

ORDINANCE NO. 319

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP, CHAPTER 175, KNOWN AS THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, BY ADDING A PROVISION RELATED TO MINOR SUBDIVISIONS AND REQUIREMENTS FOR MINOR SUBDIVISION PLANS AND DEVELOPMENT.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania under and by virtue of authority granted by the Second Class Township Code and the Municipalities Planning Code, does hereby enact and ordain:

SECTION 1.

The East Norriton Township Code, Chapter 175 is hereby amended by adding the definition of "minor subdivision" to §175-8 as follows:

MINOR SUBDIVISION - The division of a single lot or parcel of land into two residential lots, tracts, or parcels of land, for the purpose, whether immediate or future, of leasing or transfer of ownership or of building development, provided that the proposed lots, tracts, or parcels of land thereby created have frontage on an improved public street or streets and provided further that there is not created by the subdivision any new street or streets, or the need for improvements or easements.

§175-36 is hereby amended by adding subparagraph C as follows:

C. Minor Subdivision Final Plan and Development Requirements.

Set forth below are requirements and standards to be complied with and shown on final plans for minor subdivisions. All other design criteria provisions set forth in Chapter 175 are not applicable to minor subdivision unless the Board of Supervisors otherwise directs based upon the unique location and/or physical conditions of the property for which the minor subdivision plan is submitted.

1. Drafting Standards - The plans shall be drawn at a scale of 1" = 50.00 feet.

2. Dimensions shall be set forth in feet and decimal parts thereof as well as bearings, degrees, minutes and seconds.

3. Each sheet shall be numbered and shall show its relationship to the total number of sheets.

4. Where any revisions are made, or when the plan is a revision of a previously approved plan, the necessary revisions shall be shown.

5. The plans shall be so prepared and bear an adequate legend to indicate clearly which features are existing and which are proposed.

6. The boundary of the subdivision shall be shown as a solid, heavy line.

7. The plans shall be on sheet sizes either 24" x 36" or 36"x 42". All lettering shall be so drawn as to be legible if the plan were to be reduced to half size.

8. Name of the subdivision and/or land development.

9. Name and address and telephone number of owner of record and applicant.

10. Name and address of the Engineer, Surveyor, responsible for the plan.

11. Tax Parcel Numbers and Deed Book with Page Numbers of property to be developed, including any deed restrictions to the property.

12. Zoning Requirements including applicable districts, maximum density permitted, lot size and yard requirements, as well as any variances or special exceptions granted.

13. Location map showing the relation of the site to adjoining properties and streets within 1,000.00 feet at a scale of 1" = 800.00 feet.

14. North Point.

15. Written and graphic scales including the scale of the location map.

16. Total acreage of the site.

17. A complete boundary survey of the property to be subdivided or developed showing all courses, distances, and tie-ins to the nearest street intersections. Such surveys shall be

certified by a Registered Professional Engineer or a Registered Professional Land Surveyor licensed in the State of Pennsylvania.

18. Location of all existing and proposed property monuments.

19. Boundaries of all adjacent properties with tax parcel numbers and names of land owners.

20. Streets on and adjacent to the site with legal and ultimate rights-of-way.

21. Buildable site area.

22. Layout of the proposed lots indicating the exact dimensions, area, and uses of the lots.

23. Building setback lines, front, rear and side yard lines.

24. Rights-of-way and/or existing easements for all drainage, utilities or other purposes.

25. Concrete monuments existing and proposed.

26. Number of units proposed.

27. Soil types based on maps contained in the soil survey of Montgomery County, Pennsylvania, United States Department of Agricultural Soil Conservation Service, as last revised.

28. Contour lines measured at vertical intervals of 5.00 feet. Such contours shall be based upon U.S.G.S. contour mapping.

29. Floodplain areas based upon applicable Township plans of record.

30. Sedimentation and erosion control pursuant to the Clean Streams Act and in accordance with standards and specifications found in the Erosion and Sedimentation Control Handbook available through the Montgomery County Conservation District. Such erosion and sedimentation control shall be used during the course of construction for the project to prevent damage to downstream property owners.

31. A copy of all restrictions, covenants, declarations or other title restrictions and encumbrances, etc., if any, under which the lots are to be sold.

32. A development schedule indicating the approximate date when the construction can be expected to begin and to be completed.

SECTION 2. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be separate, distinct, and independent and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. Ratification.

This Ordinance shall in no other way affect, amend or modify Chapter 175, known as the Subdivision and Land Development Ordinance, of the Code of East Norriton Township.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania this *31st* day of *August*, 1992.

ATTEST:

BOARD OF SUPERVISORS OF
EAST NORRITON TOWNSHIP:

Leanneth J. Samuel
Secretary



By: *Joseph C. Rousafa*
Chair