architectural Drawings.....	45
§304.16 Landscape Plan.....	45
§304.17 Construction Details.....	45
§304.18 Phasing Plan and Schedules.	46
§304.19 Common Areas Plan and Facilities Management.	46
§304.20 Level of Service of Water and Sewage Supply	46
§304.21. Traffic Impact Study.....	47
§304.22 State Highway Access.....	49
§304.23 Geotechnical Report and Slope Analysis.....	49
§304.24 Impervious Surface Requirements and Worksheet.	50
§304.25 Environmental Assessment.	54
§304.26 Wetland Impact.....	54
§304.27 Phase 1 Environmental Assessment.....	54
§304.28 Phase 2 Environmental Assessment (if required by Phase 1 Assessment).	56
§305. Final Plan Application Requirements.	56
§305.1 Final Plan Applications.	56
§305.2 Final Plan Application Form and Fee.....	57
§305.3 Letter of Transmittal.....	58
§305.4 Updated/Revised Preliminary Plan Information.	58
§305.5 Final Site Plan.....	58

- §305.6 Final Grading Plan.....62
- §305.7 Utility Plan/Profiles/Data.....62
- §305.8 Agreement for Dedication of Streets and Sewers.....62
- §305.9 Parking Agreements.....62
- §305.10 Final Landowner and/or Developer's Agreement.....63
- §305.11 Deed Restrictions, Easements and Protective Covenants.....63
- §305.12 Proof of Other Agencies Approval (PADEP, Allegheny County Conservation District, PennDOT and others as determined by Township).....63
- §305.13 As-Built Drawings in Conformance with Allegheny County and Township Standards (Digital Format).....64
- §306. Appeals.....64
- §307. Approval Resolution.....65
- §308. Completion of Improvements/Improvement Guarantee.....65
- §309. Final Release from Improvement Guarantee.....65
- §310. Partial Release from Improvement Guarantee.....66
- §311. Modifications and Waivers.....67
- §312. Recording of Final Plat.....68
- PART IV.....70**
- INSTALLATION, INSPECTION AND ACCEPTANCE OF IMPROVEMENTS.....70
- §401. General.....70
- §402. Required Improvements.....70
- §403. Inspections.....71
- §404. Acceptance of Improvements.....71
- PART V.....74**
- DESIGN STANDARDS.....74
- §501. General.....74
- §502. Land Requirements.....74
- §503. Easements and Utilities.....76
- §504. Blocks, Lots, Parcels.....77
- §505. Streets.....78
- §506. Road Construction – Design Standards.....82
- §507. Calendar Construction Limitations.....85
- §508. Sidewalks and Crosswalks.....86

Subdivision and Land Development Ordinance

§509. Vegetation.....	87
§510. Development on Private Streets Discouraged.	87
§511. Open Space, Lot Siting, Planting and Beautification for Subdivision and Land Developments.....	88
§512. Erosion and Sediment Control.....	89
§513. Floodplain Area Regulations.	91
PART VI.....	93
ADMINISTRATION.....	93
§601. Fees.	93
§602. Public Hearings.	93
§603. Permits.....	93
§604. Liability for Township Roads.	94
§605. Notice to the School District.....	94
PART VII.....	95
AMENDMENT AND REVIEW BY COUNTY	95
§701. Amendments.....	95
§702. County Review.....	95
§703. Copy Forwarded.....	95
§704. Public Examination.	95
PART VIII.....	97
ENFORCEMENT REMEDIES	97
§801. Violations.....	97
§802. Preventative Remedies.	97
PART IX.....	99
VALIDITY AND REPEALER.....	99
§901. Validity.	99
§902. Repealer.....	99
§903. The Stowe Township Zoning Ordinance.....	99
PART X.....	101
REQUIRED SIGNATURE AND STAMP BLOCKS	101
§1001. Purpose.	101
§1002. Stowe Township Signature Block.	101
§1003. Allegheny County Department of Economic Development Signature Block.	101

§1004. Certification Stamp Blocks	101
PART XI.....	102
EFFECTIVE DATE	102
§1101. Effective Date.....	102

Subdivision and Land Development Ordinance

This page intentionally left blank.

PART I

TITLE AND GENERAL PROVISIONS

§101. Short Title.

This Chapter shall be known and may be cited as “The Stowe Township Subdivision and Land Development Ordinance.”

§102. Purpose.

This Chapter is established for the purposes of:

- A. Assuring sites suitable for building purposes and human habitation.
- B. Providing for the harmonious development of the Township.
- C. Coordinating the proposed development with existing development within the Township.
- D. Encouraging adequate open spaces for proper traffic flows, recreation, light and air and for proper distribution of population, thereby creating conditions favorable to the health, safety, morals and general welfare of the citizens.
- E. Protecting the character and social and economic stability of the Township and to encourage the orderly and beneficial development of the Township.
- F. Protecting and conserving the value of land throughout the Township, the value of buildings and improvements upon the land and to minimize the conflicts among the uses of land and buildings.
- G. Guiding public and private policy and action in order to provide adequate and efficient transportation, water supply, sewage, schools, parks, playgrounds, recreation and other public requirements and facilities.
- H. Providing the most beneficial relationship between the uses of land and buildings and the circulation of traffic within the Township, having particular regard to the avoidance of congestion in the streets and highways and the pedestrian traffic movements appropriate to the various uses of land and buildings, and providing for the proper location and width of streets and building lines.
- I. Establishing reasonable standards of design and procedures for subdivision and re-subdivision in order to further the orderly layout and use and/or reuse of land; and insuring proper legal descriptions and monumenting of subdivided land.
- J. Promoting and fostering the community development goals and objectives including quality infill, redevelopment and/or adaptive reuse.

Subdivision and Land Development Ordinance

- K. Ensuring that public facilities are available and will have a sufficient capacity to serve the proposed subdivision.
- L. Preventing the pollution of air, streams and ponds; assuring the adequacy of drainage facilities; safeguarding the water table; and encouraging the wise use and management of natural resources in order to preserve the community and value of the land.
- M. Preserving the natural beauty and topography of the Township and ensuring appropriate development with regard to these natural features.
- N. Providing for open spaces through efficient design and layout of the land.
- O. Ensuring that documents prepared as part of land ownership transfer fully and accurately describe the parcel of land being subdivided and new parcels thus created.

§103. Land Development Control.

- A. Land development, as herein defined, must comply with the regulations contained herein. Such compliance shall include, but not be limited to: the filing of preliminary and final plans, the dedication and improvement of rights-of-way, streets and roads, developers' agreement(s), covenants and restrictions as applicable and the payment of fees and charges as established by resolution of the Township Board of Commissioners.
- B. Land development plans shall indicate the location of each structure and clearly define each unit and shall indicate public easements, common areas and improvements to public rights-of-way. Developments are subject to the zoning regulations as they apply to use and density requirements, setbacks, parking and other features and shall be indicated on the land development plans.

§104. Other Regulations Incorporated Herein.

See the Stowe Township Zoning Ordinance and other applicable ordinances and regulations of the Township as required.

§105. Conflicts Between Regulations and Modifications.

- A. Whenever there is a difference between the minimum standards specified herein and those included in other Township ordinances and regulations, the more stringent requirements shall apply.
- B. See also §311. *Modifications and Waivers.*

§106. Effect of Ordinance.

Hereafter, except in accordance with the provisions of this Ordinance, no lot in a subdivision may be sold; no permit to erect any building upon land in a subdivision may be issued; no cuts, grading or filling permitted; no street, walkway, curbs, gutters, street lights, fire hydrants, shade trees, sanitary sewer, storm sewer, water line, utilities or other

Stowe Township

improvements as may be required herein shall be laid out, constructed, opened or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon.

§107. Effect of Noncompliance.

Hereafter, except as provided in this Ordinance, any plat of any subdivision, street or development of land not approved by the Township Board of Commissioners in accordance with the provisions and procedure, as set forth herein, shall be null and void.

§108. Effect on Prior Applications or Approvals.

- A. From the time an application for approval, whether preliminary or final, is duly filed as provided in this Ordinance and while such application is pending approval or disapproval, no change or amendment in zoning, or change in the subdivision or other governing ordinances or plans shall affect the decision on such application adversely to the Applicant, and the Applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application was duly filed. In addition, when a preliminary application has been duly approved, the Applicant shall be entitled to final approval in accordance with the terms of the approved preliminary application as hereinafter provided. However, when an application is properly and finally denied, then any subsequent application shall be subject to the intervening change in governing regulations.
- B. When an application for approval of a plat, whether preliminary or final, has been approved or approved subject to conditions acceptable to the Applicant, no subsequent change or amendment in the zoning, subdivision or other governing ordinance or plan shall be applied to affect adversely the right of the Applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from such approval, the five- (5) year period shall be counted from the date of the preliminary approval. See also PA MPC Section 504, as amended.

Subdivision and Land Development Ordinance

This page intentionally left blank.

PART II
DEFINITIONS

§201. Strict Construction.

Unless otherwise expressly stated, the following terms shall, for the purpose of these regulations, have the meaning indicated:

- A. Words used in the present tense include the future, words in the singular number include the plural and words in the plural number include the singular number.
- B. The word “shall” is always mandatory and not merely directory.
- C. The word “may” is permissive.
- D. The word “used” shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used.
- E. The word “occupied” includes arranged, designed, built, altered, converted, rented or leased, or intended to be occupied.
- F. The word “land” shall include water surface.
- G. The phrase “Board Member” shall mean the members of the Zoning Hearing Board of Stowe Township, Pennsylvania.
- H. The word “Secretary” shall mean the Township Secretary of Stowe Township, Pennsylvania.
- I. Any reference to the Township Secretary, Planning Commission, Township Engineer or other administrative official of Stowe Township, Pennsylvania, shall include their designees.

§202. Abbreviations.

ADA	Americans with Disabilities Act
ASTM	American Society for Testing and Materials
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FHA	Federal Housing Administration
HOP	Highway Occupancy Permit
HVAC	Heating, Ventilating, and Air Conditioning
NPDES	National Pollutant Discharge Elimination System

Subdivision and Land Development Ordinance

PADEP Pennsylvania Department of Environmental Protection
PennDOT Pennsylvania Department of Transportation
PUC Pennsylvania Public Utility Commission
SALDO Subdivision and Land Development Ordinance

§203. Meaning of Words.

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

APPLICANT - a landowner or developer, as herein defined, who has filed an application for development, including his heirs, successors and assigns.

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 and an application for the approval of a development plan.

ARCHITECT - an architect, registered by the Commonwealth of Pennsylvania. See "REGISTERED PROFESSIONAL."

BLOCK - an area bounded by streets, rights-of-way, streams or other similar natural features.

BUILDING - any fully enclosed structure having a roof intended for the shelter, housing or enclosure of persons, animals, equipment or belongings and not including Heating, Ventilating, and Air Conditioning (HVAC), mechanical equipment, electrical equipment or trash.

CARTWAY (ROADWAY) - the improved or paved portion or portions of a street available for vehicular or other traffic; the portion or portions between curbs where curbs are used.

CLEAR SIGHT TRIANGLE - an area of unobstructed vision at the intersection of two (2) streets or the intersection of a driveway with a street, intended to allow the operators of vehicles approaching simultaneously to see each other in time to prevent a collision.

COMMON OPEN SPACE - a parcel or parcels of land or an area of water, or a combination of land and water within a development site, designed as and intended for the use or enjoyment by the public or residents of a development, not including streets, off-street parking areas, and areas set aside for public facilities. Stormwater management facilities such as drainage ways, swales and stormwater basins shall not be considered eligible to meet common open space requirements.

COUNTY - the County of Allegheny, Commonwealth of Pennsylvania.

COUNTY PLANNING AGENCY - Allegheny County Economic Development (ACED) as assigned by the Allegheny County Council.

CROSSWALK - a publicly or privately owned right-of-way for pedestrian use extending

Stowe Township

from a street into a block or across a block to another street.

CUT - an excavation. The difference in vertical elevation between a point on the surface of original ground and a point on the final grade. The material removed in excavation.

DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) - the Pennsylvania Department of Environmental Protection, its bureaus, divisions, departments and/or agencies, as may from time to time be established, or such Department or Departments as may in the future succeed it.

DETENTION POND – an area in which surface water runoff is temporarily stored pending its release at a controlled rate.

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

DEVELOPMENT PLAN - the provisions for development of land including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, driveways, sidewalks and parking facilities, common open space, and public facilities. The phrase “provisions of development plan,” when used in this Ordinance, shall mean the written and graphic materials referred to in this definition.

DRAINAGE - the removal of surface water or groundwater from land by drains, grading or other means, and includes control of runoff to minimize erosion and sedimentation during and after construction or development.

DRAINAGE RIGHT-OF-WAY - the lands required for the installation of stormwater sewers or drainage ditches or required along a natural stream or watercourse for preserving the channel and providing for the flow of water therein to safeguard the public against flood damage.

DRIVEWAY - a vehicular connection from a lot to the right-of-way. A driveway terminates at the right-of-way line and/or the access drive.

DRAINAGE FACILITY – any ditch, gutter, culvert, storm sewer or other structure designed, intended or constructed for the purpose of carrying, diverting or controlling surface water or groundwater.

DWELLING UNIT - more than one (1) habitable room containing permanent heating, sanitary, sleeping, cooking and eating facilities used or intended to be used as living quarters for a single household or family.

EASEMENT - a grant of one (1) or more property rights for a portion of land by the landowner to and/or for the use by the public, a corporation, or another person or entity.

ELECTRONIC NOTICE - Notice given by a municipality through the Internet of the time and place of a public hearing and the particular nature of the matter to be considered at the

Subdivision and Land Development Ordinance

hearing.

ENGINEER - an individual licensed and registered to engage in the practice of engineering in Pennsylvania. A professional engineer may not practice land surveying unless licensed as set forth in P.L. 534, No. 230; however, a professional engineer may perform engineering services. See "REGISTERED PROFESSIONAL."

EROSION - the removal of surface materials by the action of natural elements.

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 and shall include the conditions resulting therefrom.

FILL - any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, transported, or moved to a new location above the natural surface of the ground or on top of the stripped surface and shall include the conditions resulting therefrom. Fill also can refer to the difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade.

FLOODPLAIN/FLOODWAY - the area along a natural watercourse which may from time to time be overflowed by water therefrom, as defined by the FEMA maps.

IMPROVEMENTS TO LAND - a construction or installation including, but not limited to, of any of the following: streets, gutters, culverts, sidewalks, storm sewers, fiber optic cable, water drainage facilities, utilities (gas, electric, telephone services), water system, fire hydrants, sanitary sewers, septic tanks, street signs, street lights and including cuts and/or fills.

LAND DEVELOPMENT - any one (1) of the following activities:

- A. The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:
 1. A group of two (2) or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 2. The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- B. Subdivision of land;
- C. Development in accordance with Section 503 (1.1) of the Pennsylvania Municipalities Planning Code.

Stowe Township

LAND DEVELOPMENT, MINOR - any of the following:

- A. An addition to an existing building, where such addition will occupy less than 5,000 square feet of land area.
- B. An expansion of an existing parking lot that will add 25 or fewer parking spaces.

LANDOWNER - the legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in the land.

LANDSCAPE ARCHITECT - a landscape architect registered by the Commonwealth of Pennsylvania. See "REGISTERED PROFESSIONAL."

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

LOT AREA - the area contained within the lot lines of a lot excluding space within any rights-of-way(s) of public streets and ways.

LOT, CORNER - a lot at the junction of and adjoining two (2) or more intersecting streets or at the point of abrupt change of a single street, where the interior angle is less than one hundred thirty-five (135) degrees or the radius of the street line is less than ten (10) feet.

LOT, FLAG - a large lot not meeting minimum frontage requirements and where access to the public road is by a narrow private right-of-way or driveway.

LOT, INTERIOR - a lot other than a corner lot with only one (1) frontage on a street.

LOT, LINE - a line of record describing the limits of a property and separating a lot which divides one lot, adjacent properties or a public street or way.

LOT OF RECORD - a lot which has been properly recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania.

LOT, THROUGH - a lot other than a corner lot with frontage on more than one (1) street.

LOT, WIDTH - the horizontal distance between both side lot lines measured at the required minimum front setback.

MARKER - a metal pipe or pin of at least one half (1/2) inch diameter (preferred three-fourths (3/4) inch or seven-eighths (7/8) inch) and at least twenty-four (24) inches in length (preferred thirty (30) inches to thirty-six (36) inches) which shall be used for survey purposes.

MEDIATION - a voluntary negotiating process in which parties in a dispute mutually select a neutral mediator to assist them in jointly exploring and settling their differences,

Subdivision and Land Development Ordinance

culminating in a written agreement which the parties themselves create and consider acceptable.

MONUMENT - a stone or concrete monument with a flat top at least four (4) inches in diameter or square, containing a copper or brass dowel (plug), and at least twenty-four (24) inches in length (preferred thirty (30) inches to thirty-six (36) inches). The bottom, sides or radius shall be at least two (2) inches greater than the top, to minimize movements caused by front which shall be used for survey purposes.

PA ONE CALL – Pennsylvania One Call communications network to prevent damage to underground facilities and to promote safety among project owners, designers, excavators, and facility owners.

PERFORMANCE GUARANTEE - any security which may be in lieu of a requirement that certain improvements be made before the Township Board of Commissioners approves a final subdivision or land development plan, including performance bonds, escrow agreements, and other similar collateral or surety agreements.

PERSON - an individual(s), partnership(s), co-partnership(s), association(s), corporation(s), limited liability company(ies), limited liability partnership(s), and any and all other entities.

PLANNING COMMISSION or TOWNSHIP PLANNING COMMISSION - the Stowe Township Planning Commission, appointed by the Township Board of Commissioners in accordance with the Pennsylvania Municipalities Planning Code, Act 247, as amended.

PLAT, FINAL - a complete and exact map or plan of a subdivision or land development (and including all required supplementary data), prepared for official recording as required by statute, defining property rights as well as proposed streets and other improvements.

PLAT, PRELIMINARY - a tentative map or plan of a subdivision of land development (and including all required supplementary data), in lesser detail than a final plat, showing approximate proposed street and lot layout as a basis for consideration prior to preparation of a final plat.

PLAT OF RECORD - the copy of the final plat which contains the required original endorsements and which is recorded with the County Department of Real Estate.

PRIVATE STREET (see “street”) - a right-of-way not adopted or otherwise determined to be a public street by Stowe Township, or not having otherwise been adopted as a County, State or Township street.

PROFESSIONAL CONSULTANTS - persons who provide expert or professional advice, including, but not limited to architects, attorneys, certified public accountants, engineers, geologists, land surveyors, landscape architects or planners.

PUBLIC GROUNDS - public grounds includes:

- A. Parks, playgrounds, trails, paths and other recreational areas and other public areas.

Stowe Township

- B. Sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities.
- C. Publicly owned or operated scenic and historic sites.

PUBLIC HEARING - a formal meeting held pursuant to public notice by the Township Board of Commissioners or Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with the Pennsylvania Municipalities Planning Code, Act 247, as amended.

PUBLIC MEETING - a forum held pursuant to notice under the act of July 3, 1986 (P.L. 388, No. 84), known as the "Sunshine Act."

PUBLIC NOTICE - a notice published once each week for two (2) successive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.

REGISTERED PROFESSIONAL – an individual, licensed in the Commonwealth of Pennsylvania to perform services or activities required by provisions of this ordinance and qualified by training and experience to perform the specific services and/or activities with technical competence.

RESOURCE PROTECTION WORKSHEET – a table designed to help an Applicant determine the location and amount of development permitted within any given lot in order to protect the Township's natural resources.

RE-SUBDIVISION – See "SUBDIVISION."

RIGHT-OF-WAY - an area of land that is legally described for the public or private provision of access.

RUNOFF - the surface water discharge or rate of discharge of a given area or watershed after a fall of rain or snow, that does not enter the soil but runs off the surface of the land.

SANITARY SEWAGE DISPOSAL, ONSITE - any structure designed to biochemically treat sanitary sewage within the boundaries of an individual lot, or tract of lots.

SANITARY SEWAGE DISPOSAL, PRIVATE - a sanitary sewage collection system managed and operated under private auspices, in which sewage is carried from individual lots by a system of pipes, to a central treatment and disposal plant, generally serving a neighborhood area.

SANITARY SEWAGE DISPOSAL, PUBLIC - a sanitary sewage collection system, managed and operated by the Township, in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant.

Subdivision and Land Development Ordinance

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 considered sediment.

SEPTIC TANK - a covered watertight settling tank in which raw sewage is biochemically changed into solid, liquid and gaseous states to facilitate further treatment and final disposal.

SHOULDER - the portion of a roadway (cartway) between the curb or gutter and the travelway intended for emergency and parking use.

SLOPE - the face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slope is expressed in a percentage based upon vertical difference in feet/one hundred (100) feet of horizontal distance.

SOIL PERCOLATION TEST - a field test conducted to determine the absorption capacity of soil to a specified depth in a given location for the purpose of determining suitability of soil for onsite sewage disposal.

SOIL STABILIZATION - the chemical or structural treatment of a mass of soil to increase or maintain its stability or otherwise to improve its engineering properties.

STORMWATER - the precipitation from rain or snowmelt that flows over the ground. Impervious surfaces like driveways, sidewalks, and streets prevent stormwater from being absorbed into the ground.

STREET - includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. Streets are further classified according to the functions they perform:

- A. Arterial. Signalized streets that serve primarily through traffic and provide access to abutting properties as a secondary function, having signal spacings of two (2) miles or less and turn movements at intersections that usually do not exceed twenty (20) percent of total traffic.
- B. Collector. A roadway which typically connect local streets to arterial streets whereas the street may provide land access and traffic circulation within residential, commercial, and industrial areas.
- C. Local Roads. A public street designed to provide access to abutting lots and to discourage through traffic.
- D. Alley. A public thoroughfare which may afford a secondary means for lot access but not intended for general traffic circulation.
- E. Cul-de-sac. A dead-end street with a vehicular turnaround at the dead end.

STRUCTURE - any man-made object that has an ascertainable stationary location on or in

Stowe Township

land or water, whether or not affixed to the land.

SUBDIVIDER - the term "subdivider" shall be synonymous in meaning with developer as defined herein and shall be used interchangeably with same.

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

SUBDIVISION, MAJOR - a subdivision of land creating four (4) or more lots.

SUBDIVISION, MINOR - a subdivision of land creating three (3) or fewer lots.

SUBDIVISION, SIMPLE - a revision to a lot, easement, and/or right-of-way that does not create new lots or which consists of the consolidation of existing lots.

SUBSTANTIALLY COMPLETED - where, in the judgment of the municipal engineer, at least 90% (based on the cost of the required improvements for which financial security was posted pursuant to section 509 of the PA Municipalities Planning Code) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use.

SURVEYOR - a surveyor registered by the Commonwealth of Pennsylvania.

SWALE - a low lying stretch of land which gathers, or carries, surface water runoff.

TOPSOIL - surface soils and subsurface soils which presumably are fertile soils and soil material, ordinarily rich in organic matter or humus debris. Topsoil is usually found in the uppermost soil layer called the A horizon.

TOWNSHIP - Stowe Township, Allegheny County, Pennsylvania.

TOWNSHIP BOARD OF COMMISSIONERS - the governing body of Stowe Township, Allegheny County, Pennsylvania.

TOWNSHIP STREET - a street adopted as a public street by the Township or having become a Township street as legally determined.

WATERCOURSE - a permanent stream; intermittent stream; river; brook; creek; or a channel or ditch for water whether natural or manmade.

WATER DISTRIBUTION SYSTEM, ONSITE - a system for supplying and distributing water to a single dwelling or other building from a source located on the same lot.

Subdivision and Land Development Ordinance

WETLAND – any area defined as a wetland by the Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

PART III

CLASSIFICATIONS OF APPROVALS AND APPLICATIONS

§301. *General.*

- A. The regulations in this Part are intended to assure that adequate information is submitted to permit the Township to undertake a thorough review of each proposal as related to the development, transportation, environment and other aspects of an application.
- B. Any landowner or developer of land within the Township desiring approval of a subdivision or land development application shall comply with the following procedures.
- C. Any application for a subdivision or a boundary survey for a plan of development, or any revisions of approved plans that have not been recorded shall be considered as new applications and shall be required to comply with all requirements of this Ordinance, unless the Applicant requests and receives a modification of any requirements from the Township Board of Commissioners pursuant to this Ordinance.
- D. Any application for re-subdivision or revision that is limited to a survey correction may be approved without review by the governing body provided no changes have been made to the Zoning Ordinance or SALDO. The application should be accompanied by a statement from a licensed surveyor that the plan has not been altered from the original.
- E. All applications shall reflect the contents for submission reflected on Table 1: Subdivision and/or Land Development Submission Requirements. Completion and timing of Staff and County reviews shall occur in accordance with applicable law. The Zoning Officer may call on staff for review of submissions at any time during the review process.
- F. All applications shall be in accordance with the Allegheny County Subdivision and Land Development Ordinance Sections §780-101, §780-103, §780-305 and §780-306, as applicable to or containing relevant information to the Subdivision and/or Land Development. Plans shall also be prepared in accordance with the applicable appendices of the Allegheny County Subdivision and Land Development Ordinance.
- G. All applications shall include any additional information that is required by the Planning Commission, Township Board of Commissioners, Zoning Officer, or Township Engineer to comply with the intent of this Ordinance.
- H. Application submission(s) and approval deadlines shall be in accordance with the requirements of Allegheny County and PA MPC §508.
- I. See also applicable Approval Process Diagrams available on file at the Township Administrative Office.

Subdivision and Land Development Ordinance

§302. Approvals Overview.

A. Three (3) types of approvals regulate lot revisions, lot consolidations, subdivisions and land development. See Table 1: Subdivision and/or Land Development Submission Requirements, at the end of Part III, for the applicability of each approval type. The three (3) approvals include:

1. Simple Subdivision.
2. Minor Subdivision and/or Land Development.
3. Major Subdivision and/or Land Development.

§302.1 Simple Subdivision.

A. Applicants are required to apply for and receive a simple subdivision approval from the Township in accordance with the following.

1. Recommendations and Approvals.
 - a) Application requirements as shown on the Subdivision and/or Land Development Requirements Table shall be submitted for all Simple Subdivisions.
 - b) The Township Staff shall review and forward an Application to the Planning Commission regarding Simple Subdivision. Township Staff comment resulting from said review shall accompany the Application forwarded.
 - c) The Planning Commission shall recommend Application approval, approval subject to conditions, or denial to the Township Board of Commissioners regarding Simple Subdivision.
 - d) The Township Board of Commissioners shall be responsible for approving or denying simple subdivision in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.
2. Conferences. A pre-application conference with the Township is highly recommended prior to the submission of a final plan application.
3. Applicants are required to provide an escrow fee for plan review and legal opinion of the Township Solicitor.

§302.2 Minor Subdivision.

A. Applicability.

This Part shall apply only to consolidations, resubdivisions or replatting, as defined herein, and to those subdivisions which propose no more than three lots, including

Stowe Township

the residual lot or parcel, if any, all of which have frontage on an improved public street and not involving the construction or improvement of any public street and which may or may not involve the extension or creation of any other public improvements.

B. Pre-Application Conference.

1. Prior to filing an application for preliminary and final approval of a minor subdivision, the applicant or his representative shall meet with the Zoning Officer and other Township officials to obtain application forms and to discuss application procedures and applicable ordinance requirements.
2. In addition, the developer may request a pre-application conference with the Planning Commission to discuss the conceptual design for the development of the property and the feasibility and timing of the application. The applicant shall contact the Township Secretary at least 15 calendar days prior to the regular meeting of the Planning Commission to request a pre-application conference with the Planning Commission.
3. The pre-application conference is voluntary, and no formal application or fee is required. This opportunity is afforded to the applicant or his representative to obtain information and guidance before entering into binding commitments or incurring substantial expenses for plan preparation.
4. While no formal application is required for a pre-application conference, the applicant should provide one copy of readily available information with the request for a pre-application conference which will show the location of the property and any special features such as streams, floodplains or other conditions that may affect the development of the property. Readily available resources which may be used include the deed for the property, a property survey, the tax maps prepared by the Allegheny County Office of Property Assessments, U.S.G.S. quadrangle map showing natural features and topography, the National Flood Insurance Program (NFIP) flood hazard boundary maps, Natural Resources Conservation Service maps of soil types and the U.S. Bureau of Mines coal mine maps.
5. A pre-application conference shall not constitute formal filing of any application for approval of a subdivision, shall not bind the Planning Commission to approve any concept presented in the pre-application conference and shall not protect the application from any subsequent changes in ordinance provisions which may affect the proposed development between the date of the pre-application conference and the official date of filing of an application for preliminary and final approval of a minor subdivision under the terms of this Ordinance.

Subdivision and Land Development Ordinance

C. Preliminary and Final Application Submission.

1. The applicant shall submit 10 copies of an application for preliminary and final approval of a minor subdivision required by the Ordinance to the Township Secretary at least 28 calendar days prior to the regular meeting of the Planning Commission. If the twenty-eighth day falls on a holiday, the application shall be filed by the close of business on the immediately preceding working day.
2. The preliminary application shall not be considered to be complete and properly filed unless and until all items required by required by the Ordinance, including the application fee, have been received.
3. Immediately upon receipt, the application shall be stamped with the date of receipt by the Township and one copy of the application shall be distributed to the Township Engineer for review. The Township Secretary shall submit one copy of the complete and properly filed application to the Allegheny County Economic Development for review and comment which shall be subject to payment of the prevailing County review fee by the applicant. Additional copies may be referred to any other appropriate review agency at the discretion of the Township Secretary.

D. Preliminary and Final Application Content for Minor Subdivisions.

All applications for preliminary and final approval of a minor subdivision shall be submitted in accordance with required by the Ordinance and shall include the following information.

1. 10 copies of the completed application form supplied by the Township.
2. Application filing fee, as required by § 601 of this Ordinance.
3. Proof of proprietary interest.
4. Written evidence of compliance with all other Township, County, State or Federal permits required for the plan, if any.
5. A location map showing the plan name and location; major existing thoroughfares related to the site, including the distance therefrom; title, scale and north point.
6. A copy of any existing or proposed covenants or deed restrictions applicable to the property.

7. Written evidence of any zoning variances granted which are applicable to the property. The application shall not be considered for final approval until any necessary zoning variances have been granted by the Zoning Hearing Board or until the plat is revised to conform to the zoning requirements at issue.
8. A written statement requesting any waivers or modifications to this Ordinance in accordance with §311, if applicable.
9. Ten copies of a final plat, all drawings on sheets not exceeding 24 inches by 36 inches accurately drawn to a scale of not less than one inch equals 100 feet prepared and sealed by a Pennsylvania registered land surveyor as to existing features, design features and boundaries. The final plat shall contain the following information.
 - a) Date of preparation. All revisions shall be noted and dated.
 - b) Title of development; north arrow; scale; county assessment lot and block number; the name and address of the record owner; the name and address of the applicant; the name and address, signature, license number and seal of the surveyor preparing the subdivision. If the owner of the premises is a corporation, the name and address of the president and secretary shall be submitted on the application.
 - c) All distances shall be in feet and decimals of a foot and all bearings shall be given to the nearest 10 seconds.
 - d) The names of all adjoining subdivisions showing the location of the nearest streets in such plats.
 - e) Survey data showing boundaries of the property, building or setback lines and lines of existing and proposed streets and rights-of-way, lots, reservations, easements and areas dedicated to public use, including grants, restrictions and rights-of-way, to be prepared by a licensed land surveyor. The name, address, signature and seal of the surveyor shall be indicated.
 - f) Location of existing buildings and all other structures, including walls, fences, culverts and bridges, with spot elevations of such buildings and structures. Structures to be removed shall be indicated by dashed lines; structures to remain shall be indicated by solid lines.
 - g) Area to the nearest thousandth of an acre of the tract to be subdivided and the area, in square feet, of all lots.
 - h) Plans of all existing or proposed sanitary and stormwater systems showing feasible connections to existing or any proposed utility systems. Pipe sizes, grades and direction of flow, locations and inlets, manholes or other appurtenances and appropriate invert and other elevations shall be indicated.

Subdivision and Land Development Ordinance

- i) An indication on the plat identifying the company or authority that will provide water, sewer, gas, electric and other utility services, showing the existing or proposed location of the utilities.
 - j) A copy of the U.S.G.S. topographic survey map with the boundaries of the project site outlined on the map.
 - k) If applicable, a notation on the plat that access to a State highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under § 420 of the State Highway Law (P.L. 1242, No. 428 of June 1, 1945) and that the approvals of the Stowe Township Planning Commission and Township Commissioners are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a highway occupancy permit.
 - l) Spaces for the signature of the Chairman and Secretary of the Planning Commission; the President and Secretary of Township Commissioners; the Township Engineer; and dates of approval.
 - m) Certification clauses required by the Allegheny County Subdivision and Land Development Ordinance.
 - n) If the subdivision represents the resubdivision, replatting or consolidation of lots of record in a previously recorded plat, reference shall be made in the title to the recorded plat which is being revised.
 - o) If applicable, flood hazard zone boundaries.
 - p) Plan monumentations, as required by § 507 of this Ordinance.
10. If the plan proposes the extension or creation of any public improvements, other than a public street, construction drawings, as required by § 304.17 of this Ordinance.

E. Approval of Preliminary and Final Application for a Minor Subdivision.

1. Planning Commission Recommendation.

- A. At the first regular meeting of the Planning Commission after submission of a preliminary and final application for a minor subdivision, the Planning Commission shall either accept or reject the application as complete in content and properly filed. The date of the Planning Commission meeting at which the preliminary and final application is accepted as complete and properly filed shall be the official date of filing of the application and shall represent the beginning of the 60-day period for Planning Commission review and recommendation on the application, unless the applicant agrees, in writing, to an extension of time.

Subdivision and Land Development Ordinance

communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

F. Mediation Option.

1. The Township may offer the mediation option as an aid in completing the proceedings authorized by this Part. Mediation shall supplement, not replace, those procedures in this Part once they have been formally initiated. Nothing in this Section shall be interpreted as expanding or limiting the Township's police powers or as modifying any principles of substantive law.
2. Participation in mediation shall be wholly voluntary. The appropriateness of mediation shall be determined by the particulars of each case and the willingness of the parties to negotiate. In offering the mediation option, the Township shall assure that in each case, the mediating parties, assisted by the mediator as appropriate, develop terms and conditions for:
 - a.) Funding mediation.
 - b.) Selecting a mediator who, at a minimum, shall have a working knowledge of municipal zoning and subdivision procedures and demonstrated skills in mediation.
 - c.) Completing mediation, including time limits for such completion.
 - d.) Suspending time limits otherwise authorized in this Ordinance or in the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended), provided there is written consent by the mediating parties, and by the applicant or Township Commissioners, if either is not a party to the mediation.
 - e.) Identifying all parties and affording them the opportunity to participate.
 - f.) Subject to legal restraints, determining whether some or all of the mediation sessions shall be open or closed to the public.
 - g.) Assuring that mediated solutions are in writing and signed by the parties and become subject to review and approval by Township Commissioners pursuant to the procedures for approval set forth in this Part.
 - h.) No offers or statements made in the mediation sessions, excluding the final written mediated agreement, shall be admissible as evidence in any subsequent judicial or administrative proceedings.

G Recording of Final Plat.

Upon approval of a final plat by Township Commissioners and receipt of any applicable State and Federal approvals, the developer shall, within 90 days of such final approval, record such plat in the Office of the Allegheny County Recorder of Deeds.

H Reinstatement of Approval.

1. In the event that the plat has not been recorded within the required 90 days, the Chairman of the Township Commissioners is authorized to reinstate the signatures of the proper officers of the Township indicating approval, provided there are no changes in the minor subdivision previously granted approval and all the requirements of this Ordinance regarding posting of a performance bond or amenities bond and execution of a development agreement, if applicable, have been met and, further, provided the plan is submitted for reinstatement of approval within 180 days following the date of preliminary and final approval by Township Commissioners.
2. Any request for reinstatement of preliminary and final approval which is submitted after 180 days from the date of the original granting of preliminary and final approval by Township Commissioners shall require resubmission of an application for preliminary and final approval in accordance with the requirements of this Ordinance.

I. Filing of Copies.

Within 90 days of the date of recording of the final plat in the Office of the Allegheny County Recorder of Deeds, the applicant shall deliver to the Township Secretary three paper prints of the final plat as recorded containing all required signatures and dates of approval.

J. Minor Subdivisions Which Propose the Extension or Installation of Any Public Improvements.

Minor subdivisions which propose the extension or creation of any public improvements, as defined by this Ordinance, other than a public street, shall be further subject to §§ 308 through 310 of this Ordinance governing installation of public improvements and posting of a performance bond to guarantee their proper installation. Planning Modules associated with public sewage extensions shall also be required as applicable.

§302.3 Minor Subdivision with Land Development

- A. Applicants are required to apply for and receive a minor land development approval from the Township in accordance with the following criteria:
 1. Recommendations and Approvals.

Subdivision and Land Development Ordinance

- a) Application requirements as shown on the Subdivision and/or Land Development Requirements Table shall be submitted for all Minor Land Developments.
 - b) The Township Staff shall review and forward an Application to the Planning Commission regarding Minor Land Development. Township Staff comment resulting from said review shall accompany the Application forwarded.
 - c) The Planning Commission shall recommend Application approval, approval subject to conditions, or denial to the Township Board of Commissioners regarding Minor Subdivision and/or Land Development.
- B. The Township Board of Commissioners shall be responsible for approving or denying minor land developments.
2. Conferences. A pre-application conference is highly recommended with the Township prior to the submission of a final application.
 3. Applicants are required to provide an escrow fee for plan review and legal opinion of the Township Solicitor.

§302.4 Major Subdivision

A. Applicability.

This Part shall apply to all subdivisions which propose four or more lots and to all subdivisions which propose the construction or improvement of a public street, regardless of the number of lots proposed.

B. Pre-Application Conference.

1. Prior to filing an application for preliminary approval, the applicant or his representative shall meet with the Township Secretary and other Township officials to obtain application forms and to discuss application procedures and applicable ordinance requirements.
2. In addition, the developer may request a pre-application conference with the Planning Commission to discuss the conceptual design for the development of the property and the feasibility and timing of the application. The applicant shall contact the Township Secretary at least 15 calendar days prior to the regular meeting of the Planning Commission to request a pre-application conference with the Planning Commission.
3. The pre-application conference with the Planning Commission is voluntary and no formal application or fee is required. This opportunity is afforded to the developer to obtain information and guidance before entering into binding commitments or incurring substantial expenses for plan preparation.

Stowe Township

4. While no formal application is required for a pre-application conference, the applicant should provide one copy of readily available information with the request for a preapplication conference which will show the location of the property and any special features such as streams, floodplains or other conditions that may affect the development of the property. Readily available resources which may be used include the deed for the property, a property survey, the tax maps prepared by the Allegheny County Office of Property Assessments, U.S.G.S. quadrangle map showing natural features and topography, the National Flood Insurance Program (NFIP) flood hazard boundary maps, Natural Resources Conservation Service maps of soil types and the U.S. Bureau of Mines coal mine maps.
 5. A pre-application conference shall not constitute formal filing of any application for approval of a subdivision, shall not bind the Planning Commission to approve any concept presented in the pre-application conference and shall not protect the application from any subsequent changes in chapter provisions which may affect the proposed development between the pre-application conference and the official date of filing of an application for preliminary approval of a major subdivision under the terms of this Ordinance.
- C. Preliminary Application Submission.
1. The applicant shall submit 10 copies of an application for preliminary approval required by § 302.4.D of this Ordinance to the Township Secretary at least 28 calendar days prior to the regular meeting of the Planning Commission. If the twenty-eighth day falls on a holiday, the application shall be filed by the close of business on the immediately preceding working day.
 2. The preliminary application shall not be considered to be complete and properly filed unless and until all items required by § 304 of this Ordinance, including the application fee, have been received.
 3. Immediately upon receipt, the application shall be stamped with the date of receipt by the Township and one copy of the application shall be distributed to the Township Engineer.
 4. The Township Secretary shall submit one copy of the complete and properly filed application to the Allegheny County Economic Development for review and comment which shall be subject to payment of the prevailing county review fee by the applicant. Additional copies may be referred to any other appropriate review agency at the discretion of the Township Secretary.
- D. Preliminary Application Content for a Major Subdivision.
1. All Applications. All applications for preliminary approval of a major subdivision shall include the following.
 - a.) 10 copies of the completed application form supplied by the Township.
 - b.) Application filing fee, as required by § 601 of this Ordinance.

Subdivision and Land Development Ordinance

- c.) Proof of proprietary interest.
- d.) Written evidence of compliance with all other, Township, county, State or Federal permits required for the plan, if any.
- e.) 10 copies of a preliminary plat, prepared and sealed by a Pennsylvania registered professional land surveyor, drawn at a scale of not less than one inch equals 100 feet, all drawings on sheets not exceeding 24 inches by 36 inches, containing the following information.
 - 1. A boundary survey by a registered professional land surveyor and topographical survey of the total proposed subdivision by a registered professional engineer or registered professional land surveyor. If the developer intends to develop a tract of land in phases, the preliminary plat shall include the total tract.
 - 2. The proposed name of the subdivision.
 - 3. The name, address, certification and seal of the registered engineer or registered surveyor who prepared the plat and the registered surveyor who did the survey shown on the plat.
 - 4. The name and address of the developer and, if the developer is not the landowner, the name and address of the landowner
 - 5. A location map showing the plan name and location; major existing thoroughfares related to the site, including the distance therefrom, title, scale and north point.
 - 6. A graphic scale, north point and date.
 - 7. A legend and notes.
 - 8. Date of preparation. All revisions shall be noted and dated.
 - 9. The existing platting of land adjacent to the site, including the names of adjoining owners, and all existing sewers, water mains, culverts, petroleum or gas lines and fire hydrants on the site or within 100 feet of the site shall be shown.
 - 10. The names of all adjoining subdivisions.
 - 11. Existing watercourses, wetlands, tree masses and other significant natural features.
 - 12. Location of existing buildings and all other structures, including walls, fences, culverts and bridges, with spot elevations of such buildings and structures. Structures to be removed shall be indicated by dashed lines; structures to remain shall be indicated by solid lines.
 - 13. Areas subject to periodic flooding, if any, as identified on the current official map for the Township issued by the Federal Insurance Administration.
 - 14. A wetlands determination report for all sites which have hydric soils or soils with hydric inclusions and, if applicable, a wetlands delineation report for all jurisdictional wetlands on the site and the design techniques proposed to accommodate them.

15. Contours at intervals of elevation of not more than five feet where the slope is greater than 10 percent or greater and at intervals of not more than two feet where the slope is less than 10 percent.
16. A slope map showing the location and the area of land in square feet which has a slope of 25 percent or greater and certification by a registered professional geotechnical engineer regarding the feasibility of any proposed grading on slopes greater than 25 percent, the stability of the finished slopes, measures to mitigate landslides, soil erosion, sedimentation, stormwater runoff and potential impacts on adjacent properties.
17. Written or graphic evidence that all earthmoving activities shall conform to the Township's Grading and Excavating regulations.
18. A soils map identifying soils which are landslide prone, if any.
19. Existing streets and rights-of-way on or adjoining the site, including dedicated widths, roadway widths, approximate gradients, types and widths of pavements, curbs, sidewalks and other pertinent data.
20. Existing and proposed easements, locations, widths and purposes.
21. Location, width and approximate grade of all proposed streets, and the cuts or fills on said streets at 50-foot intervals.
22. The layout of lots (showing scaled dimensions), lot numbers and the area of lots in square feet.
23. Front building lines.
24. Parcels of land proposed to be reserved for schools, parks, playgrounds or other public, semi-public or community purposes, if any. Parcels shall be lettered A, B, C, etc. and the area of each parcel in acres shall be shown.
25. Tabulation of site data, including total acreage of land to be subdivided, the number of residential lots, typical lot size, the acreage in the subdivision and the acreage in any proposed recreation or other public areas.
26. The location of all existing sewer lines, culverts or other underground structures, with pipe sizes and types, together with a preliminary layout of necessary extensions of, or additional, sewer lines or other proposed underground utilities, and indicating easements for public utilities, sewage and drainage.
27. Feasibility of proposals for disposition of stormwater and sanitary waste.
28. Proposed private improvements, if any.
29. Written or graphic evidence that all plans will conform to the Township construction standards.
30. If applicable, a notation on the plat that access to a State highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under § 420 of the State Highway Law (P.L. 1242, No. 428 of June 1, 1945) and that the approvals of the Stowe Township Planning Commission and Township Commissioners are conditional, subject to action of the Pennsylvania

Subdivision and Land Development Ordinance

- Department of Transportation pursuant to application for a highway occupancy permit.
31. Soil erosion and sedimentation control plan and narrative.
 32. If required by law, evidence that soil erosion and sedimentation control plans have been submitted to the Allegheny County Conservation District and that the applicant has paid all applicable review fees and the NPDES permit has been issued.
 33. Plan monumentations, as required of this Ordinance.
- f.) In the case of a plan which proposes 25 or more dwelling units, a traffic study prepared in accordance §304.21.C.
 - g.) Wherever public improvements are proposed or where evidence exists of deep mining, strip mining, landslide prone soils or other geologic hazards on the site, a geologic report by a qualified registered professional geotechnical engineer acceptable to the Township regarding soil and subsurface conditions and the probable measures needed to be considered in the design of the development, the location of structures and the design of foundations, if any.
 - h.) Stormwater management plan and calculations required by § 304.7 of this Ordinance.
 - i.) A written statement requesting any waivers or modifications to this Ordinance in accordance with Part 10, if applicable.
 - j.) A written statement identifying any zoning variances which will be needed, or which have been granted to the property by the Zoning Hearing Board.
- E. Preliminary Application Approval for a Major Subdivision.
1. Planning Commission Recommendation.
 - a.) At the first regular meeting of the Planning Commission after submission of a preliminary application, the Planning Commission shall either accept or reject the application as complete in content and properly filed. The date of the Planning Commission meeting at which the preliminary application is accepted as complete and properly filed shall be the official date of filing of the application and shall represent the beginning of the 60-day period for Planning Commission review and recommendation on the application, unless the applicant agrees, in writing, to an extension of time. During the 60-day review period, the Township Engineer shall provide preliminary review comments to the Planning Commission and the applicant.
 - b.) Within 60 days of the official date of filing of the preliminary application, the Planning Commission shall recommend either approval, approval with conditions or disapproval of the preliminary application at a public meeting. In the case of a recommendation for disapproval, the Planning Commission

recommendation shall cite the specific requirements of this Ordinance which have not been met.

2. Action by Township Commissioners.
 - a.) The Township Engineer shall present a written report to Township Commissioners which states whether an application complies with the requirements of this Ordinance and that report shall be included in the minutes of the Township Commissioners meeting. Within 90 days of the official date of filing of the preliminary application, Township Commissioners shall either approve, approve with conditions or disapprove the preliminary application at a public meeting. Township Commissioners shall not act until the review has been received from the Allegheny County Economic Development or until 30 days has passed since the date that the application was submitted to the County for review. The recommendation of the Township Planning Commission and the report of the Allegheny County Economic Development, if any, shall be made a part of the record at that meeting.
 - b.) A letter indicating, approval with conditions or disapproval shall be mailed to the applicant within 15 days of the date of the decision by Township Commissioners. If the preliminary application is not approved, Township Commissioners shall specify the defects found in the preliminary application and cite the specific requirements of this Ordinance which have not been met.
3. Conditional Approval. If Township Commissioners determine that certain conditions are warranted to be attached to preliminary approval to protect the public interest and guarantee compliance with the requirements of this Ordinance, the conditions of approval shall be specified, in writing, in the notice of conditional approval required by subsection (2), above. The applicant shall accept or reject the conditions attached to preliminary approval by giving written notice to the Township Commissioners within 30 days of the date of the meeting of Township Commissioners at which preliminary approval is granted. If the applicant rejects any of the conditions or if the applicant fails to give written notice to the Township Commissioners regarding acceptance or rejection of the conditions attached to preliminary approval within the required 30 days, preliminary approval shall automatically be rescinded without written notice to the applicant.
4. Deemed Approval. Failure of Township Commissioners to render a decision and communicate it to the applicant within the time and in the manner prescribed by this Ordinance shall be deemed an approval of the application in the terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.
5. Expiration of Preliminary Approval.

Subdivision and Land Development Ordinance

- a.) Preliminary approval shall expire five years from the date of the grant of preliminary approval by Township Commissioners, unless a written extension is submitted by the applicant and approved by Township Commissioners. Any request for extension shall be submitted to Township Commissioners at least 30 days prior to the prevailing expiration date. Extensions may be granted at a regular meeting of the Township Commissioners for one or more six-month periods upon a finding by Township Commissioners that such extension is warranted for reasonable cause and not due to the applicant's own negligence or inaction.
- b.) In the case of a phased development, calling for the installation of improvements beyond the five-year period, a schedule shall be filed by the applicant with the preliminary application delineating all proposed phases, as well as time deadlines by which applications for final plat approval of each phase are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of preliminary approval until final plat approval of the final phase has been granted. Any modification in the aforesaid schedule shall be subject to approval by Township Commissioners in its sole discretion. Phased development shall be subject to the time protection provisions of § 508(4) of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended).

F. Final Application Submission for a Major Subdivision.

1. After a preliminary application for a major subdivision has been approved by Township Commissioners, the developer may proceed by filing an application for final approval of a major subdivision. The final application may be submitted for the entire development granted preliminary approval or may be submitted in phases in accordance with § 304.18 of this Ordinance.
2. If the major subdivision proposes any variances to the Township Zoning Ordinance, the decision of the Zoning Hearing Board shall be issued prior to submission of the application for final approval. If the zoning variances are denied, the final plat shall be revised to show compliance with the zoning requirements at issue. If the final plat is not revised to show compliance with the zoning requirements which are at issue, a new preliminary application shall be required.
3. In either case, the applicant shall submit 10 copies of the final application required by § 304.G to the Township Secretary at least 28 calendar days prior to the regular meeting of the Planning Commission. If the twenty-eighth day falls on a holiday, the application shall be filed by the close of business on the immediately preceding working day.
4. Immediately upon receipt, the application shall be stamped with the date of receipt by the Township and one copy of the application shall be distributed to the Township Engineer.
5. Additional copies may be referred to any other appropriate review agency at the discretion of the Township Secretary.

Stowe Township

6. The final application shall not be considered to be complete and properly filed unless and until all items required by § 305 of this Ordinance, including the application fee, have been received.
- G. Final Application Content for a Major Subdivision.

All applications for final approval of a major subdivision shall include the following:

1. 10 copies of the completed application form supplied by the Township.
2. Application filing fee, as required by § 601 of this Ordinance.
3. One copy of the approved preliminary plat.
4. Written evidence of compliance with all other applicable Township, county, State or Federal regulations or permits.
5. 10 copies of the final plat, prepared and sealed by a Pennsylvania registered professional land surveyor, in accurate and final form for recording drawn to a scale not less than one inch equals 100 feet on sheets not exceeding 34 inches by 44 inches which clearly delineates the following.
 - a.) The name of the subdivision.
 - b.) The name and address of the developer, and, if the developer is not the landowner, the name and address of the landowner.
 - c.) The name, address, signature, license number and seal of the registered land surveyor who prepared the plat.
 - d.) The north point, graphic scale and date.
 - e.) Accurate boundary lines, with dimensions and bearings. The boundary of the tract shall be determined by an accurate survey in the field which must be balanced and closed and certified to be correct by a registered land surveyor.
 - f.) Accurate locations of all existing and recorded streets intersecting the boundaries of the tract of land described in the final plat.
 - g.) Lot numbers, dimensions of each lot and the area of each lot, in square feet. All lots shall be numbered consecutively.
 - h.) All dimensions shall be shown to the nearest one 0.01 of a foot, United States Standard measure.
 - i.) Final building lines

Subdivision and Land Development Ordinance

- j.) The location and dimensions of all easements for public improvements and any limitations on such easements.
- k.) Dimensions and bearings of any property to be reserved for public, semi-public or community use, if any.
- l.) Street names, which do not duplicate or sound like an existing street name in the 911 service area.
- m.) Complete curve data for all curves included in the final plat, including radius, arc length, chord bearing and chord distance. Lines which join these curves that are non-radial or non-tangential should be so noted.
- n.) Street lines with accurate dimensions in feet and hundredths of feet.
- o.) If applicable, a notation on the plat that access to a State highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under § 420 of the State Highway Law (P.L. 1242, No. 428 of June 1, 1945) and that the approvals of the Stowe Township Planning Commission and Township Commissioners are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a highway occupancy permit.
- p.) If applicable, a notation on the plat regarding any zoning variances granted by the Zoning Hearing Board, including the date of the decision, the appeal number and the nature of the variance granted.
- q.) Location, type and size of all monuments and lot markers in accordance with the standards and requirements of § 507 of this Ordinance and the Allegheny County Subdivision and Land Development Ordinance and an indication of whether they were found or set.
- r.) Soil erosion and sedimentation control plan and narrative.
- s.) Where applicable, evidence of approvals from the Allegheny County Conservation District, Pennsylvania Department of Environmental Protection or the U.S. Army Corps of Engineers and any other applicable County, State or Federal agency.
- t.) Spaces for the signatures of the Chairman and Secretary of the Planning Commission; the President and Secretary of Township Commissioners; the Township Engineer; and dates of approval.
- u.) Certification clauses required by the Allegheny County Subdivision and Land Development Ordinance.

Stowe Township

6. Certificate of completion of public improvements in the plan or a performance bond to guarantee proper installation of the public improvements in the plan.
 7. Completion bond, if required by § 308 of this Ordinance.
 8. Development agreement required by § 305.10 of this Ordinance.
 9. Two copies of construction plans for public improvements prepared by a registered professional engineer drawn on sheets measuring 24 by 36 inches showing the following.
 - a.) Conformity with the design standards specified in Part V of this Ordinance and the Township construction standards.
 - b.) Street plan and profile of each street in the plan, including the terminus of all streets in the plan and any area beyond the limits of the plan where grading is proposed to construct the street. Street plan and profile drawings shall include all drainage easements over property, location of catch basins, inlets, manholes, headwalls and endwalls of the stormwater system. Top and invert elevations shall be shown along with the pipe size. Profile of storm sewer pipes shall show any crossing sanitary sewer lines, water lines or other utility lines. Lot lines and lot numbers shall be included in the street plan view.
 - c.) At least three cross sections at intervals not to exceed 100 feet and extending 50 feet on each side of the street centerline or 25 feet outside of the street right-of-way, or to the limits of grading, whichever is greater.
 - d.) Sanitary sewer plan and profile drawing which shall include lot lines and lot numbers on the plan view. The location of the sanitary sewers, manholes and location of each wye proposed for installation shall be shown. The grade line, distance and pipe size of each line shall be indicated on the plan and profile. The top and invert elevation of each manhole plus pipe invert grades at 50-foot intervals shall be provided.
 - e.) All construction drawings shall be prepared according to accepted engineering practice.
 10. Final grading plan which demonstrates compliance with the Township Grading and Excavating regulations.
 11. Plans showing compliance with recommendations of the Soils Report or Wetlands Delineation Report, if applicable.
 12. Final design of stormwater management facilities and final calculations as required by § 304.7 of this Ordinance.
- H. Final Application Approval for a Major Subdivision.

Subdivision and Land Development Ordinance

1. Planning Commission Recommendation.
 - a.) At the first regular meeting of the Planning Commission after submission of a final application, the Planning Commission shall either accept or reject the application as complete and properly filed. The date of the Planning Commission meeting at which the final application is accepted as complete and properly filed shall be the official date of filing for the application and shall represent the beginning of the 60-day period for Planning Commission review and recommendation on the application, unless the applicant agrees, in writing, to an extension of time. During the 60-day review period, the Township Engineer shall provide review comments to the Planning Commission and the applicant.
 - b.) Within 60 days of the official date of filing of the application, the Planning Commission shall make a recommendation, in writing, to Township Commissioners for approval, approval with conditions or disapproval of the final application. In the case of a recommendation for disapproval, the Planning Commission recommendation shall cite the specific requirements of this Ordinance which have not been met.
2. Action by Township Commissioners.
 - a.) The Township Engineer shall present a written report to Township Commissioners which states whether the application complies with the requirements of this Ordinance and that report shall be included in the minutes of the Commissioners meeting.
 - b.) Within 90 days of the official date of filing of the application, Township Commissioners shall either approve, approve with conditions or disapprove the final application at a public meeting. The Planning Commission's written recommendation shall be made a part of the record at that meeting.
 - c.) A letter indicating approval, approval with conditions or disapproval shall be mailed to the applicant within 15 days of the date of the decision by Township Commissioners. If the final application is not approved, Township Commissioners shall specify the defects found in the final application and cite the requirements of this Ordinance which have not been met.
3. Conditional Approval. If Township Commissioners determine that certain conditions are warranted to be attached to final approval to protect the public interest and guarantee compliance with the requirements of this Ordinance, the conditions of approval shall be specified, in writing, in the notice of conditional approval required by subsection (2), above. The applicant shall accept or reject the conditions attached to final approval either by giving written notice to the Township Commissioners or by executing the development agreement required by § 305.10 of this Ordinance within 30 days of the date of the meeting of Township Commissioners at which final approval is granted. If the applicant rejects any of the conditions or if the applicant fails to give written notice to the Township Commissioners regarding acceptance or rejection of the conditions

attached to final approval or execute the development agreement within the required 30 days, final approval shall automatically be rescinded without written notice to the applicant.

4. Deemed Approval. Failure of Township Commissioners to render a decision and communicate it to the applicant within the time and in the manner prescribed by this Ordinance shall be deemed an approval of the application in the terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.
5. Phased Approval.
 - a.) In the case where development of a major subdivision is projected over a period of years, the Township authorizes submission of final applications by sections or phases of development, subject to such requirements or guarantees for public improvements in future sections or phases of the development which are essential for the protection of the public welfare and any existing or proposed section or phase of the plan.
 - b.) All sections or phases shall conform to the preliminary application as previously approved by the Township. Any phase that contains substantive changes in the number of lots or buildings proposed or in the layout of the lots, buildings or streets previously approved in the preliminary application shall require complete resubmission of the preliminary application in accordance with §304 of this Ordinance.

§302.5 Major Land Development.

- A. Applicants are required to apply for and receive both preliminary and final approval for a major land development approval from the Township in accordance with the following criteria:
 1. Recommendations and Approvals.
 - a) Application requirements as shown on Table 1: Subdivision and/or Land Development Submission Requirements, at the end of Part III, shall be submitted for all Major Land Developments.
 - b) The Township Staff shall review and forward the Application to the Planning Commission regarding Major Land Development. Township Staff comment resulting from said review shall accompany the Application forwarded.

Subdivision and Land Development Ordinance

- c) The Planning Commission shall recommend Application approval, approval subject to conditions, or denial to the Township Board of Commissioners regarding Major Subdivision and/or Land Development.
- B. The Township Board of Commissioners shall be responsible for approving or denying major land developments whether preliminary or final.
 2. Conferences. A pre-application conference is highly recommended with the Township prior to the submission of a plan application.
 3. Applicants are required to provide an escrow fee for plan review and legal opinion of the Township Solicitor.

§303. Pre-Application Conference and Sketch Plan.

§303.1 Pre-Application Conference.

- A. A voluntary pre-application conference with the Township is highly recommended prior to the submission of a preliminary plan application. The conference requires no formal application or fee.
- B. Any materials submitted for a pre-application conference shall not be considered as a part of an application for preliminary or final review. These opportunities are afforded to the Applicant to obtain information and guidance before entering into binding commitments or incurring substantial expenses for plan preparation.

§303.2 Sketch Plan.

- A. As part of the pre-application conference, a subdivision and/or land development sketch plan may be submitted by an Applicant as a basis for informal discussion with the Township.
- B. If an Applicant chooses to submit a sketch plan, sufficient information should be provided on the sketch plan to clearly indicate the character and extent of the proposed subdivision or land development and its relationship to existing natural features and public facilities within the area in which the land is situated. Such submission should include a concept establishing the location of the development, proposed circulation, open space, and any other features pertinent to the development. The base information illustrated on the sketch plan is recommended to be at scale.

§304. Preliminary Plan Application Requirements.

- A. Preliminary plan applications shall be prepared in conformance with the provisions of this Part and any other applicable requirements of Township law. The preliminary plan application shall not be considered to be complete and properly filed unless and until all

Stowe Township

items required have been submitted and confirmed by the Zoning Officer. The Township shall check the plans, documents and fees to determine if they are in proper form and contain all the information. If defective, the application will be returned to the Applicant with a statement that the application is incomplete within ten (10) working days; otherwise, the application shall be deemed filed as of the submission date. Acceptance shall not constitute a waiver of any deficiencies.

§304.1 Preliminary Plan Application Form & Fee.

- A. A preliminary plan application shall demonstrate conformance with the design standard requirements of this Ordinance. All preliminary plan applications shall include the Township application form plus any additional information, copies and fees as required by the Township.
- B. A minimum of ten (10) copies of the preliminary plan application with a minimum of three (3) sets shall be twenty-four (24) inches by thirty-six (36) inches. One (1) electronic file in PDF file format shall be submitted of all plans, maps, and drawings. All items shall be submitted twenty-eight (28) days prior to a scheduled Planning Commission for Township Staff review and recommendation.
- C. Filing/review fee (see schedule available at Township office). The fee shall be submitted in the form of a check or money order payable to Stowe Township.
 1. Review fees shall include the reasonable and necessary charges by the Township professional consultants or engineer for review and report to the Township and shall be set by resolution. Such review fees shall be reasonable and in accordance with the ordinary and customary charges by the Township Engineer, but in no event shall be the fees exceed the rate or cost charged by the engineer or consultant to the Township when fees are not reimbursed or otherwise imposed on Applicants.
 2. In the event the Applicant disputes the amount of any such review fees, Section 510(g) of the Pennsylvania Municipalities Planning Code shall apply.

§304.2 Letter of Transmittal.

A letter of transmittal identifying the proposed activity, the purpose of the development, lot/block reference(s), date, and any other pertinent information shall accompany the preliminary plan application.

§304.3 Preliminary Site Plan.

- A. The Preliminary Site Plan shall have all information required for the survey as described in §304.11. The following shall also be provided at the time of submission:
 1. Intended name of plan or development.

Subdivision and Land Development Ordinance

2. Date of plan, graphic scale and site location map of plan.
3. Name, address and phone number of current land owner(s) and Applicant(s).
4. Property Information Chart, which shall show all pertinent zoning requirements such as, but not limited to, set back requirements, zoning district, parking requirements, existing use, any variances required, applied for or granted, etc. This chart shall be incorporated into the title sheet.
5. Name and address of the registered professional who prepared the site plan with registration number and seal affixed.
6. North arrow, properly affixed and basis of demarcation.
7. Graphic scale.
8. Legend.
9. Existing zoning boundaries on the lot, if any.
10. Accurate depiction of all known survey points with description as to type, location and material.
11. Existing lot boundary lines, right-of-way lines or easements for streets and utilities, and proposed lot lines with accurate dimensions, bearings or radii and arcs of all corners.
12. Proposed street name for township approval and legally established right-of-way width of each existing or proposed street or right-of-way.
13. Proposed lot lines shown with a number to identify each proposed lot on the site and the approximate area (in square feet) of each lot.
14. Location of existing buildings by surveyed distance shown from structure to front, side or rear lot lines.
15. Proposed building front setback lines of all existing or proposed lots.
16. The layout of the proposed lots, with approximate dimensions, including setback and/or buildings lines.
17. The proposed location of all sanitary sewer and stormwater management structures.
18. A parking plan indicating location of parking area(s), arrangement of spaces, access lanes and number of cars to be accommodated; the configuration of proposed building(s) and all other significant planned facilities.

Stowe Township

19. If required or provided, location size and general layout of public areas, open space and recreation areas.
20. A separate written statement on the preliminary site plan indicating any requested modifications to the provisions of this Ordinance or variances, exceptions or interpretation from the Township Zoning Ordinance.
21. A description of the soil types located on the lot, delineating all landslide prone areas as well as any mined-areas.
22. Plans shall show existing and proposed building locations and waiver from the regulations herein established and citing the reasons for same.
23. In addition to the location of proposed buildings, the following utility lines shall be illustrated: sanitary sewer, storm sewer, water, gas, petroleum and high-pressure gas lines indicating line size. As applicable, the following shall also be indicated: manholes, fire hydrants, utilities and other visible elements in the system on or adjacent to the lot proposed to be developed.
24. Utility availability letters from all providers.
25. Wetlands, streams, flood plains and FEMA designations on the lot.
26. Environmentally sensitive areas on the lot.
27. Gas wells on the lot.
28. Easements proposed or existing.
29. Proof of Sewage Planning Module submission.
30. Names of owners of record, tax parcel numbers, and recording information for the subject property and all adjoining properties within 200 feet of the property boundary. If the lots are part of a previously subdivision plan, the plan shall be referenced.
31. Total acreage of the overall tract and if applicable each proposed lot in square feet and acreage to one/one-thousandth (1/1000) acre.
32. Parcel block and lot numbers.

§304.4 Preliminary Grading Plan.

- A. Preliminary Grading Plan shall be submitted and shall include the following:
 1. Written and graphic scale in a form acceptable to the Township and engineering standards. The preliminary grading plan shall be at a scale of one (1) inch to fifty (50) feet or larger.

Subdivision and Land Development Ordinance

2. North arrow.
3. The existing contours of the lot (s).
4. Proposed contours of the lot (s) after completion of the excavation, cuts, grading and filling.
5. The preliminary grading plan's contour interval shall be as follows:
 - a) Not more than two (2) foot intervals where the slope will be greater than ten (10) percent and less than fifty (50) percent. Not more than ten (10) foot intervals where the slope will be greater than fifty (50) percent.
 - b) Not more than one (1) foot intervals where the slope will be equal to or less than ten (10) percent.
6. Existing and proposed catch basins, manholes, headwalls and other drainage structures with top and invert elevations on the applicable Stormwater Management Plan.
7. Existing and proposed buildings, structures, roads, sidewalks, curbs, parking areas and any other physical improvements.
8. Grading within or near a stream bank must be noted.
9. Grading within or near a floodplain area must be noted and if applicable, the impact the grading will have on the floodplain.
10. A surface drainage map showing the impact upon runoff prior, during and post grading activities.
11. A vegetation plan showing types of existing vegetation existing on site and areas of proposed removal.

§304.5 Preliminary Parking Plan.

The Applicant shall submit a preliminary parking plan demonstrating how the off-street parking requirements will be met. The preliminary parking plan shall utilize the preliminary site plan as a background and shall illustrate all existing and proposed parking for the development. Parking space counts shall also be provided for each parking area. The location and design of off-street parking areas showing size and location of bays, aisles, and barriers and the proposed direction of movement shall be provided as well as access points into and out of the parking areas. The preliminary parking plan shall conform to the drawing standards as outlined for the preliminary site plan. If applicable, a shared parking analysis as identified in this Ordinance shall be attached to the submission.

Stowe Township

§304.6 Preliminary Loading Plan.

The Applicant shall submit a preliminary loading plan demonstrating how loading space requirements will be met including accessibility. The preliminary loading plan shall utilize the preliminary site plan as a background and shall illustrate proposed loading areas for the development. Parking space counts shall also be provided for each parking area. The preliminary loading plan shall conform to the drawing standards as outlined for the preliminary site plan.

§304.7 Preliminary Stormwater Management Plan and Report.

- A. Land development plans shall be based on a stormwater management study performed in accordance with the Stormwater Management Ordinance as applicable of the Code of Stowe Township relating to stormwater management. A copy of said study shall be submitted.
- B. Where applicable, if the Allegheny County Conservation District or the PADEP has reviewed a Storm Water Management Plan in accordance with PA Act 167 regulations that differs from the requirements set forth in the Stormwater Management Ordinance as applicable, the completed and approved documents authorizing the design and discharge based on the most stringent requirements shall be submitted.

§304.8 Resource Protection Plan and Worksheet.

The following table shall be copied and completed to determine the initial net buildable area of the lot:

Table A: Resource Protection Worksheet

Subdivision and Land Development Ordinance

Sensitive Existing Conditions		Gross Lot/Site Area (acres)	Permitted Disturbance Ratio	Net Buildable Area (acres)
Line 1	All floodplains, wetlands, and hydric soils	_____ x	0.0	= 0.00
Line 2	All lakes and waterbodies, and natural drainageways/streams	_____ x	0.0	= 0.00
Line 3	All springs and vernal pools (including 100 ft. buffer)	_____ x	0.0	= 0.00
Line 4	Colluvial Soils and Red Beds on slopes	<25% _____ x	0.4	= 0.00
		>25% _____ x	0.1	= 0.00
Line 5	Other Areas on slopes 0-25% not calculated as part of Lines 1 through 4 above	_____ x	1.0	= 0.00
Line 6	Other Areas on slopes >25% but <40% not calculated as part of Lines 1 through 4 above	_____ x	0.4	= 0.00
Line 7	Other Area on slopes >40% not calculated as part of Lines 1 through 4 above	_____ x	0.1	= 0.00
Line 8	Sum of Lines 1+2+3+4+5+6+7	_____ 0.00 (Total Gross Lot/Site Area)		_____ 0.00 (Total Net Buildable Area)

§304.9 Sewage Facilities Planning Module.

- A. Where applicable, if an exemption from the Sewage Facilities Planning Module has been requested or granted in accordance with the rules and regulations of the PADEP, the completed or approved forms shall be submitted with the application.
- B. Where applicable, a Sewage Facilities Planning Module shall be the responsibility of the Applicant and shall be prepared in accordance with the rules and regulations of the Pennsylvania Department of Environmental Protection.
- C. The Sewage Facilities Planning Module must be approved by the PA Department of Environmental Protection to the Township giving their Final Approval.

§304.10 Proof of Submission to Other County, State, and Federal Agencies (PADEP, Allegheny County Conservation District, PennDOT and others as determined by Township.)

- A. A listing of the necessary approvals and permits that will be required for the proposed development from the Township, County, Commonwealth or Federal agencies shall be submitted.
- B. Approval of the preliminary plan application by the Township Board of Commissioners may be conditioned upon receipt of approvals from County, State or Federal agencies. Therefore, proof of submission during the preliminary plan application process is required to avoid any issues throughout the final plan application process.

Stowe Township

- C. Proof of submission of review requests/responses and permit applications may include, but is not limited to:
1. Pennsylvania Department of Transportation Highway Occupancy Permits.
 2. Pennsylvania Department of Transportation Traffic Signal Permits.
 3. Pennsylvania Department of Environmental Protection Sewerage Planning Module (or Exemption if applicable).
 4. Pennsylvania Department of Environmental Protection National Pollutant Discharge Elimination System Permits.
 5. Pennsylvania Department of Environmental Protection Water Obstruction and Encroachment Permits.
 6. Pennsylvania Department of Economic Development and/or Federal Emergency management Agency Floodplain Permits.
 7. Allegheny County Conservation District Proof of Submission.
 8. Water Service provider Proof of Submission.
 9. Include proof that the PA Department of Community and Economic Development, the Federal Insurance Administrator, or other applicable local/state/federal agency, has been notified whenever any such activity is proposed that impacts an identified flood-prone area.
 10. Proof of submission of Stowe Township Zoning request unless otherwise identified by the Township.

§304.11 Survey (Sealed) and Existing Conditions Plan.

- A. The Applicant shall submit an engineering land survey of the lot certified by a Professional Land Surveyor. The survey shall be at a scale of not more than one (1) inch equals one hundred (100) feet. The plan shall be drawn in accordance with standard land surveying practices, and using standard map symbols to clearly indicate the following:
1. Name of the proposed project.
 2. Location map showing the subdivision/land development location within the boundaries of the Township (including major transportation routes, title, north arrow and graphic scale).
 3. Existing lot lines, adjacent lot owner(s) names, lot and block numbers and recorded subdivision name with recording information.

Subdivision and Land Development Ordinance

4. Name, address of current land owner(s), Applicant and firm that prepared the survey.
5. The entire existing lot boundary with bearings and distances as surveyed.
6. The total acreage of the entire existing land.
7. Zoning information legend (to include, but not limited to: district, minimum lot size, density, requirements) showing both required and proposed conditions.
8. Streets abutting the lot, indicating names, right-of-way widths and cartway widths and ownership (federal, state, county, municipal or private).
9. Existing and proposed easements, indicating location, width, purpose and lessee.
10. Location of existing buildings, sanitary sewer, storm sewer, water, gas, petroleum and high-pressure gas lines indicating line size, manholes, fire hydrants, utilities and other visible elements in the system on or adjacent to the lot proposed to be developed.
11. A description of the lot locating proposed, existing and pre-existing gas and oil wells, location maps, dates of operation, and lease holder(s) shall be provided.
12. Where practical, datum to which contour elevations refer shall refer to known, established elevations.
13. Monument locations.

§304.12 Erosion and Sedimentation Plan.

A copy of the erosion and sedimentation plan as filed with the Allegheny County Conservation District including a copy of the transmittal letter and evidence of Allegheny County Conservation District adequacy letter shall be provided. NPDES authorization letter shall be provided.

§304.13 Typical Cross-Sections of Each Street Proposed.

- A. Typical street cross-sections for each proposed street and typical cross-sections for any existing street that will be improved shall be provided. Cross-sections shall be drawn to scale one fourth (1/4) inch to one (1) foot and shall be sealed by a registered engineer or land surveyor.
- B. All street cross-sections shall include all information in accordance with the Township standards.

§304.14 Photometrics Plan.

The Photometrics Plan shall describe the maximum illumination values and average illumination value required. The location and effect of outdoor lighting on streets and residential lots in the line of sight of proposed lighting shall be provided by the

Stowe Township

Applicant. A computer-generated lighting model with point-by-point illumination of all proposed lighting and areas expected to be illuminated, if applicable, is required. The lighting model shall include buildings, structures, parking areas and lot lines and shall be provided at the same scale as the final site plan.

§304.15 Building Elevations and Other Architectural Drawings.

- A. Building elevations and other architectural drawings shall be provided for all developments other than single family residential.
- B. Building elevations and other architectural drawings containing the following information shall be provided. Elevations and drawings shall be illustrated to scale (no less than one fourth (1/4) inch to one (1) foot) showing:
 1. Drawings or elevations depicting the front, rear and side facades of all proposed buildings including building's architectural features, exterior building materials, colors and/or finishes.
 2. The drawings or elevations shall indicate the height of the building in feet and number of stories and the building's relationship to the finished grade immediately surrounding the building.
 3. Spot elevations designating the existing and proposed grading.

§304.16 Landscape Plan.

- A. A landscape plan shall be provided for all land development.
- B. A landscape plan shall be provided in accordance with the Zoning Ordinance and shall contain the following:
 1. Preliminary site plan as a background.
 2. Approximate locations and spacing of all proposed plant material with typical dimensions at maturity by species. Existing vegetation to remain shall also be illustrated.
 3. Botanical and common names of all plant species, their sizes and quantities as noted in a Plant Schedule and as individual call-outs on the graphic.

§304.17 Construction Details.

- A. Construction details shall be provided for all construction in accordance with Township standards. Details shall include, but not be limited to utilities, pavement, walls, and landscaping.

Subdivision and Land Development Ordinance

§304.18 Phasing Plan and Schedules.

- A. If the Applicant intends to develop land in phases, a Phasing Plan shall be required showing total lot phasing. If a subdivision and/or land development is planned as a phased development, the plan shall specify how many phases, phasing boundaries and the proposed time frame necessary to complete each phase.
- B. Where the Applicant proposes the development of a subdivision or land development in separate phases over a period of years, the Township will allow that an applicant submits an installation schedule of improvements as outlined in the Municipalities Planning Code, §508.4(v).
- C. All applications for final approval of future phases must conform to the preliminary plan application as previously approved by the Township. Any phase that contains substantive changes to the previously approved in the preliminary plan will represent a major modification to the application and will require complete resubmission of the preliminary plan application in accordance with this Ordinance.
- D. Each phase, except for the last phase, shall contain a minimum of twenty-five (25) percent of the total number of dwelling units as depicted on the preliminary site plan unless the Township approves a lesser percentage for one (1) or more of the phases.

§304.19 Common Areas Plan and Facilities Management.

All development proposals involving land or facilities that will be commonly owned among more than one (1) title-holder shall include a diagram illustrating the location(s) and extent of said land at the time of plan application. The ownership and method of assuring perpetual maintenance to be applied to those areas which are to be used for recreational or other common purposes shall be defined and recorded in a manner that the Township Solicitor finds acceptable. The Plan shall be provided at the same scale as the Preliminary and Final Site Plans, as applicable.

§304.20 Level of Service of Water and Sewage Supply

If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision and/or land development, Applicants shall present evidence to the Planning Commission that the subdivision and/or land development is to be supplied by Westview Water. This evidence shall take the form of a copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, submitted to the Township.

Evidence of connection to public sewage collection shall also be submitted to the Township.

§304.21. Traffic Impact Study.

A. The Township shall require a traffic impact study for land development or change in land use generating trips in addition to the adjacent roadways' existing peak hour volumes in cases where known traffic deficiencies as listed by the Township exist in the area of the proposed development or as the result of a proposed change in use. Development generating less than seventy-five (75) trips per peak hour shall be required to submit a Traffic Impact Study Type A. Development generating seventy-five (75) per peak hour or more trips shall require the submission of a Traffic Impact Study Type B.

B. Traffic Impact Study - Type A.

1. The applicant shall prepare a worksheet that computes the weekday peak morning hour (between 7-9 a.m.) and weekday peak afternoon hour (between 4-6 p.m.) average vehicle trips for residential subdivisions according to the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The applicant shall submit the completed worksheet to the Township. The applicant shall reference the Average Rate in the Trip Generation Per Acre table for the applicable Land Use 210 Codes of the ITE Trip Generation Manual.
2. In addition to the computation worksheet, the applicant shall supply copies of the land use pages ITE results to the Township.

C. Traffic Impact Study - Type B.

1. Traffic impact study scope. Prior to beginning a traffic impact study, the applicant shall submit a proposed scope of services to the Township for review and approval. The traffic impact study shall include the following if appropriate as determined by the Township:
 - a) A brief description of the proposed project in terms of land use and magnitude.
 - b) An inventory and analysis of existing roadway and traffic conditions in the site environs including:
 1. Roadway network and traffic control.
 2. Existing traffic volumes in terms of peak hours and average daily traffic (ADT).
 3. Planned roadway improvements by others.
 4. Intersection levels of service.
 5. Other measures of roadway adequacy; i.e., lane widths, traffic signal warrants, vehicle studies, etc.
 - c) Proposed site-generated traffic volumes in terms of:

Subdivision and Land Development Ordinance

1. Peak hours and ADT (by development phase if required).
 2. Arrival/departure distribution including method of determination.
 3. Site traffic volumes on study roadways.
- d) An analysis of future traffic conditions including:
1. Future opening year combined traffic volumes (site traffic plus future background roadway traffic). Opening year is the projected year of opening for the proposed development or change in use.
 2. Future design year, or years with phasing, combined traffic volumes (site traffic plus future roadway traffic). Design year is projected to ten (10) years beyond the expected opening year of the development or change in use.
 3. Background traffic growth rates shall be obtained from the Southwestern Pennsylvania Commission.
 4. Intersection levels of service.
 5. A pavement analysis of roadways which are projected to experience significant increase in ADT volumes off-site.
 6. Other measures of roadway adequacy; i.e., lane widths, traffic signal warrants, vehicle delay studies, etc.
 7. When access is onto a state road, the analysis of future conditions shall be consistent with PennDOT requirements.
- e) A description of future levels of service and their compliance with standards for traffic capacity of streets, intersections and driveways. New streets shall be designed for adequate traffic capacity defined as follows. All reference to levels of service (LOS) shall be defined by the Highway Capacity Manual, Special Report 209, published by Transportation Research Board. These standards may be waived by the Township if sufficient evidence is provided that criteria cannot be met with reasonable mitigation.
1. Traffic capacity LOS shall be based upon future design year analysis.
 2. New or modified (a new approach created) non-signalized intersections or driveways which intersect streets shall be designed for LOS C or better for each traffic movement unless otherwise specified by the Township.
 3. New or modified (a new approach created) signalized intersections shall be designed for LOS C or better for each traffic movement, unless otherwise specified by the Township.
 4. Existing intersections impacted by development traffic shall maintain a minimum LOS D for each traffic movement, or, if future base (without

development traffic) LOS is E then mitigation shall be made to maintain LOS E with development traffic. If future base LOS is F, then degradation in delays shall be mitigated.

- f) A description and analysis of the proposed access plan and site plan including:
 - 1. Access plan including analysis of required sight distances using PennDOT criteria and description of access roadway, location, geometric conditions and traffic control.
 - 2. On-site circulation plan showing parking locations and dimension, loading access circulation roadway and traffic control.
- g) Traffic circulation mitigating action plan shall include:
 - 1. Project features relative to site access and on-site circulation which could be modified to maximize positive impact or minimize negative impact.
 - 2. Off-site improvement plan depicting required roadway and signal installation and signing improvements to meet the minimum level of service requirements.

§304.22 State Highway Access

The Applicant shall obtain a copy of the submitted application and approved permit for a Highway Occupancy Permit (H.O.P.) for plans that require access to a highway (Pennsylvania Route or United States Route) under the jurisdiction of the Pennsylvania Department of Transportation. The H.O.P. plan shall contain a notice that a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1424, No. 428), known as the "State Highway Law", before driveway access to a state highway is permitted.

§304.23 Geotechnical Report and Slope Analysis.

A professional geotechnical engineer licensed in the Commonwealth of Pennsylvania shall complete a quantitative slope stability analysis of proposed cut slopes and fill embankments. At minimum, test boring and relevant laboratory soil or rock test results, site groundwater and surface water findings, anticipated surcharge and/or hydrostatic loads/conditions and any other factors affecting the proposed slopes should be included in the analysis. The slope stability analysis must be based on a method accepted by the geo-technical engineering community, and that has been published in an accepted engineering text book, journal, or proceedings. The analysis should ultimately provide a factor of safety (FS) against movement/failure of the proposed slope. A slope will generally be considered stable in the long-term when the $FS \geq 1.5$, unless special circumstances, as approved by the Township, should be allowed. Various slope/embankment construction scenarios can be analyzed by the engineer, but no proposed slopes/embankments indicating a FS less than that approved will be deemed acceptable.

Subdivision and Land Development Ordinance

The slope analysis shall also depict the location of slopes with grades between fifteen (15) percent and twenty-five (25) percent and those that exceed twenty-five (25) percent in gradient. Each category shall be depicted with a different color or grey shading or pattern. A statement that the proposed subdivision or land development will not cause any environmental hazard or subsidence shall also be included on the slope analysis.

An Applicant shall review and note their site location in relation to landslide prone areas as designated by the Commonwealth of Pennsylvania's available mapping.

§304.24 Impervious Surface Requirements and Worksheet.

A. Purpose and intent.

1. To decrease stormwater runoff volumes and increase the stormwater infiltration and groundwater recharge.
2. To reduce peak stormwater discharge rates significantly by diverting stormwater into the ground and away from the pipe-and-pond/cistern stormwater management system.
3. To improve site appearance by encouraging the installation of vegetation or other permeable surfaces where there would otherwise be only hard pavement or impermeable surfaces.
4. To increase a lot's effective developable area by downsizing the need for a piped stormwater management system.
5. To provide an Applicant flexibility in complying with Township, Allegheny County and Commonwealth of Pennsylvania regulations related to stormwater management.

B. Applicability.

1. The impervious surface coverage requirements shall apply to all land development plans.
2. All horizontal surfaces on a lot shall be accounted for. Horizontal surfaces shall include but may not be limited to roofs, patios, decks, terraces, stoops, sidewalks, swimming pools, ponds, driveways, parking areas and sport courts.

C. Methodology.

1. A table itemizing the total square footage of each surface material (see Table C: Impervious Surface Coverage) and the total square footage of the lot (total lot area) shall be depicted on the site plan. The Worksheet shall be submitted to the Zoning Officer as part of a preliminary land development application.

Stowe Township

2. In a situation where a horizontal surface such as a deck, is suspended or supported above another horizontal surface, in the calculation the Applicant shall account for the surface with the greatest surface area.
3. An Applicant shall compute the square footage of a roof's surface area based on the building footprint.
4. The rate of imperviousness for each surface material denoted on the site plan shall be based on Table B: Rate of Imperviousness. An Applicant can provide an alternative imperviousness rate based on a Professional Engineer's statement and computation. The Township reserves the right to evaluate the proposed alternative imperviousness rate and to accept or reject the proposal.
5. No allowances or deductions shall be made for tree canopy except as associated to a woodland; see Table B.
6. Details shall be provided so compliance may be determined.
7. The total surface area for all surface material assignments shall be equal to the total lot area.

Table B: Rate of Imperviousness

Subdivision and Land Development Ordinance

	Surface Materials	Rate of Imperviousness ¹ (% impervious)
1	Asphalt, Rubber or Metal Roofing Roof; Conventional Concrete Pavement; Conventional Asphalt Pavement; Open Water Body; Gravel Roof	95
2	Stone, Concrete or Brick Pavers with Grouted Joints on Concrete Base; Compacted Angular Aggregate Pavement; Wood or Composite Wood Deck	75
3	Green Roof <=4" depth; Stone, Concrete or Brick Pavers with UngROUTED Joints on Sand and/or Aggregate Base; Permeable Concrete Pavement; Permeable Asphalt Pavement	50
4	Uncompacted Non-angular Aggregate Pavement; Green Roof >4-8" depth; Open-celled Concrete Grid with Lawn or Non-Angular Aggregate Fill	30
5	Open-celled Plastic Grid with Lawn or Non-Angular Aggregate Fill; Lawn; Green Roof >8" depth; Field	20
6	Woodland	15

Footnote:

¹ Based on slopes between 0 and 3%. Increase the impervious rating of each surface material by 5% for surfaces located on slopes >3% to 10%. Increase the impervious rating of surface material by 15% for surfaces on slopes >10%.

Table C: Impervious Surface Coverage

Stowe Township

	Column A	Column B	Column C	Column D
	Surface Material	Total Square Feet of Surface	Rate of Imperviousness	Adjusted Square Feet of Surface Material (Column B x C)
Line 1	Asphalt, Rubber or Metal Roofing Roof; Conventional Concrete Pavement; Conventional Asphalt Pavement; Open Water Body; Gravel Roof	_____ x	0.95	= _____
Line 2	Stone, Concrete or Brick Pavers with Grouted Joints on Concrete Base; Compacted Angular Aggregate Pavement; Wood or Composite Wood Deck	_____ x	0.75	= _____
Line 3	Green Roof <=4" depth; Stone, Concrete or Brick Pavers with UngROUTed Joints on Sand and/or Aggregate Base; Permeable Concrete Pavement; Permeable Asphalt Pavement	_____ x	0.50	= _____
Line 4	Uncompacted Non-angular Aggregate Pavement; Green Roof >4-8" depth; Open-celled Concrete Grid with Lawn or Non-Angular Aggregate Fill	_____ x	0.30	= _____
Line 5	Open-celled Plastic Grid with Lawn or Non-Angular Aggregate Fill, Lawn; Green Roof >8" depth; Field	_____ x	0.20	= _____
Line 6	Woodland	_____ x	0.15	= _____
Line 7	Sum of Lines 1+2+3+4+5+6	_____		_____
		Total Lot Area		Adjusted Impervious Surface Total
			Maximum Permitted Impervious Surface Coverage	= _____
			Percent of Impervious Surface Coverage (Adjusted Surface Area/Total Lot Area)	= _____

Subdivision and Land Development Ordinance

§304.25 Environmental Assessment.

The location of relevant natural features as stated under the National Pollutant Discharge Elimination System (NPDES) Permit requirements including, but not limited to, streams, other natural watercourses, wetlands, general land cover, significant tree masses and other significant natural features shall be illustrated on an environmental analysis base map at the same scale as the preliminary site plan.

§304.26 Wetland Impact

The Applicant shall include on the plans a statement that no development will occur within wetland areas. If development is proposed within wetlands, Applicant shall obtain appropriate permits from federal and state regulating agencies. Also, Township may require an environmental study to determine impacts to the wetlands in addition to recommending improvements to mitigate the impacts.

§304.27 Phase 1 Environmental Assessment.

- A. Purpose: A Phase 1 Environmental Assessment Report shall be submitted that evaluates whether a lot is likely to have suffered environmental degradation. It involves non-intrusive investigative techniques to establish whether the lot is likely to be contaminated and if so, to initiate the next level of Environment Assessment.
- B. Content: An Environmental Assessment, in general conformance with the guidelines established under ASTM Standards on Environmental Assessments, shall contain the following:
 1. Records Review.
 - a) Review of records from standard sources as accepted by the Pennsylvania Department of Environmental Protection that are reasonably ascertainable to identify known environmental conditions for the site as well as the immediate surrounding area.
 - b) Review federal, state and local databases, including CERCLIS, NPL, RCRA notifiers, open dumps, ERNS, FINDS and USTs to determine if the subject lot is identified therein regarding spills, discharges and hazardous waste sites.
 - c) Review site historical records to assess previous uses of the site as they may relate to current environmental conditions.
 - d) Review chain-of-title documents and practical reviewable materials such as aerial photographs, Sanborn fire insurance maps, zoning and land use records or historical maps to assess the previous uses of lot.
 2. Site Reconnaissance: The site reconnaissance shall assess, to the extent to which they can be visually or physically observed, the following:

Stowe Township

- a) Current land use.
 - b) Previous uses.
 - c) Current uses of adjacent properties.
 - d) Previous uses of adjacent properties.
 - e) Hazardous and petroleum substances storage and use.
 - f) Evidence of above or below ground storage tanks.
 - g) Drums or unidentified storage containers.
 - h) Electrical equipment with known or suspected PCBs.
 - i) Pools of free liquid, stains or corrosion or odors.
 - j) A general description of the presence of floor drains, sumps/pits, septic systems and wells.
 - k) Stressed vegetation or dead vegetation.
 - l) Signs of oil and gas well development.
3. Interviews of persons familiar with the site: Topics of interviews with those familiar with the site shall include, but not be limited to the following:
- a) Past uses of the site.
 - b) Site modifications.
 - c) Regulatory compliance (to identify obvious potential indicators of the existence of environmental conditions).
 - d) Information regarding the presence and locations of:
 - (1) Burial sites.
 - (2) Oil and/or gas wells or leases of the same.
4. Report preparation.
- a) Evaluate data, findings and recommendations resulting from (1), (2) and (3) of this Section.
 - b) Prepare and submit a written report summarizing and detailing the above results.

Subdivision and Land Development Ordinance

- C. Findings: If the Environmental Site Assessment report indicates that the lot is likely to be degraded, then the Applicant must conduct a Site Investigation in accordance with the ASTM guidelines for a Site Investigation to identify areas of the lot impacted by environmental degradation and a Remedial Investigation / Feasibility Study to identify the full extent of soil and ground water contamination and to identify and evaluate the feasibility of remediation alternatives. The Site Investigation and Remedial Investigation / Feasibility Study evaluations shall be in conformance with the guidelines of the governing state or federal regulatory agency.
- D. Waiver: The Township Board of Commissioners may waive the requirements of this Section, upon the Applicant's written request and recommendations from the Planning Commission. Grounds for a waiver include, but are not limited to:
 - 1. A proposal presenting a suitable alternative that conforms to the intent of this Ordinance.
 - 2. Existing physical characteristics of the lot that prevent conformance with requirements.

§304.28 Phase 2 Environmental Assessment (if required by Phase 1 Assessment).

A Phase 2 environmental assessment including all plans, narrative, and supporting information as required by the Pennsylvania Department of Environmental Protection or its approved equivalent shall be provided. The following situations, but not limited to such situation, may specifically require a Phase 2 Environmental Assessment based upon determination from the Pennsylvania Department of Environmental Protection:

- A. For an application for change of use.
- B. When the regulatory agency suspects toxic conditions on the site.

§305. Final Plan Application Requirements.

- A. Final plan applications shall be prepared in conformance with the provisions of this Part and any other applicable requirements of Township law. The final plan application shall not be considered to be complete and properly filed unless and until all items required have been submitted and confirmed by the Zoning Officer. The Township shall check the plans, documents and fees to determine if they are in proper form and contain all the information. If defective, the application will be returned to the Applicant with a statement that the application is incomplete within ten (10) working days; otherwise, the application shall be deemed filed as of the submission date. Acceptance shall not constitute a waiver of any deficiencies.

§305.1 Final Plan Applications.

- A. After a preliminary plan application has been approved by the Township, the Applicant may proceed by submitting a final plan application within such time periods as set forth by law. Final plans shall be prepared in accordance with the

Stowe Township

additional requirements of this Ordinance and shall provide sufficient design information to demonstrate compliance with the requirements of Part 5 of this Ordinance.

- B. For those Applicants not required to obtain preliminary plan application approval, the final plan application shall include all information required on the Subdivision and/or Land Development Requirement Table.
- C. A final plan application shall not be considered to be complete and properly filed unless and until all items required by this Ordinance, including the application fee and the application form provided by the Township, have been received at least twenty-five (25) days prior to the Planning Commission meeting.

§305.2 Final Plan Application Form and Fee.

- A. Final plan applications shall be prepared in conformance with the provisions of this Ordinance and any other additional applicable Township requirements of law.
- B. All final plan applications shall include the following, plus any additional information and copies as required by the Township.
 - 1. One (1) application form as specified and obtained from the Township.
 - 2. A minimum of ten (10) copies of the final site plan with a minimum of three (3) sets shall be twenty-four (24) inches by thirty-six (36) inches. One (1) electronic file shall be submitted in .PDF file format of all plans, maps, and drawings.
 - 3. Filing/review fees (see schedule available at Township office). The fee shall be submitted in the form of a check or money order payable to Stowe Township.
 - a) Review fees shall include the reasonable and necessary charges by the Township professional consultants or engineer for review and report to the Township and shall be set by resolution. Such review fees shall be reasonable and in accordance with the ordinary and customary charges by the Township Engineer, but in no event, shall the fees exceed the rate or cost charged by the engineer or consultant to the Township when fees are not reimbursed or otherwise imposed on Applicants.
 - b) In the event the Applicant disputes the amount of any such review fees, Section 503 (1) of the Pennsylvania Municipalities Planning Code shall apply.
 - 4. Inspection and Engineering Fees - Inspection and engineering fees according to the resolution of Township Board of Commissioners as updated time to time, in the form approved by the Township, shall be provided.

Subdivision and Land Development Ordinance

§305.3 Letter of Transmittal.

A letter of transmittal identifying the proposed activity, the purpose of the development, lot numbers, date, and any other pertinent information shall accompany the application.

§305.4 Updated/Revised Preliminary Plan Information.

- A. Items §304.3 and §304.11 thru §304.28 in the Preliminary Plan Application requirements shall be resubmitted as part of the Final Plan Application Requirements with information revised per Township comments and updated per latest available design.

§305.5 Final Site Plan.

- A. The Final Site Plan shall be provided in an accurate and final form appropriate for recording. Final Site Plans shall be submitted on sheets measuring twenty-four (24) inches by thirty-six (36) inches, or other size requested by the Allegheny County Department of Real Estate. Where necessary to avoid sheets larger than the maximum size prescribed above, final site plans shall be drawn on multiple sheets and accompanied by a key diagram showing relative location of the sections.

The final site plan shall be in such a format and/or such material as is required for recording by Allegheny County. All Preliminary Site Plan requirements as listed in §304.3 shall be included in the Final Site Plan. The Final Site Plan shall also meet the following requirements:

1. Copy of the approved preliminary plan.
2. Final plat, in accurate and final form for recording. The final plat shall include the following:
 - a) Title block, placed in the lower right-hand corner and containing the following information:
 - (1) The name and location of the subdivision or land development, the plan date and the date of any revisions.
 - (2) The name and plan book volume and page numbers of the previously recorded plan, if any.
 - (3) Name, address and phone number of the owner of record and the developer.
 - (4) Name, address and phone number of the firm that prepared the plans, and the name, seal and registration number of the surveyor who prepared the plan.
 - (5) Sheet number, North arrow and graphic scale.

Stowe Township

- b) Tract boundaries, right-of-way lines of streets, easements and other right-of-way lines with accurate distances to hundredths of a foot and bearings to 1/4 of a minute. Tract boundaries shall be determined by field survey only and shall be balanced and closed. Surveys shall be prepared in accordance with the standards contained in the Allegheny County Subdivision and Land Development Ordinance.
- c) Complete curve data for all curves included in the final plat, including radius, arc length, chord bearing and chord distance.
- d) Location, type and size of all monuments and lot line markers. State whether found, set or to be set.
- e) Approved street names and street right-of-way widths.
- f) Lot numbers, lot dimensions, lot areas in square feet and building setback lines.
- g) Tabulation of area data in acres and square feet, including lots, parcels, units, areas dedicated for rights-of-way, etc., and total plan area.
- h) Lot and block or tax map parcel numbers.
- i) Easements and rights-of-way for all public and private improvements, including widths, purposes and limitations, if any.
- j) Accurate dimensions, acreage and purpose of any property to be reserved as public or common open space.
- k) Indication of platting of adjacent property and the names of the adjacent property owners.
- l) Site location map, prepared in accordance with the Allegheny County Subdivision and Land Development Ordinance.
- m) All required municipal certifications, which shall include the municipal engineer.
- n) Certification of plat preparation and accuracy by a registered surveyor.
- o) Certification of the dedication of streets and other property.
- p) All other certifications, dedications and acknowledgments, as required by Allegheny County.
- q) Plats which require access to a road under the jurisdiction of the Pennsylvania Department of Transportation shall contain a notice that, before driveway access is permitted, a highway occupancy permit is required in

Subdivision and Land Development Ordinance

accordance with the Act of June 1, 1945, known as the "State Highway Law."

- r) Notation on the plan of any modifications or waivers granted to the provisions of this Ordinance.
3. Land development plans. In addition to the above final requirements, land development plans shall include the following information:
- a) Final site plan, including building locations, parking areas, roads and access drives, landscaping and bufferyards in accordance with this Ordinance.
 - b) Final grading plan. The final grading plan shall include all final contours, grades, floor elevations, permanent conservation measures, limit of disturbance line, typical keyway and/or benching details, and earthwork quantities in cubic yards.
 - c) Final stormwater management plan, including all final calculations.
 - d) Final soil erosion and sedimentation pollution control plan, as submitted to the Allegheny County Conservation District (ACCD), and evidence that the ACCD has issued a finding of adequacy.
 - e) Dimensioned site layout plan.
 - f) Final photometric plan.
4. Construction Plans for Public and Private Improvements, prepared by a registered professional on sheets measuring twenty-four (24) inches by thirty-six (36) inches. The construction plans shall show the following:
- a) Conformity with the design standards specified in this Ordinance.
 - b) Plan and center line profile drawings of each street in the plan and extending at least two hundred (200) feet beyond the plan. Street profiles shall include complete vertical curve information.
 - c) At least a typical cross-section of each street in a new development, extending at least fifty (50) feet from the street center line to each side, or extending twenty-five (25) feet from the right-of-way line to each side, whichever is greater.
 - d) The location of all existing and proposed sanitary sewers, storm sewers, manholes, catch basins and endwalls within the site, and all necessary extensions thereof beyond the site.

Stowe Township

- e) By plan, all pipe sizes, distances and directions of flow. Show sanitary sewer wye locations, including a station for each wye as measured from the downstream manhole.
 - f) By profile, all pipe sizes, materials, distances and grades; and, top and invert elevations of all manholes, catch basins and endwalls. Show existing and proposed ground.
 - g) All construction details for stormwater facilities, including any intake control structures, discharge control structures, underground storage tanks, sumps and stormwater basins.
 - h) The locations of all other existing and proposed utilities including gas, water, fire hydrants, electric, telephone and cable TV.
 - i) All easements and rights-of-way for public improvements.
5. Permits and approvals. The applicant shall submit certified copies of all permits and approvals required by applicable federal and state laws and County codes and regulations, including, without limitation, the following:
- a) Allegheny County Conservation District adequacies and permits.
 - b) Federal Aviation Administration and PennDOT Bureau of Aviation approvals where required.
 - c) Pennsylvania Department of Environmental Protection sewage facilities permits, general permit, wetland encroachment permits, stream encroachment/obstruction permits, etc.
 - d) County of Allegheny and Commonwealth of Pennsylvania permits for any proposed roads or driveways.
 - e) Water supply certification.
 - f) Letters of intent to provide service from utilities companies.
 - g) A copy of comments received, if any, from the Conservation District/DEP on the stormwater management plan.
6. Final Zoning Chart.
7. When required by the Township, additional information related to infill, redevelopment and or replacement in accordance with the Township requirements.
8. If required under the Township Zoning Ordinance, locations of street trees, groundcover/landscaping and sidewalks.

Subdivision and Land Development Ordinance

9. Where applicable, plans of bridges and other improvements and shall contain sufficient information to provide complete working plans for the proposed construction including calculations and required Pennsylvania Engineer's Seal.
10. Where individual onsite water supply systems are proposed, certification of the acceptability of the water supply system by the Pennsylvania Department of Environmental Protection must be submitted wherever their approval is required.
11. Other certificates of approval as may be required by the Township Engineer, Planning Commission and the Township Board of Commissioners.

§305.6 Final Grading Plan.

- A. A Final Grading Plan, illustrating final grades of all lots and a surface drainage plan by arrows showing the direction of runoff on each lot, shall be submitted and shall also include all items required under the Preliminary Grading Plan Section of this Part. The final grading plan shall also clearly delineate the following:
 1. Proposed center line grade of streets with percent of grade of tangents, including grades at intersections.

§305.7 Utility Plan/Profiles/Data.

A written statement shall be provided indicating that within ninety (90) days of final plan approval of the submission of a final application, all plans, profiles, and data for all utilities including but not limited to electric, water, phone, gas, and cable lines shall be provided. Utility locations, where proposed, shall be imposed to a copy of the Final Site Plan.

§305.8 Agreement for Dedication of Streets and Sewers.

When the Township accepts dedication of all or some of the streets and sewers within the proposed subdivision/land development following completion, the Township Board of Commissioners shall require the posting of financial security to secure the structural integrity of the streets and sewers in accordance with the design and specifications as depicted on the final site plan. The term for financial security for the maintenance of the streets and sewers shall be eighteen (18) months and the amount shall not exceed fifteen (15) percent of the actual cost of installation.

If there are conditions related to the dedication of streets or related issues, those conditions and issues shall be noted in the developer's agreement.

§305.9 Parking Agreements.

A shared parking agreement shall be provided in a format satisfactory to the Township Solicitor and shall specify the names of the entity with whom the agreement has been made, quantity of spaces, location, lease terms and uses to be served by the off-site

Stowe Township

parking spaces, as well as any other mutual agreements. The final Shared Parking Agreement shall be made a part of the Final Landowner and/or Developer's Agreement.

§305.10 Final Landowner and/or Developer's Agreement.

- A. As a condition of granting final plan application approval, the Township shall require that the Landowner and/or Developer execute a development agreement with the Township in a form acceptable to the Township Solicitor, containing provisions that are reasonably required to ensure compliance with any conditions of approval, any ordinance or regulation of the Township and to guarantee the proper installation of onsite improvements related to the subdivision and/or land development, and provisions necessary to indemnify the Township in connection with such subdivision and/or land development.
- B. If the Applicant fails to execute the development agreement within ninety (90) days of the date of final plan approval, the Township may revoke final plan approval. In the event that the final plan application approval is revoked, the Applicant shall resubmit a final plan application for approval.

§305.11 Deed Restrictions, Easements and Protective Covenants.

- A. Deed restrictions, easements and protective covenants, if any, shall be provided in a form for recording. Provisions within any declaration of covenants and restrictions shall include:
 - 1. Definitions.
 - 2. General plan of development.
 - 3. Use restrictions and management responsibilities.
 - 4. Resolution of document conflicts.

§305.12 Proof of Other Agencies Approval (PADEP, Allegheny County Conservation District, PennDOT and others as determined by Township).

- A. Approval of the final plan application by the Township Board of Commissioners shall be conditioned upon if Allegheny County, State or Federal agencies disapprove the development. It shall be the Applicant's responsibility to obtain all necessary approvals from Allegheny County, State and Federal agencies and submit these approvals to the Township including a notification from PADEP regarding a Sewer Facilities Plan Revision approval or waiver (as applicable).
- B. Proof of approval of requests/responses and permit applications shall be including, but not limited to:
 - 1. Pennsylvania Department of Transportation Highway Occupancy Permits.
 - 2. Pennsylvania Department of Transportation Traffic Signal Permits.

Subdivision and Land Development Ordinance

3. Pennsylvania Department of Environmental Protection Sewerage Planning Module (or Exemption if applicable).
4. Pennsylvania Department of Environmental Protection National Pollutant Discharge Elimination System Permits.
5. Pennsylvania Department of Environmental Protection Water Obstruction and Encroachment Permits.
6. Pennsylvania Department of Economic Development and/or Federal Emergency Management Agency Floodplain Permits.
7. Approval from the West View Water Authority, or its successor agency.
8. In addition, where any alteration or relocation of a stream or watercourse is proposed, documentation shall be submitted indicating that all affected adjacent municipalities have been notified of the proposed alteration or relocation. The Pennsylvania Department of Community and Economic Development and the Federal Insurance and Mitigation Administration, or other applicable agency, shall also be notified whenever any such activity is proposed.
9. Stowe Township Zoning Approval unless otherwise identified by the Township.

§305.13 As-Built Drawings in Conformance with Allegheny County and Township Standards (Digital Format).

Upon completion of the public and/or private improvements in a plan, "as-built" plans and profiles of the subdivision and/or land development public and/or private improvements, as constructed shall be filed with the Township Zoning Officer by the Applicant within ten (10) days of the mailing of the Notice of Completion. The "as-built" plans and profiles shall indicate all public improvements, as constructed and shall show the top and invert elevations for all manholes, inlets and sewer structures; the distance between all manholes, inlets and sewer structures; wye ("y") locations on all sanitary sewers; and significant changes to the street profiles as approved. An electronic form of the plan compatible with the Allegheny County and the Township's digital format and a print of each "as-built" drawing for public and/or private improvement shall be submitted. "As-built" plans and profiles shall be marked "as-built" and shall contain the final grade of all sanitary and storm sewers and appurtenances.

§306. Appeals.

Any person aggrieved by a decision of the Township concerning an application of approval of a subdivision of land development may appeal the decision in accordance with the procedures specified in Article X-A of the MPC.

§307. Approval Resolution.

When requested by the applicant, in order to facilitate financing, the Township Board of Commissioners shall furnish the landowner and/or developer with a signed copy of a resolution indicating approval of the final plat contingent upon the landowner and/or developer obtaining a satisfactory completion bond. The final plat shall not be signed nor recorded until the completion bond and development agreement are executed. The resolution shall expire and be deemed to be revoked if the completion bond and development agreement are not executed within ninety (90) calendar days, unless the Board of Commissioners grants a written extension. Such extension shall not be unreasonably withheld and shall be placed in writing at the request of the landowner and/or developer.

§308. Completion of Improvements/Improvement Guarantee.

- A. No plan shall be given final approval by the Township Board of Commissioners unless the public improvements required by this Ordinance have been installed in accordance with the standards set forth in Part IV.
- B. In lieu of the completion of any improvements(s) required prior to, and as a condition for, final approval, the Applicant shall provide for the deposit, in a form acceptable with the Township of financial security in an amount sufficient to the Township to cover the costs of such improvement(s) or common amenities.
- C. The amount of the financial security required shall be based upon an estimate of the cost of completion of the required improvement(s), submitted by the Applicant and prepared by a registered professional engineer and certified by such engineer to be fair and reasonable estimate of such cost. The Township Engineer shall review the proposed estimate and make a recommendation to the Township Board of Commissioners as to acceptance and may provide an estimate if deemed unacceptable.
 1. If the Applicant and the Township cannot agree upon an estimate, then the estimate shall be recalculated and recertified by another registered professional engineer chosen mutually by the Applicant and the Township. The estimate by the third engineer shall be deemed as the final estimate.
 2. If a third engineer is selected, the fees for services shall be evenly divided between the Applicant and the Township.

§309. Final Release from Improvement Guarantee.

- A. When the Applicant has completed all of the necessary and appropriate improvements, he/she shall notify the Township, in writing, by certified or registered mail, of the completion of said improvements, and shall also send a copy to the Township Engineer. The Township shall, within ten (10) days after receipt of such notice, direct the Township Engineer to inspect all of the installed improvements.

Subdivision and Land Development Ordinance

- B. Within thirty (30) days of authorization by the Township Board of Commissioners, the Township Engineer shall file a report, in writing, of the result of the inspection. A copy shall also be forwarded to the Applicant by certified or registered mail. The report shall detail the improvements and shall indicate approval or rejection, in whole, or in part of the improvement(s). Rejection, in whole, or in part of the improvement(s) shall contain a statement of reasons for such recommendation.
- C. The Township shall notify the Applicant within fifteen (15) days of receipt of the engineer's recommendation, in writing, by certified or registered mail, of the action by the Township Board of Commissioners.
- D. If any portion of the said improvement(s) shall not be approved, or shall be rejected by the Township, the Applicant shall proceed to complete the same and, upon completion, the same procedure of notification as identified above shall be followed.
- E. The Applicant shall reimburse the Township for the reasonable and necessary fees based upon a schedule established by ordinance or resolution. Such fees shall be those customarily paid for engineering or consulting work performed in the Township.
- F. Billing, Reimbursements and Disputes. See Pennsylvania Municipalities Planning Code Section 510, as amended.

§310. Partial Release from Improvement Guarantee.

- A. As the work of installing the required improvements proceeds, the Applicant may request the Township to release or authorize the release, from time to time, such portions of the financial security necessary for payment to the contractor or contractors performing the work.
- B. Any such requests must be in writing and describe the portion of the work claimed to be completed and the amount of security requested to be released.
- C. The Township shall have forty-five (45) days from receipt of such request to have the Township Engineer certify in writing to the Township that such portion of the work upon the improvements has been completed in accordance with the approved plat. Upon such certification the Township shall authorize release by the bonding company or lending institution of an amount as estimated by the Township Engineer fairly representing the value of the improvements completed, or if the Township fails to act within said forty-five-day period the release of funds shall be deemed approved. Notwithstanding anything to the contrary in Section 509 of the Municipalities Planning Code, as amended, the Township may, prior to final release at the time of completion and certification by its appointed Engineer, require retention of ten (10) percent of the estimated cost of improvements.

Stowe Township

- D. If any portion of the said improvement(s) shall not be approved, or shall be rejected by the Township, the Applicant shall proceed to complete the same and, upon completion, the same procedure of notification as identified above shall be followed.
- E. The Applicant shall reimburse the Township for the reasonable and necessary fees based upon a schedule established by ordinance or resolution. Such fees shall be those customarily paid for engineering or consulting work performed in the Township.
- F. Billing, Reimbursements and Disputes. See Pennsylvania Municipalities Planning Code Section 510, as amended.

§311. Modifications and Waivers.

- A. Where the Applicant shows to the satisfaction of the Township that the literal compliance with any mandatory provision of these regulations and causes undue hardship to the Applicant because of peculiar conditions pertaining to the particular property, the Township may grant a modification or waiver to one or more provisions of this Ordinance. Such modification or waiver, however, shall not have the effect of nullifying the intent and/or purpose of this Ordinance.
- B. In granting any modification, the Township may impose such conditions as will substantially secure the objectives of the standards and requirements of this Ordinance.
- C. All requests for modifications or waivers of any standard and/or requirement contained in this Ordinance shall be made in accordance with the following procedure:
 - 1. The request shall be made in writing and shall accompany the preliminary plan application. The request shall include:
 - a) A full description of the unreasonableness or hardship on which the request is based, and any, peculiar circumstances.
 - b) A full description of the alternative standard proposed to provide equal or better results.
 - c) The section(s) of this Ordinance that are requested to be modified and the minimum modification necessary to relieve the hardship.
 - 2. The request for modification shall be reviewed by the Planning Commission during preliminary plan review to determine compliance with the requirements in subsection C.1, above, and shall be recommended for action to the Township Board of Commissioners.
 - 3. The Township Board of Commissioners, after receipt of the Planning Commission recommendation, shall complete its own review and shall grant or reject the required modification.

Subdivision and Land Development Ordinance

4. If the modification is granted, a note shall appear on the final plan for recordation.
5. The Township Board of Commissioners shall keep a written record of all action on all requests for modifications.

§312. Recording of Final Plat.

- A. Upon approval of a final plat by the Township and receipt of any applicable State and Federal approvals, the Applicant shall, within ninety (90) days of such final approval or ninety (90) days after the date of delivery of an approved plat signed by the governing body, following completion of conditions imposed for such approval, whichever is later, record such plat in the Allegheny County Department of Real Estate. The Allegheny County Department of Real Estate shall not accept any plat for recording, unless such plat officially notes the approval of the Township Board of Commissioners and the review of Allegheny County Economic Development or its designee. The recording of the plat shall not constitute grounds for assessment increases until such time as lots are sold or improvements are installed on the land included within the subject plat. Approval Certification shall be in accordance with County and/or Township language as outlined and/or referenced in this Part and Part X: Required Signature and Stamp Blocks.
- B. Unless otherwise identified by the PA Municipalities Planning Code, the Board of Commissioners shall take action on a final subdivision or land development plat and communicate it to the applicant no later than ninety (90) days following the date of the regular planning commission meeting following the filing of the application, or after a final order of the court remanding an application, provided that should the next regular meeting occur more than 30 days following the filing of the application, or the final order of the court, the said 90-day period shall be measured from the 30th day following the day the application was filed.
- C. In the event that the plan has not been recorded within the required ninety (90) calendar days, the President of the Township Board of Commissioners and the Chairman of the Planning Commission are authorized to reinstate the Township approval for recording upon receiving a report from the Township Engineer that there are not changes in the subdivision or land development plan previously granted approval and that all requirements of this Part regarding posting of a complete plan are submitted for reinstatement of approval within ninety (90) calendar days following the expiration of the original ninety (90) calendar days from the date of final approval.
- D. Upon recording of the final plat in the office of the Allegheny County Department of Real Estate, the Applicant shall deliver to the Township two (2) paper prints of the final plat as recorded. In addition to the two paper prints, the Applicant must submit one copy of the final plat in an electronic format compatible with the Township's geographic information system (GIS).

Stowe Township

- E. At the time of final plat submission, the Applicant shall be required to pay a recorded plan deposit in an amount determined from time to time by resolution of the Township Board of Commissioners.
- F. Said deposit shall be returned to the Applicant when the Township receives the two (2) signed and recorded paper prints of the final plat and the one (1) electronic copy, or when the Applicant has officially withdrawn the application.

PART IV

INSTALLATION, INSPECTION AND ACCEPTANCE OF IMPROVEMENTS

§401. General.

- A. No improvements shall be installed, or work begun, unless the following has been accomplished:
 - 1. All necessary plans, profiles and specifications for the improvements have been submitted to, and approved by, the Township.
 - 2. The completion bond/financial security and/or proof of insurance has been provided.
 - 3. A fully executed developer's agreement has been submitted.
 - 4. All required permits have been obtained.
 - 5. PA One Call is made.
- B. The Applicant shall notify the Township at least forty-eight (48) hours prior to beginning any installation of public improvements in an approved plan.

§402. Required Improvements.

The following improvements, as shown on the recorded plan, shall be provided by the Applicant in accordance with the details and/or specifications cited in Part 5 and the Appendix of this Ordinance. The Applicant shall give a certified copy of the recorded plan to Township.

- A. Cartway paving.
- B. Curbs.
- C. Sidewalks and crosswalks.
- D. Monuments.
- E. Street signs.
- F. Sanitary sewage disposal.
- G. Water supply and fire hydrants.
- H. Stormwater management facilities.
- I. Erosion and sedimentation control measures.
- J. Street trees.
- K. Street lights.

Stowe Township

§403. Inspections.

A. Once the installation of improvements has been approved, while work is in progress, the Applicant shall notify the Township at least forty-eight (48) hours prior to the time that the following required progress inspections are warranted:

1. Inspection of sub-grade of streets prior to laying of base.
2. Inspection of base prior to final paving of streets.
3. Inspection of installed water lines, sanitary sewer lines, storm sewers and drainage facilities before they are covered.

Full-time inspection will be required for installation of any of the above facilities that will come under eventual Township ownership.

- B. The inspector shall prepare a written report of all inspections, with a copy being submitted to the Township for their files.
- C. The inspection of sanitary sewer installations shall be conducted by the Township. No sanitary sewer shall become part of the sanitary system of the Township until fully paid for, fully completed, and accepted by action of the Board of Commissioners as part of the public sanitary sewer system of Stowe Township.
- D. When it is evident that any street in a partially completed plan of lots may be extensively used by construction vehicles hauling building materials and equipment, and where such street, if completed, may be damaged during the course of construction of houses on lots abutting the right-of-way within which the street is centered, the Township shall require the Applicant to complete eighty (80) percent of the dwelling units prior to the final paving of the street or otherwise be responsible for damage through the posting of an additional bond including, but not limited to, streets and other required improvements.

§404. Acceptance of Improvements.

- A. Every street, sewer, drainage facility or other required improvement shown on the recorded plan shall remain as a private improvement, and the Township shall have no responsibility with respect to maintenance, repair or replacement until such time as the improvement has been offered for dedication to the Township, inspected, approved and accepted by resolution or ordinance.
- B. No public improvement(s) required by this Ordinance shall be accepted by ordinance or resolution or the Township Board of Commissioners unless, prior thereto, the following shall be submitted to the Township:
1. A dedication of the installed improvements in a form acceptable to the Township.
 2. Two (2) sets of "as-built" plans, PDF, AutoCAD and/or GIS formats as well as paper sets

Subdivision and Land Development Ordinance

3. A certificate or notification by the Township Engineer or other person designated by the Township, that the improvements have been constructed in accordance with the standards established by this Ordinance.
4. The results of core boring tests for composition and thickness of paving, prepared by a qualified testing firm. The location and size of the borings shall be in accordance with PennDOT Form 408, or as determined by the Township Engineer.

This page intentionally left blank.

Subdivision and Land Development Ordinance

PART V

DESIGN STANDARDS

Unless otherwise superseded by state and/or federal laws and/or regulations, the following land subdivision principles, standards and requirements shall be applied by the Township Board of Commissioners in evaluating the plans for proposed subdivisions and shall be the minimum requirements.

§501. General.

This Part sets forth design standards and requirements for all subdivision and land development proposals. The following standards and requirements shall be applied by the Township in evaluating the plans for proposed subdivisions and land developments and shall be the minimum requirements. Any application fee for development shall conform to the standards set forth in this Ordinance, unless a modification is granted under the provisions of this Ordinance.

- A. All plans shall be prepared in compliance with any applicable municipal ordinance, including the Zoning Ordinance in effect, and in compliance with any requirement imposed by any local, State, or Federal entity exercising valid regulatory authority.
- B. When other local regulations, or State Federal statutes impose more restrictive standards and requirements than those contained herein, the more restrictive standards shall be observed.
- C. Unless otherwise specified by the Township, the requirements of Allegheny County Subdivision and Land Development Ordinance, Appendix 1: Drafting Standards for Plans for Recording, shall be applicable.
- D. Refer to Township Roadway and Storm Sewer Improvements Details in the Township Construction Standards.

§502. Land Requirements.

Land shall be subdivided only for the purposes for which the subdivision has been approved or proposed.

- A. A Preservation of Natural Features: Applicant shall make every effort to preserve shade trees, other salient natural features, keep cut-fill operations to a minimum, and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff. Whenever possible, Applicant shall preserve trees, scenic points, historic spots and other community assets and landmarks. All subdivisions over five (5) acres in size shall include a comprehensive environmental analysis prepared by a qualified environmental engineer. Such environmental analysis shall include:

1. A description of the project.
2. A map indicating:
 - a) Limits of the following slope areas:
 - (1) Zero (0) to fifteen (15) percent.
 - (2) Sixteen (16) to twenty-five (25) percent.
 - (3) Over twenty-five (25) percent.
 - B. All-natural watercourses and wetlands.
 - C. Undermined areas with less than one hundred (100) feet overburden.
 - D. Landslide prone area.
 - E. Soil type.
3. An assessment of the impact of the proposed development on those items identified in subsection (2) above.
4. A list of steps proposed to mitigate environmental damage to the site during construction in accordance with latest revision of EPA Clean Water Act.
5. Evidence that the analysis was completed by a qualified environmental engineer.
- F. Subsidence. Land subject to subsidence or underground fires shall either be made safe for the purpose for which it is to be used, or such land shall be set aside for uses which shall not endanger life or property or further aggravate or increase the existing menace.
- G. Flood Prone Areas. Portions of land which are poorly drained, subject to periodic flooding, or are in a designated FEMA floodplain or floodway shall be developed in accordance with the Township Code and also any applicable Pennsylvania Department of Environmental Protection regulations.
- H. Grading, Excavating and Filling. No change shall be made in the contour of the land, no grading, excavating, removal or destruction of the topsoil, trees or other vegetative cover of the land shall be commenced unless approved in the preliminary and final plat, and where applicable reviewed and approved by the Allegheny County Conservation District. Such approval shall be based on the preliminary grading plan for minimizing erosion and sedimentation, controls for excessive slope areas, grading regulations, and storm drainage regulations in this Ordinance, and as may be required by applicable regulatory agencies having jurisdiction thereof.
- I. Land subject to hazards of life, health and safety shall not be subdivided until such hazards have been reviewed or corrected.

Subdivision and Land Development Ordinance

- J. All portions of a tract being subdivided or developed shall be taken up in lots, streets, public lands, or other proposed uses so that remnants and landlocked areas shall be avoided.

§503. Easements and Utilities.

Easements with a minimum width of twenty (20) feet shall be provided in all subdivisions and land developments for poles, wires, conduits, storm drains, sanitary sewers, gas, water and heat mains and/or other utility lines intended to service the abutting lots, tracts or parcels. Additional widths may be required if more than one (1) utility is located in the same easement. Easements shall be centered on or adjacent to rear or side lot lines. No structures or trees shall be placed within such easements. The Applicant shall comply with the Pennsylvania Public Utility Commission (PUC) order of July 8, 1973, which requires electric and telephone service in residential developments to be placed underground. Where a subdivision is traversed by a water course, there shall be provided a drainage easement or right-of-way, conforming substantially with the line of such water course and with such width as will be adequate to preserve natural drainage and provide sufficient width for maintenance. Applicants shall avail themselves of the facilities provided by the various authorities or public utility companies in determining the proper locations for utility line easements.

A. Water Supply.

1. All properties in subdivisions shall connect with an approved public water supply system, if available. The subdivider shall construct a system of water mains which are to be connected to the public water system serving the Township wherever same is available. Subdivisions of three (3) lots or less, which are located one thousand (1,000) feet beyond the existing system may be exempted from this requirement by the Township Board of Commissioners. If the water distribution system cannot be tied-in with an approved public system, an individual well or spring must be installed and operated in full compliance with the latest Pennsylvania Department of Environmental Protection specifications covering such facilities. All land developments of other types must be equipped with a public water supply system, approved as adequate by the Township Board of Commissioners.
2. The plans for the installation of the mains of a water distribution system shall be prepared with the cooperation of the West View Water Authority and reviewed and approved by its engineer. A statement of approval from the Township shall be submitted to the Township Board of Commissioners.
3. Upon completion of water distribution and supply system, one (1) copy of the plans for the system shall be filed with the Township Board of Commissioners. The plan shall also be reviewed and approved by the Department of Environmental Protection.
4. Fire Hydrant Locations need to be approved by the Fire Department. It will be the responsibility of the Applicant to provide all subdivisions and land developments with fire hydrants. Hydrants shall be installed with the installation of the water lines

or as soon as they become available. The location of the hydrants shall be approximately every one thousand (1,000) feet and shall be subject to approval by the Township on the final plat.

B. Sanitary Sewage Disposal.

1. Each property shall connect with an approved public sewer system. Where the sewer is not yet provided the Applicant shall install the sewer line, including lateral connections as may be necessary to provide adequate service to each lot when connection with the sewer system is made. The sewer lines shall be suitably capped at the limits of the subdivision or development, and the laterals shall be capped at the street right-of-way line.
 2. Sewers shall be designed to facilitate future connections where possible.
 3. All plats submitted for approval must show sanitary drains separated from all other drains. No stormwater shall be permitted in sanitary drains.
 4. All plats, designs, and data of any new sewage system or for extension for tapping into any existing system shall be submitted to the Township for approval and be subject to all their requirements.
 5. The subdivider shall contract the necessary and required sanitary sewer lines which shall, when possible, be connected to the public sewer system serving the Township or a portion thereof.
 6. If, in the opinion, of the Allegheny County Health Officer, the Township Engineer and/or the Township Board of Commissioners, factors exist which would create a public health and sanitation problem if a certain area is developed, the Zoning Hearing Board shall not, in those cases, approve the subdivision and platting of such area until such factors are corrected by an adequate sanitary sewer system.
- C. Propane. All propane installation shall be subject to prior approval of the Township Engineer or other person designated by the Township and the Pennsylvania Department of Labor and Industry.

§504. Blocks, Lots, Parcels.

A. Blocks.

1. Layout. The length, width and shape of blocks shall be determined with due regard to:
 - a) Provision of adequate sites for buildings of the type proposed.
 - (1) Any other zoning requirements.
 - (2) Topography.

Subdivision and Land Development Ordinance

- B. Street intersection requirements as outlined by the Township.
- C. Provision of adequate service areas for deliveries, pickups, and the like including, but not limited to those related to non-residential development.
 - 1. Length in Residential Districts. Blocks shall have a maximum length of one thousand (1,000) feet.
 - a) Any other zoning requirements;
- D. In the design of blocks (fronting on minor streets) longer than one thousand (1,000) feet, special consideration shall be given to the requirements of satisfactory fire protection. Where practicable, blocks along arterial and collector streets shall not be less than one thousand (1,000) feet long.
 - 1. Length in Commercial and Industrial Districts. Blocks in commercial and industrial areas may vary from the elements of design detailed above, if required by the nature of the use. Any subdivision of land or land development in the commercial or industrial districts shall take into consideration the feasibility of creating roads on the lot that minimize intersections with arterial, collector or local roads. 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.
 - 2. Depth. Residential blocks shall be of sufficient depth to accommodate two (2) tiers of lots, except:
 - a) Where through lots are required along a major traffic street.
- E. Where prevented by the size, topographical conditions or other inherent conditions of property, in which case the Board of Commissioners may approve a single tier of lots.
 - 1. Lot or Parcel Numbers. Lot numbers or lettered parcels shall be assigned and approved prior to filing the final subdivision and/or land development plat.
 - 2. Building Setback Lines on Lots and Parcels. Building lines of lots or parcels from street right-of-ways (public or private) shall not be less than those required by the appropriate zoning classification under the Township Zoning Ordinance, as amended, for the zoning district in which they are located.

§505. Streets.

All provisions in the Part shall be equally applicable and binding for both dedicated and privately maintained streets, where said streets serve more than one (1) dwelling.

A. General Standards:

- 1. All streets intended for public use shall be paved to full cartway width. In all cases, paving materials and workmanship shall conform to any and all applicable Township

standards, including all Pennsylvania Department of Transportation Standards adopted by the Township. 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, and be so located as to allow proper development of surrounding properties.

2. Where a subdivision or land development abuts an existing street of improper width or alignment, the Township Board of Commissioners may require the dedication of land sufficient to widen the street or correct the alignment.
3. Streets in and bordering a subdivision or land development shall be coordinated and be of such widths and grades and in such locations as deemed necessary to accommodate prospective traffic and facilitate fire protection.
4. Proposed streets shall be planned suitable to the contour of the land, to provide buildable lots, to have a suitable alignment and grade, and to be able to drain properly in accordance with the standards established by this or other ordinances.
5. Partially completed streets shall not be approved in a development plan, but all streets shall be constructed as soon as feasible under the construction schedule in accordance with the designations under approved final plat.
6. Street name signs shall be installed by the Applicant at each street intersection in accordance to type of materials, design and standards established by the Township.
7. Street lighting system shall be installed in all developments involving multi-family dwellings and at all intersections with existing Township streets/roads. Street lights may also be required where a hazard exists as determined by the Township Board of Commissioners.

B. Street Widths.

Street Type	Minimum Required Width	Feet
Collector	Right-of-way	50
	Cartway	24
Local	Right-of-way	50
	Cartway	22
Permanent Cul-de-sac	Right-of-way (radius)	50
	Cartway (radius)	40
Split Street (having a median with a separate lane of traffic for each direction)	Right-of-way	70
	Cartways (each)	16

1. Additional right-of-way and cartway widths may be required to the Township Board of Commissioners for various reasons including, but not limited to:
 - a) The type of land development.

Subdivision and Land Development Ordinance

- C. Public safety and convenience.
- D. Allowance for anticipated traffic volume.
- E. The size of vehicles frequenting the development.
- F. Parking lanes.
- G. The loading of school buses or other public transportation.
- H. Street Grades. There shall be a minimum centerline grade of two (2) percent. Grades shall be designed for maximum visibility. Centerline grades shall not exceed the following:

Arterial Street	Five (5) percent
Collector Street	Eight (8) percent
Local Street	Twelve (12) percent
Alley	Twelve (12) percent
All street intersections	Four (4) percent
- I. Horizontal Curves: Proper sight distance must be provided with respect to horizontal alignment. Measured along the centerline five (5) feet above grade, horizontal curves shall be provided to permit the following minimum sight distances:

Arterial Street	Two hundred (200) feet
Collector Street	Two hundred (200) feet
Local Street	One hundred (100) feet
Alley	One hundred (100) feet
- J. Vertical Curves. Proper sight distance must be provided with respect to vertical alignment. Measured along the centerline five (5) feet above minimum sight distances.
- K. Intersection.
 1. Streets shall intersect as nearly as possible at right angles. No more than two (2) streets shall intersect at the same point. Intersections with collector streets shall be located not closer than one thousand (1,000) feet apart, measured from the centerline of the major street.
 2. Intersections with connector streets shall be at intervals not less than eight hundred (800) feet.

3. Intersections with minor streets shall be at intervals not less than five hundred (500) feet.
 4. Staggered intersections shall be provided on collector streets at a minimum distance of five hundred (500) feet; on connector or minor streets at not less than two hundred (200) feet as measured from centerline to centerline along the street common to both intersections.
 5. Intersection corners shall be rounded by a tangential arc with a minimum radius of:
 - a) Twenty-five (25) feet for intersections involving only minor streets.
 - b) Thirty (30) feet for all intersections involving a connector or collector street.
- L. Sight Distance at Intersections and Obstructions. Embankments, fences, hedges, shrubbery, walls, planting (except for trees and grass) or other obstructions including signs, shall not be located within the right-of-way and shall not obscure any intersection. A clear sight triangle shall be maintained at intersections, so that measured along the centerline, there shall be a clear sight triangle of seventy-five (75) feet minimum, from the point of intersection. No obstruction to view will be permitted in this area above the height of two and one half (2 ½) feet and below ten (10) feet.
- M. Cul-de-sacs and Temporary Dead-end Streets.
1. Cul-de-sac streets, permanently designed as such, shall not exceed one thousand (1,000) feet in length. The centerline grade on a cul-de-sac street shall not exceed eight (8) percent.
 2. Dead-end streets shall be prohibited except for future access to an adjoining property or because of authorized stage development. Such streets shall be provided with a temporary, all-weather turnaround, within the subdivision or development, and the use of such turnaround shall be guaranteed to the public until such time as the street is extended. The outer paving radius shall be forty (40) feet. Temporary dead-end streets shall not exceed one thousand (1,000) feet in length.
- N. Street Names.
1. Proposed streets which are obviously in alignment with others already existing and named, shall bear the names of the existing streets.
 2. In no case shall the name of a proposed street duplicate or be phonetically similar to an existing street name in either the Township or the postal district in which located. The Applicant shall submit the proposed street names to the Township at the time the preliminary discussions are held and prior to filing a preliminary plat.

Subdivision and Land Development Ordinance

§506. Road Construction – Design Standards.

A. Stakeout. In order to assure the Township Staff and the Township Engineer that the road is being paved in the center of the right-of-way and in accordance with all grades that may have heretofore been approved, the contractor, Applicant and/or road builder must present an affidavit signed by a minimum licensed Pennsylvania Land Surveyor, that he has established the recorded and/or legal right-of-way on the ground by a survey on the ground and has set construction stakes to the desired construction offset distance at points along the road not exceeding fifty (50) foot intervals and has established reference elevation on said stakes to effect the construction of the road in accordance with all plans that have been previously approved.

B. Grading.

1. All streets shall be graded to the full width of the right-of-way and the adjacent side slopes graded to blend with the natural lay of the land, or in accordance with the cross section presented, to the satisfaction of the Township Engineer. The slope of the ground of the entire right-of-way line must be graded toward the paving, to the satisfaction of the Township Engineer or other designated Township officials. An alternate grading plan may be submitted to the Planning Commission and approved by the Township Engineer. When filling operations are required, all topsoil must be removed, and the surface roughed up or scarified in order to assure a good bond between the filled ground and virgin ground. (If the lateral slope upon which the fill is to be made is deemed too steep for scarifying to make bond, then the virgin ground must first be benched and the fill placed upon the benches). Drainage for any springs, wet areas, existing streams or wet weather gullies encountered while preparing for filling operations must be approved by Stowe Township before filling can be commenced. Fills must be built up with six (6) inch layers of suitable rock-free, non-frozen material, each layer being well compacted with an approved sheep's foot ten (10) ton roller or equivalent approved by Stowe Township, and well crowned and drained to prevent soaking and spongy areas. Where fill materials are necessary to establish uniform grades, compacting shall be required to ninety-five (95) percent density and shall be so certified by a qualified soils technician. No paving shall be placed in any fill area until at least two (2) months have elapsed since the filling operation was completed. A slope of two (2) horizontal to one (1) vertical foot beyond the right-of-way line in cut or fill shall be required as the maximum slope, except for extraordinary situations approved by Stowe Township.
2. Street cross sections for all streets shall be in accordance with the standards established by Stowe Township or elsewhere herein. All details of the cross section, crowns, curb, pavement, subgrade and roadside ditches shall conform to the designated cross section. (State approval shall also be obtained where necessary).
3. The subgrade shall be well rolled with an approved three (3) wheel, ten (10) ton minimum roller, crowned in conformance with the finished surface crown and must be perfectly smooth, free of spongy areas as well as drained with approved subgrade drains and/or bleeders, the bleeders draining into approved dry wells (constructed at a

minimum distance of three (3) feet from the edge of paving), lateral drains, storm sewers or drop inlets. In all cases the flow lines of the aforementioned dry wells, lateral drains, storm sewers and drop inlets must be at least eighteen (18) inches to three (3) feet below the lowest part of the subgrade. All drainage must be constructed and in operation before any fine grading, berm construction or filling commences. The width of the sub-grade shall include the area to be paved, plus the area of any curbs, berms or sidewalks.

- C. Berms. Where required, built-up rolled berms shall be constructed along each edge paving using suitable and approved material (which shall not include red dog or ashes) with a minimum width of three (3) feet and sloping toward the paving at a minimum slope of two (2) inches per foot, using the top of the curb for the start of the upward slope. The berm shall be constructed before the curb or base is constructed and simultaneously with the fine grading of the subgrade.
- D. Sub-base.
1. Where required, the applicant shall place a six (6) inch compacted subbase consisting of stone material which shall meet the PennDOT Publication 408 specifications, placed and spread evenly and extensively rolled in place with a three (3) wheel, ten (10) ton roller while maintaining the crown.
 2. Where conditions warrant, subsurface drainage systems shall be installed. Generally, this will mean that subsurface drainage must be installed in the high side of any cut unless approved otherwise.
 3. Where conditions warrant, a geotextile shall be installed for the separation of subgrade and sub-base aggregate. Geotextiles shall meet the PennDOT Publication 408 specifications for "Furnishing and Installing Geotextiles."
- E. Base Course. The applicant shall construct a base course in accordance with either of the following alternatives, the Township reserving the right to specify either alternative and/or to modify either alternative:
1. A stone base, properly drained, at least eight (8) inches thick, placed in two (2) layers each approximately four (4) inches thick, the material to be in accordance with the Specifications of the Pennsylvania Department of Transportation, Form 408. (This base must be used under any concrete paving.)
 2. The Asphaltic Concrete Base Course (Black Base), properly placed and compacted to a minimum thickness of five and one half (5½) inches, installation to be in accordance with the Specifications of the Pennsylvania Department of Transportation, Form 408.
 3. The applicant shall install said base before any excavation or construction of dwelling units or building units is undertaken.

Subdivision and Land Development Ordinance

F. Binder Course. Where the use of the stone base has been selected and approved the Applicant shall place ID-2 Asphaltic Concrete Binder Course material and properly compact to a minimum thickness of two inches.

G. Curbing.

1. Curbs shall be required along all proposed streets, alleys, and parking areas in land developments.
2. Standard vertical concrete curb shall be required along all state routes and along all Township streets where specified by the Township. In all other cases, standard asphalt wedge curb may be used where curb is required.
3. All concrete curbs installed within the Township shall be twenty-four (24) inches deep and four thousand (4,000) psi concrete in nature.
4. The base course portion under the wedge-type curb must be installed at the time of the base course installation and must extend a minimum of six (6) inches beyond the back of the curb.
5. The curb shall be constructed before the wearing surface is placed using either ID-2 Asphaltic Concrete Base material or ID-2 Asphaltic Concrete Binder material, depending on the overall design of the road, and shall be machine spread and machine rolled, all materials to be prepared in a plant approved by the Pennsylvania Department of Transportation Specification, Form 408.
6. The curb must be properly barricaded and protected from any traffic or vehicles of any kind until it has been thoroughly set up and all voids on the grass plot side have been completely backfilled, the backfill being placed with proper and approved tamping equipment in maximum four (4) inch layers. No traffic or vehicles of any kind will be permitted to pass over this curb except through driveway approaches.

H. Design Standards.

1. Wearing Course.

- a) After placing the ID-2 Asphaltic Concrete Base Course (five and one half (5 ½) inches) or the ID-2 Asphaltic Concrete Binder Course (two (2) inches), the Applicant shall place ID-2 Wearing Surface Course material over the entire base or binder course (including curbs) and properly compact to a minimum thickness of one and one half (1 ½) inches.
- I. After home and other construction is ninety (90) percent complete, the Applicant shall place the final Wearing Surface Course material over the entire wearing surface (including curbs) and properly compact to a minimum thickness of one (1 1/2) inch.

- J. All materials shall be placed and compacted using approved spreaders and rollers in compliance with Pennsylvania Department of Transportation, Form 408.
- K. Concrete Streets and Concrete Curb Construction.
1. If concrete street and/or concrete curb construction is desired or required because of heaving or industrial use of street or road, all plans, materials, specifications, construction and inspection of this type of street or road must be approved by the Township Board of Commissioners and the Township Engineer.
 2. The specifications and construction must comply to Portland Cement Association Recommended Standards, latest edition, titled "Design of Concrete Pavement for City Streets." The width of the streets shall be as set forth elsewhere in this Ordinance. A special street width for divided highways in an enlarged overall street right-of-way width shall be permitted, but each of said parallel cartways shall have a minimum width of fifteen (15) or sixteen (16) feet, including twenty-four (24) inch concrete curbs. (The special street width must be approved as a special use only when unusual topography, natural conditions or traffic exist and warrant such exceptions. This use may be approved or required through special action by the Township Board of Commissioners.)

§507. Calendar Construction Limitations.

- A. Road construction such as filling, berming, subgrade, fine-grade construction, base construction or surface construction cannot be commenced before April 1 and must be completed before October 31 of the same year, unless special permission is granted by the Township Board of Commissioners otherwise. (It is assumed that the weather conditions between these dates will be ideal for road construction; however, if adverse weather conditions occur between these dates the contractor or builder must abide by the judgment of the Township Board of Commissioners, their agents, or assigns, in regard to permissible construction weather conditions.)
- B. Testing and Repair.
1. Prior to acceptance by the Township, all roads shall be core bored at locations to be determined by the Township Engineer, by a reputable firm certified to do such work. All cores shall be tested for compliance with all applicable paving regulations and shall include, as a minimum, standard test for thickness, material gradation and compaction, and the Township shall be furnished with three (3) copies of a written report setting forth the test results. All costs associated therewith are to be paid by the Applicant.
 2. All paving must be in complete compliance with Pennsylvania Department of Transportation, Form 408, and the Township may subject the finished road to any additional testing set forth therein.

Subdivision and Land Development Ordinance

3. All roads shall have a smooth, uniform, finished surface. The Applicant shall replace or resurface any areas which do not meet the testing requirements or do not have a smooth, uniform appearance due to patches, spalling, poorly butted joints, etc., regardless of the results of any tests. Any replacement or resurfacing shall be made in a neat, workmanlike manner extending the entire width of the road, at right angles to the centerline, the extent of the replacement or resurfacing to be determined by the Township Engineer.

C. Acceptance of Streets.

1. Prior to acceptance of any streets and after all road construction has been completed, the Applicant and/or contractor, under the direct guidance of a licensed Pennsylvania Surveyor, must install concrete monuments with a minimum size of four (4) inches in diameter, four (4) inches square and three (3) feet long, the center being marked with a one half (1/2) inch minimum brass wire or bar plug, at all intersections and points of curvature in order to amply mark the right-of-way before the construction of the road can be considered as complete and fully prepared for the Township to accept the maintenance responsibilities.
2. The Applicant shall be required to furnish the Township with a maintenance bond prior to the acceptance of any streets by the Township. Such bonding, with a corporate surety company approved by the Township Board of Commissioners, shall be in the amount of fifteen (15) percent of the construction value and shall be for a period of eighteen (18) months commencing with the date of acceptance of said streets by the Township and shall specifically protect the Township from defects of inferior materials and workmanship or damage caused by the Applicant and those employed by or under contract to him.
3. Applicant or contractor must conform to weight limits restriction ordinance.

D. Monuments.

1. All streets shall be monumented and monument locations shall be shown on the recorded plat. All angle points in the boundary of any subdivision shall be monumented. All lot corners and angle points shall be located by iron pins. All monuments and iron pins shall be placed by a minimum licensed Pennsylvania Title Surveyor so that the scored (by an indented cross in the top of the monument) point shall coincide exactly with the point of intersection of the lines being monumented.
2. Monuments and iron pins shall be set so their top is level with the finished grade of the surrounding area.

§508. Sidewalks and Crosswalks.

A. Sidewalks.

1. All developments shall provide sidewalks along the entire lot frontage of every public street unless otherwise recommended by Township Planning Commission and/or Township Board of Commissioners.
2. Sidewalks shall be at least four (4) feet in width and shall be paved with an all-weather surface. The use of brick, terrazzo, paving blocks or similar creative treatment, or pervious pavement materials is encouraged. All other design aspects shall comply with the Township's construction standards. Natural walking trails (i.e. unpaved) may be approved by Planning Commission where such can be shown to be appropriate to the development.

B. Crosswalks.

1. Crosswalks required between streets whenever necessary to facilitate pedestrian circulation and to give access to community facilities, such as parks, playgrounds or schools.
2. Such crosswalks have a right-of-way width of not less than ten (10) feet and have a paved walk five (5) feet in width.

- C. Sidewalks and crosswalks shall have a minimum gradient of one (1) percent and maximum gradient of ten (10) percent. ADA handicapped access, ramp gradients, railing requirements and treatment of pavement surfacing shall comply with applicable requirements of the Pennsylvania Department of Labor and Industry.

§509. Vegetation.

- A. Conservation. Development shall be planned so as to minimize the removal of existing trees, shrubs and ground cover and to minimize the amount of land covered by impervious surfaces. All plans shall be submitted to the Allegheny County Conservation District.
- B. Noise Control. Street trees along local and collector streets in residential areas may be required as a buffer every twenty-five (25) feet or in accordance with the established tree pattern of the street(s) on which the lot exists.
- C. Screening. All screening requirements shall comply with §1403: Screening and Landscaping of the Township Zoning Ordinance.
- D. Windbreaks. The use of planting rows to serve as windbreaks to control the drifting of snow across public and private roadways shall be required.

§510. Development on Private Streets Discouraged.

- A. It is the policy of this Township that all subdivided lands shall have immediate access to a public street. Because of unique property configuration and location, this Township recognizes the need for limited exceptions to the foregoing general policy.

Subdivision and Land Development Ordinance

- B. No subdivision will be approved on a private street or road if more than two (2) lots already front on such street or road or if after subdivision more than two (2) lots will front on such private street or road.

§511. Open Space, Lot Siting, Planting and Beautification for Subdivision and Land Developments.

- A. In order to promote the highest environmental quality possible, the degree to which the Applicant of a subdivision or land development plan has preserved existing salient natural features and land forms intrinsic to the site, shall be assessed. Terms of approval of a plat may be subject to the manner in which the layout or design of the plan has preserved existing natural features such as, but not limited to, trees, wooded areas and watercourse.
- B. Open Space. Where the Applicant is offering for dedication or is required by ordinance to establish a reservation of open space or preserve an area of scenic or historic importance, a "limit of work," which will confine excavation, earth moving procedures and other changes to the landscape, may be required to ensure preservation and prevent despoliation of the character of the area in open space.
- C. Tree Preservation. Whenever possible, trees shall not be removed unless they are located within the proposed street right-of-way, within the proposed building area, or within utility locations and equipment access areas. In areas where trees are retained, the original grade level shall be maintained, if possible, so as not to disturb the trees.
- D. Topsoil Preservation. All of the topsoil from areas where cuts and fills have been made should be stockpiled and redistributed uniformly after grading. All areas of the site shall be stabilized by seeding or planting on slopes of less than ten (10) percent and shall be stabilized by sodding on slopes ten (10) percent or more and planted in ground cover on slopes twenty (20) percent or greater.
- E. Landscaping. For all multifamily, apartment, office, commercial, and industrial subdivisions or land developments, a landscaping plan shall be provided and shall include sufficient plantings for the required open space, planting strips, screenings, formal gardens, shade trees and natural barriers.
- F. Buffer Planting Requirements. Buffer yard requirements should be as specified in the Township Zoning Ordinance.
- G. Preserved Landscaping. When there is a conscientious effort to preserve the existing natural integrity and character of a site and where such preservation effectuates areas of woodland and trees comparable to required planting improvements, i.e., landscaping and buffer screening, the plan may be approved in lieu of additional landscaping requirements.
- H. Trees. The planting of trees within the street right-of-way line shall not be permitted without the consent of the Township. The planting of any trees within the private

property of each residential lot shall be at the discretion of the landowner and/or developer.

- I. Watercourse Protection. Where a subdivision or land development is traversed by a natural watercourse, there shall be provided a drainage easement or right-of-way conforming substantially with the line of such watercourse and of such width as will be adequate to preserve natural drainage.

§512. Erosion and Sediment Control.

A. General Purpose.

- 1. The Township Board of Commissioners finds that the minimization of erosion and control of sedimentation in connection with land development and subdivision are in the public interest, affecting public health, safety and welfare, and therefore those regulations governing erosion control and sedimentation control are necessary for the Township.
- 2. No changes shall be made in the contour of the land, no grading, excavating, removal or destruction to the topsoil, trees or other vegetative cover of the land shall be commenced until such time that a plan for minimizing erosion and sedimentation has been processed with and reviewed by the Township Engineer and/or the Allegheny County Conservation District, or there has been a determination by the above entities that such plans are not necessary.
- 3. No subdivision or land development plan shall be approved unless: (i) there has been an Erosion and Sedimentation Control Plan approved by the Township Board of Commissioners that provides for minimizing erosion and sedimentation, and an improvement bond or other acceptable securities are deposited with the Township in the form of an escrow guarantee which will ensure installation and completion of the required improvements; or (ii) there has been a determination by the Township Board of Commissioners that a plan for minimizing erosion and sedimentations is not necessary.
- 4. Where not specified, measures used to control erosion and reduce sedimentation shall as a minimum meet the standards and specification of the Allegheny County Conservation District, the State Clean Streams Act, and shall comply with applicable regulations of the Department of Environmental Protection. The Township Engineer, or other officials as designated, shall ensure compliance with the appropriate specifications, copies of which are available from the Soil and Water Conservation District.

B. Performance Principles. The following measures are effective in minimizing erosion and sedimentation and shall be included where applicable in the control plan:

- 1. Stripping of vegetation, regrading or other development shall be done in such a way that will prevent all but minor erosion.

Subdivision and Land Development Ordinance

2. Development plans shall preserve salient natural features, keep cut-fill operation to a minimum, and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.
 3. Whenever feasible, natural vegetation shall be retained, protected, and supplemented.
 4. The disturbed area and the duration of exposure shall be kept to a practical minimum.
 5. Disturbed soils shall be stabilized as quickly as practicable.
 6. Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
 7. The permanent final vegetation and structural erosion control and drainage measures shall be installed as soon as practical in the development.
 8. 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.
- C. Grading for Erosion and Other Environmental Controls. In order to provide suitable site for building and other uses, improve surface drainage, and control erosion, the following requirements shall be met:
1. Streets shall be improved to a mud free or otherwise permanently passable condition as one of the first items of work done on a subdivision or development. The wearing surface shall be installed as approved in the final plan.
 2. Provisions shall be made to prevent surface water from damaging the cut face of excavation or the sloping surfaces of fills, by installation of temporary or permanent drainage across or above these areas.
 3. Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.
 4. Fills placed adjacent to watercourses shall have suitable protection against erosion during periods of flooding.
 5. During grading operations, necessary measures for dust control will be exercised.
 6. Grading equipment will not be allowed to enter into flowing streams, unless permitted by the Pennsylvania Department of Environmental Protection.
- D. Responsibility.
1. Whenever sedimentation damage is caused by stripping vegetation, grading or other development, it shall be the collective responsibility of the Applicant, and of the contractor, person, corporation and other entity causing such sedimentation to remove it from all adjoining surfaces, drainage systems and watercourses and to repair any damage at this expense as quickly as possible.

2. Maintenance of all erosion and sedimentation control facilities during the construction and development period is the responsibility of the Applicant.
 3. It is the responsibility of any Applicant, and any person, corporation, or other entity doing any act on or across a communal stream, watercourse or swale, or upon the floodplain or right-of-way, to maintain as nearly as possible in its present state the stream, watercourse, swale, floodplain or right-of-way during the pendency of the activity to return it to its original or equal condition after such activity is completed.
 4. The Applicant shall provide and install, at his expense, in accordance with Township requirements, all drainage and erosion control improvements (temporary and permanent) shown on the Erosion and Sediment Control Plan.
- E. Compliance with Regulations and Procedures.
1. The Township Board of Commissioners, in its consideration of all preliminary plans of subdivision and land development, shall condition its approval upon the execution of erosion and sediment control measures.
 2. The installation and design of the required erosion and sediment control measures shall be in accordance with standards and specifications of the Allegheny County Soil Conservation District and EPA Clean Water Act.
 3. Stream Channel Construction. Stream channel construction on watersheds with drainage areas in excess of one half (1/2) square mile, or in those cases where downstream hazards exist, will conform to criteria established by the Pennsylvania Department of Environmental Protection.

§513. Floodplain Area Regulations.

See Pennsylvania Title 25. Chapter 106. Floodplain Management

Subdivision and Land Development Ordinance

This page intentionally left blank

PART VI
ADMINISTRATION

§601. Fees.

- A. The Township Board of Commissioners shall establish by resolution, a collection procedure and Schedule of Fees to be paid hereunder by the landowner and/or developer at the time of filing a preliminary plan. Said resolution shall also establish a fee for public hearings.
- B. Review fees shall be assessed for each subdivision and land development preliminary and final application, based on a specific fee schedule adopted by resolution reflecting the actual costs incurred by the Township in reviewing the plan.
- C. In order to defray a portion of the cost incurred by the Township in inspecting the installation of the improvements required by this Ordinance, and to ensure compliance with these regulations, the landowner and/or developer shall present a check or money order, made payable to the Township, in an amount equal to two (2) percent of the estimated cost of the improvement(s) used in the determination of the construction guarantee, as determined by the Township Engineer. This fee is separate from and in addition to any application fees required by the Township. The fee shall be paid at the time of submission of the development agreement and kept in a separate account used solely for the purposes this Section. Upon completion of all inspections and other requirements, the remainder of the funds held in this account retained by the Township shall be returned to the landowner and/or developer along with an itemized statement evidencing the expenditures of the funds from the account. This fee shall be paid at the time of submission of the development agreement.
- D. Said Schedule of Fees shall be posted in the municipal offices and shall be available for inspection upon request.
- E. No final plan shall be approved unless and until all fees and charges are paid in full.

§602. Public Hearings.

Before acting on an application for approval, the Township Board of Commissioners and/or the Planning Commission, may hold a public hearing thereon, pursuant to public notice, as defined by this Ordinance.

§603. Permits.

No lot in a subdivision shall be sold, no permit to erect, alter or repair any building upon land in a subdivision or development shall be issued, and no building shall be erected in a subdivision or development, until a final plan has been approved by the Township and properly recorded, and further, until the required improvements have been constructed or their construction guaranteed.

Subdivision and Land Development Ordinance

§604. Liability for Township Roads.

Where any road, public in the Township, including the paved area, gutters, utilities and the right-of-way, is hereafter damaged in any manner whatsoever, the person or persons directly responsible for said damage, the subcontractor and/or general contractor for whom said persons or his superiors work, or with whom they have contracted, shall be jointly liable for any and all damage to said Township roads, and shall repair said damage within ninety (90) days of any written notification by the Township. All repairs shall meet Township standards and shall be subject to Township inspection.

§605. Notice to the School District.

As per §508.1 of the MPC, as amended, each month the Township shall notify in writing the superintendent of the school district in which a plan for a residential development was finally approved by the Township during the preceding month. The notice shall include, but not be limited to, the location of the development, the number and types of units to be included in the development and the expected construction schedule of the development.

PART VII

AMENDMENT AND REVIEW BY COUNTY

§701. Amendments.

Amendments to this Ordinance shall become effective only after a public hearing held by the Township Board of Commissioners pursuant to public notice. The Planning Commission shall make recommendations to the Township Board of Commissioners on any amendment, within thirty (30) days prior to the date of the public hearing.

§702. County Review.

A copy of the proposed amendment shall be forwarded to the Allegheny County Department of Economic Development for review and recommendation in accordance with the Pennsylvania Municipalities Planning Code.

§703. Copy Forwarded.

Within thirty (30) days after adoption, the Township Board of Commissioners shall forward a certified copy of any amendment to this Ordinance to the Allegheny County Department of Economic Development for their files.

§704. Public Examination.

The text of any amendment to this Ordinance may be examined at a place designated by the Township Board of Commissioners prior to its consideration and in accordance with PA Municipalities Planning Code Section 506(a).

Subdivision and Land Development Ordinance

This page intentionally left blank.

PART VIII
ENFORCEMENT REMEDIES

§801. Violations.

- A. No subdivision or land development of any lot, tract or parcel of land shall be made, no street, 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 this Ordinance. Per Pennsylvania Municipalities Planning Code Section 515.2 Jurisdiction, District Justices shall have initial jurisdiction in proceedings brought under this Section.
- B. Any such person, partnership or corporation, including the members of such partnership or the officers of the corporation, or the agent of any of them, responsible in law or in fact for such violation, upon being found liable hereof in a civil enforcement proceeding commenced by Stowe Township, must pay a judgment of not more than five (500) dollars plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. Each day that a violation continues shall be a separate violation.
- C. No judgment shall commence or be imposed or payable until the District Justice having jurisdiction determines the date of violation.
- D. If the defendant neither pays nor timely appeals the judgment, the Township shall enforce the judgment pursuant to the rules of civil procedure.
- E. Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement.
- F. Any fines or judgments collected shall be deposited in the Township's General Fund.

§802. Preventative Remedies.

- A. In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations or to prevent illegal occupancy of a building, structure or premises. A description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
- B. The Township may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Ordinance. This authority to deny such a permit or approval shall apply to any of the following Applicants:

Subdivision and Land Development Ordinance

1. The landowner of record at the time of such violation.
2. The vendee or lessee of the landowner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
3. The current landowner of record who acquired the property subsequent to the time of violation without regard as to whether such current landowner had actual or constructive knowledge of the violation.
4. The vendee or lessee of the current landowner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation. As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the Applicant acquired an interest in such real property.

PART IX

VALIDITY AND REPEALER

§901. Validity.

- A. Should any section, clause, provision or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect or impair the validity of any other section, clause, provision or portion of this Ordinance.
- B. It is hereby declared to be the intent of the Township Board of Commissioners that this Ordinance would have been adopted by the Township had such invalid or unconstitutional provisions not been included herein, and the remaining portions of this Ordinance shall remain in effect as though the portion declared invalid or unconstitutional had never been a part hereof.
- C. Continuation. The modification or repeal of any prior ordinance, resolution or regulation by this ordinance amendment shall not annul or other relieve any party from any permit issued, condition imposed, approval granted, approval denied, order issued, or violation, penalty or other liability incurred pursuant to such affected ordinance, resolution or regulation.

§902. Repealer.

All resolutions, ordinances or amendments to ordinances, or parts of resolutions or ordinances inconsistent herewith, are hereby repealed as stated or deleted in their entirety in the prefatory paragraph of this ordinance amendment. Specifically, the prior subdivision ordinance shall be repealed in its entirety.

§903. The Stowe Township Zoning Ordinance.

Nothing herein contained shall be interpreted to permit any waiver or modification of the restrictions or requirements of the Township's Zoning Ordinance, as amended.

Subdivision and Land Development Ordinance

This page intentionally left blank.

PART X

REQUIRED SIGNATURE AND STAMP BLOCKS

§1001. Purpose.

The purpose of the Signature and Stamp Blocks is to officially acknowledge the Township's decision on submitted and approved Drawings. As applicable, the Township may require additional certifications, as outlined by Allegheny County as included in the Allegheny County Subdivision and Land Development Ordinance, Appendix 2: Required Certifications.

§1002. Stowe Township Signature Block.

Area for the following signature block shall be included on the plan set submittal, allowing two (2) signature lines for the President of the Township Board of Commissioners and the Township Secretary. The Signature Block shall read: **Approved by Stowe Township this** 8th day of December, 2020, **and shall become effective immediately.**

§1003. Allegheny County Department of Economic Development Signature Block.

See the Allegheny County Subdivision and Land Development Ordinance.

§1004. Certification Stamp Blocks

Certification Stamp Blocks, size 2" by 2 ¼", shall also be included for each of the following entities/project team members:

- Stowe Township Board of Commissioners
- Stowe Township Planning Commission
- Township Staff Representative
- Allegheny County Department of Real Estate
- Allegheny County Department of Economic Development
- Surveyor
- Engineer (as applicable)
- Architect (as applicable)
- Landscape Architect (as applicable)
- Notary
- Any other required seal identified by the Allegheny County Subdivision and Land Development Ordinance

PART XI
EFFECTIVE DATE

§1101. Effective Date.

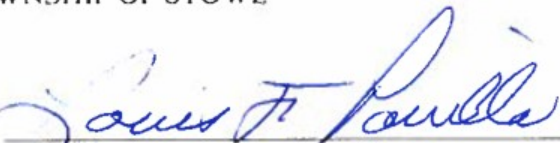
This Chapter is ordained and enacted this eighth day of December 2020 and shall become effective thereon.

ATTEST

By:  _____

Nicholas Martini, Secretary

TOWNSHIP OF STOWE

By:  _____

Board of Commissioners Representative

Stowe Township

Table D: Subdivision and / or Land Development Submission Requirements

Legend

- Item is Recommended for Submission
- Item is Required for Submission*
- Not Applicable

Applicability	Ordinance Section	Type of Application Submission		
		Single Subdivision	Minor Subdivisions and/or Land Development	Major Subdivision and/or Land Development
		<ul style="list-style-type: none"> * Lot revisions that do not create new lots or buildings or public improvements * Revisions of easements and/or right of ways 	<ul style="list-style-type: none"> * A single-family residential development that creates two (2) to five (5) lots or up to five (5) dwelling units on a single parcel * A non-residential development with 7,000 square feet or less of gross floor area * Consolidation of existing lots 	<ul style="list-style-type: none"> * A single-family residential development that creates six (6) or more lots * All multi-family residential development * A non-residential development with 7,001 square feet or more of new gross floor areas * All subdivisions and development that constitute conditional uses or uses by special exception * All mobile home parks
Pre-Application Submission (Voluntary)				
Reviewing Body			Township Staff	Township Staff
Submission Requirements				
1	Pre-Application Conference	§ 303.1	<input type="checkbox"/>	<input type="checkbox"/>
2	Sketch Plan	§ 303.2	<input type="checkbox"/>	<input type="checkbox"/>
Preliminary Plan Application Submission				
Recommending Body			Planning Commission	Planning Commission
Approving Body			Board of Commissioners	Board of Commissioners
Submission Requirements				
1	Preliminary Plan Application Form & Fee	§ 304.1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	Letter of Transmittal	§ 304.2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	Preliminary Site Plan	§ 304.3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	Preliminary Grading Plan	§ 304.4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	Preliminary Parking Plan	§ 304.5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	Preliminary Loading Plan	§ 304.6	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7	Preliminary Stormwater Management Plan and Report	§ 304.7	if over 5,000 sf disturbance	<input checked="" type="checkbox"/>
8	Resource Protection Plan and Worksheet	§ 304.8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9	Sewage Facilities Planning Module	§ 304.9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10	Proof of Submission to Other County, State, and Federal Agencies (PA DEP, Allegheny County Conservation District, PennDOT and others as determined by the Township)	§ 304.10	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11	Survey (Sealed) and Preliminary Plat	§ 304.11	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12	Erosion and Sedimentation Plan	§ 304.12	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13	Typical Cross-Sections of Each Street Proposed	§ 304.13	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
14	Photometrics Plan	§ 304.14	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
15	Building Elevations and Other Architectural Drawings	§ 304.15	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
16	Landscape Plan	§ 304.16	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
17	Construction Details	§ 304.17	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
18	Phasing Plan and Schedules	§ 304.18	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
19	Common Areas Plan and Facilities Management	§ 304.19	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
20	Level of Service of Water and Sewage Supply	§ 304.20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
21	Traffic Impact Study	§ 304.21	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22	State Highway Access	§ 304.22	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
23	Geotechnical Report and Slope Analysis	§ 304.23	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
24	Impervious Surface Worksheet	§ 304.24	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
25	Environmental Assessment	§ 304.25	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
26	Wetland Impact	§ 304.26	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
27	Phase 1 Environmental Assessment	§ 304.27	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
28	Phase 2 Environmental Assessment (if required by Phase 1 Assessment)	§ 304.28	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Table D: Subdivision and / or Land Development Submission Requirements

Legend

- Item is Recommended for Submission
- ◆ Item is Required for Submission*
- Not Applicable

Applicability	Type of Application Submission			
	Ordinance Section	Simple Subdivision	Minor Subdivision and/or Land Development	Major Subdivision and/or Land Development
		<ul style="list-style-type: none"> ◆ Lot revisions that do not create new lots or buildings or public improvements ◆ Revisions of easements and or right of ways 	<ul style="list-style-type: none"> ◆ A single-family residential development that creates two (2) to five (5) lots or up to five (5) dwelling units on a single parcel ◆ A non-residential development with 7,000 square feet or less of gross floor area ◆ Consolidation of existing lots 	<ul style="list-style-type: none"> ◆ A single-family residential development that creates six(6) or more lots ◆ All multi-family residential development ◆ A non-residential development with 7,000 square feet or more of new gross floor areas ◆ All subdivisions and development that constitute conditional uses or uses by special exception ◆ All mobile home parks

Final Plan Application Submission			Planning Commission	Planning Commission	Planning Commission
Recommending Body			Board of Commissioners	Board of Commissioners	Board of Commissioners
Approving Body			Board of Commissioners	Board of Commissioners	Board of Commissioners
Submission Requirements					
1	Final Plan Application Form & Fee	§ 305.2	◆	◆	◆
2	Letter of Transmittal	§ 305.3	◆	◆	◆
3	Final Site Plan	§ 305.5		◆	◆
4	Final Grading Plan	§ 305.6		◆	◆
5	Utility Plan/Profiles/Data	§ 305.7	◆	◆	◆
6	Agreement for Dedication of Streets	§ 305.8		◆	◆
7	Parking Agreements	§ 305.9		◆	◆
8	Final Landowner and/or Developer's Agreement	§ 305.10		◆	◆
9	Deed Restrictions/ Easements and Protective Covenants	§ 305.11		◆	◆
10	Proof of Approval from Other County, State, and Federal Agencies (PA DEP, Allegheny County Conservation District, PennDOT and others as determined by Township)	§ 305.12		◆	◆
11	As-built drawings in conformance with Allegheny County and Township standards (digital format)	§ 305.13		◆	◆
12	Survey (Sealed) and preliminary plat	§ 304.11	◆	◆	◆
13	Erosion and Sedimentation Plan	§ 304.12			◆
14	Typical Cross-Sections of Each Street Proposed	§ 304.13			◆
15	Photometrics Plan	§ 304.14		◆	◆
16	Building Elevations and Other Architectural Drawings	§ 304.15		◆	◆
17	Landscape Plan	§ 304.16		◆	◆
18	Construction Details	§ 304.17		◆	◆
19	Phasing Plan and Schedules	§ 304.18			◆
20	Common Areas Plan and Facilities Management	§ 304.19			◆
21	Level of Service of Water and Sewage Supply	§ 304.20			◆
22	Traffic Impact Study	§ 304.21			◆
23	State Highway Access	§ 304.22		◆	◆
24	Geotechnical Report and Slope Analysis	§ 304.23			◆
25	Impervious Surface Worksheet	§ 304.24		◆	◆
26	Environmental Assessment	§ 304.25			◆
27	Wetland Impact	§ 304.26		◆	◆
28	Phase 1 Environmental Assessment	§ 304.27			◆
29	Phase 2 Environmental Assessment (if required by Phase 1 Assessment)	§ 304.28			◆

Notes: * Additional requirements beyond this Table may apply as otherwise required by the authority having jurisdiction