

ORDINANCE NO. 7

An Ordinance for land subdivision and street construction requirements therein for Washington Township, Franklin County, Pennsylvania.

Pursuant to the terms and provisions of the Act of May 1, 1933, P.L. 103, as Amended and supplemented (53 P.S. 19093-1251 to 1258) the following land subdivision and street construction regulations are hereby adopted for Washington Township, Franklin County, Pennsylvania, effective June 1, 1957.

Section 1. This Ordinance shall be known as the Land Subdivision and Street Construction Regulations of Washington Township, Franklin County, Pennsylvania.

Section 2. All of the provisions of the above mentioned statutes are hereby incorporated herein by reference and in the event of conflict between these regulations or any of them and the provisions of the statutes, the statutes shall govern.

Section 3. The following shall constitute the minimum requirements which shall be made by the owner, developer or subdivider of any subdivision as defined by Article 12-A, Section 4012A of the Act of May 24, 1951, P.L. 370, and Section 16 (53 P.S. 19093-1254):

- (a) Subdivision name or identifying title. The word "subdivision" as used herein shall mean the division of any parcel of land into five or more parcels of land.
- (b) Municipality in which the subdivision is located.
- (c) North point, scale and date.
- (d) Names of record owners, subdivider and developer.
- (e) Name and seal of the registered professional engineer or registered surveyor preparing the plan.
- (f) Boundaries of the tract.
- (g) Street lines, road lines, rights of way, easements and alleys dedicated or proposed to be dedicated to public use.
- (h) Scale of map shall not be more than 100 feet to the inch.
- (i) Streets shall be a minimum width of 50 feet from property line to property line, thirty-six (36) feet of which shall have the required base, and twenty-four (24) feet in the middle thereof shall have the required paving; alleys shall not be permitted. A new street shall not have a grade of more than 5 per cent. The subdivision plan shall give sufficient detailed information to indicate the method of grading and drainage and location of all drainage facilities.
- (j) Where streets connect with township roads, the subdivision plan must show the physical nature of such connection and provisions shall be made for drainage at the expense of the owner or subdivider.

- (k) Dead end streets will not be approved unless such streets are intended to connect directly with streets on other subdivision plans or unless provision for a turn around of not less than sixty (60) foot radius is shown on the plan.
- (l) Names of streets within and adjacent to the subdivision shall be shown.
- (m) Pursuant to statute, before any subdivision plan can be approved conditionally or otherwise by the township supervisors, the grading must be completed and the drainage facilities must be installed in accordance with the plan presented for approval. In addition thereto the street paving to consist of a 6 inch rolled stone base or an 8 inch rolled shale base with a CP-2 black top must have been completed and approved by the supervisors, or in lieu thereof the owner or subdivider must deliver to the supervisors a corporate surety bond wherein the supervisors of Washington Township is the obligee or deposit funds and securities in escrow under agreement; the surety bond or escrow agreement must contain an unconditional guarantee of completion and shall be in an amount to be fixed by the supervisors; all to insure the subsequent installation of the improvements, that is, grading, drainage, and paving by the owner or subdivider. The supervisors may revoke a conditional approval if the owner, developer, or subdivider fails or neglects to comply with the conditions on which the conditional approval was given.
- (n) Plans submitted for approval shall show thereon or on the rider attached the restrictions and protective covenants whereby the owner or subdivider proposes to regulate the use of the land in the subdivision and otherwise protect the proposed development.
- (o) In all cases where the necessary grading, drainage and paving as aforesaid have been completed prior to the presentation of plan for approval, and the other requirements are met by the owner, developer or subdivider, the township supervisors will accept forthwith such street or streets for public road purposes under the terms and provisions of the Act of July 10, 1947 P.L. 1481 as amended (53 P.S. 19093-1101 and 1102) the expense of which proceeding shall be borne by the owner, developer, or subdivider.

Section 4. Subdivision plans and restrictions must be submitted in triplicate and after the approval thereof by the supervisors, one copy thereof must be recorded by the owner or subdivider within thirty (30) days in the office of the Recorder of Deeds for Franklin County; one copy thereof shall be retained by the supervisors, and one copy thereof delivered to the township solicitor.

Section 5. In the event of the disapproval of any plan or subdivision, the township supervisors will give the applicant the reasons for their disapproval in writing.

Section 6. These regulations have been published one time prior to adoption in the Record Herald, a newspaper of general circulation in Washington Township, and notice of a public hearing has been given by publication in said newspaper once a week for two successive weeks, and a public hearing has been held thereon as required by law.

Section 7. These regulations shall apply to all subdivision plans not heretofore approved by the township supervisors and to all such plans submitted for approval subsequent to the effective date herein specified.

Section 8. In general, street blocks on which building lots face shall be not less than five hundred or more than one thousand feet in length.

Section 9. Each subdivision plan shall require that every dwelling shall have a driveway of not less than eight feet wide and thirty-five feet deep.

Section 10. Upon approval of any subdivision plan, it shall be signed by the township supervisors or by a majority of them and impressed with the township seal, certifying to the action of the township supervisors.

Section 11. No lot in a subdivision may be sold and no building may be erected in a subdivision unless and until the subdivision plan has been approved by the township supervisors or a majority of them and recorded by the applicant in the office of the Recorder of Deeds in and for Franklin County.

Section 12. Variances from the above minimum requirements may be granted by the Board of Supervisors from time to time upon the presentation of sufficient engineering evidence justifying such variance or variances.

Section 13. The provisions of this ordinance are hereby deemed to be severable and if any of its provisions shall be held to be invalid or otherwise void for any reason, such decision shall not effect or impair any of the remaining provisions thereof.

Section 14. Violations of these regulations or of the statutes authorizing these regulations shall be punished as prescribed by the statutes.

Unanimously passed at an adjourned regular meeting of the Board of Supervisors
on *May, 6,* , 1957.

Becomes Effective May. 11, 1957

Mark C. Esquith
Wm. G. Shunk
Melvin T. Sease
Board of Supervisors of Washington Township