

EAST NORRITON TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE
OF
1972

ORDINANCE NO. 85

Ordained and Adopted by the
Board of Supervisors
September 12, 1972

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

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The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, under and by virtue of the authority granted by the Act of July 31, 1968, P.L. 247, do hereby enact and ordain:

An Ordinance regulating the subdivision and development of land, and the construction, opening, and dedication of streets, alleys, sewers, drains, or other facilities in connection therewith, in the Township of East Norriton and prescribing penalties for violations.

ARTICLE I

SECTION I 101 Title and Purpose.

- A. Short Title: This Ordinance shall be known and may be cited as the East Norriton Township Subdivision and Land Development Ordinance.
- B. Purpose: This ordinance is adopted for the following purposes:
 - 1. To assist orderly, efficient, integrated and harmonious development of the township;
 - 2. To assure sites suitable for building purposes and human habitation;
 - 3. To coordinate proposed streets with existing streets or other proposed streets, parks, or other features of the Township Plan of Streets;
 - 4. To provide adequate open spaces for traffic, recreation, light and air and for proper distribution of population;
 - 5. To ensure conformance of subdivision and land development plans with the public improvements of the township, and coordination of intermunicipal, county and commonwealth improvement plans and programs;

6. To secure equitable handling of all subdivision and land development plans by providing uniform procedures and standards;
7. To regulate subdivisions and land developments within the jurisdiction of the township and concurrently to promote the highest quality environment obtainable; and
8. To ensure that the layout and arrangement of the subdivision of land development plan is in conformance with the approved articles or chapters of the comprehensive plan when such plan is adopted and to any regulations or maps adopted in furtherance thereof.

SECTION 102

Interpretation. The provisions of this Ordinance shall be held to be minimum requirements to meet the above-stated purposes. Where the provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance, or regulations, the provisions of this Ordinance shall prevail. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than those of this Ordinance, the provisions of such statute, ordinance, or regulation shall prevail.

SECTION 103

Subdivision and Land Development Control.

- A. Subdivision of a lot for construction, opening, or dedication of a street. No subdivision of any lot, tract, or parcel of land shall be effected, and no street, alley, sanitary sewer, storm drain, water main, gas, oil and electric transmission line, or other facilities in connection therewith, shall be laid out, constructed, opened or dedicated for public use, or travel, or for the common use of occupants of a building abutting thereon, except in strict accordance with the subdivision and land development regulations adopted hereunder.
- B. Sale of lots, issuance of building permits, or erection of buildings. No lot in a subdivision or land development

may be sold, no permit to erect, alter, or repair any building upon land in a subdivision or land development, unless and until a plan has been approved, and where required, recorded, and until the required improvements in connection therewith from the lot or building to an existing improved street have either been constructed or the Township has been assured by means of a proper completion guarantee in the form of a bond; or the deposit of funds or securities in escrow sufficient to cover the cost of the required improvements, as estimated by the Township Engineer, that the improvements will subsequently be installed. Where owing to special conditions, a literal enforcement of this requirement would result in unnecessary hardship, such reasonable exceptions thereto may be made as will not be contrary to the public interest, and the sale of a lot, issuance of a permit, or erection of a building may be permitted subject to conditions necessary to assure adequate street and other improvements.

Condominium, Cooperative and Other Forms of Collective Ownership. If at any time a proposed development shall be intended to be owned in the condominium, cooperative or any other joint or collective form or in the event an existing structure is to be converted to a condominium, cooperative or other form of collective or joint ownership, including the declaration plan, covenants, bylaws, easements, restrictions, and any other documents which may be necessary to effect such proposal shall first be reviewed for recommendation to the Board by the Township Solicitor and Township Engineer, and the Board shall determine whether or not the documents are acceptable in terms of the general health, safety and welfare of the residents in the proposed or converted project and the Township generally. The purpose of the review shall in no way restrict the collective and joint form of ownership, but it is intended as an exercise of the police power to protect the citizens of the Township present and prospective from unfair, unfavorable or unduly restrictive agreements.

C. Erosion and Sediment Control.

1. General.

- a. No changes 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 until such time that a plan for minimizing erosion and sedimentation has been processed with and reviewed by the Township planning commission, or there has been a determination by the commission that such plans are not necessary.

- b. No subdivision or land development plan shall be approved unless (1) there has been a plan approved by the Board of Supervisors that provides for minimizing erosion and sedimentation consistent with this Section, 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 (2) there has been a determination by the Board of Supervisors that a plan for minimizing erosion and sedimentation is not necessary.
- c. Measures used to control erosion and reduce sedimentation shall as a minimum meet the standards and specifications of the Montgomery County Soil and Water Conservation District. The Township Engineer, or other officials as designated, shall ensure compliance with the appropriate specifications, copies of which are available from the District or the municipal building or township secretary of East Norriton Township.

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

- a. Stripping of vegetation, regrading, or other development shall be done in such a way that will minimize erosion.
- b. Development plans shall preserve 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.

- c. Whenever feasible, natural vegetation shall be retained, protected, and supplemented.
 - d. The disturbed area and the duration of exposure shall be kept to a practical minimum.
 - e. Disturbed soils shall be stabilized as quickly as possible.
 - f. Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
 - g. The permanent (final) vegetation and mechanical erosion control and drainage measures shall be installed as soon as practical in the development.
 - h. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Where necessary, the rate of surface water runoff will be mechanically retarded.
 - i. 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.
3. Grading for Drainage. In order to provide more suitable sites for building and other uses, improve surface drainage and control erosion, the following requirements shall be met:
- a. All lots, tracts, or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding, and all land within a development shall be graded to drain and dispose of surface water without ponding, except where approved by the Board.
 - b. All drainage provisions shall be of such design to adequately handle the surface runoff and carry it

to the nearest suitable outlet such as a curbed street, storm drain, or natural water course. Where drainage swales are used to divert surface waters away from buildings, they shall be sodded or planted as required and shall be of such slope, shape, and size as to conform with the requirements of the Township. (See Section 510 of this ordinance.)

- c. Concentration of surface water shall only be permitted in swales or watercourses.
- d. Excavations and fills.
 - (1) Cut and fill slopes shall not be steeper than 3:1 unless stabilized by a retaining wall or cribbing except as approved by the Board when handled under special conditions.
 - (2) Adequate provisions shall be made to prevent surface water from damaging the out face of excavations of the sloping surfaces of fills.
 - (3) Cut and fills shall not endanger adjoining property.
 - (4) Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.
 - (5) Fills shall not encroach on natural water courses or constructed channels.
 - (6) Fills placed adjacent to natural watercourses or constructed channels, shall have suitable protection against erosion during periods of flooding.
 - (7) Grading shall not be done in such a way so as to divert water onto the property of another landowner without the written consent of the Board of Supervisors and the affected property owner.
 - (8) During grading operations, necessary measures for dust control will be exercised.

- (9) Grading equipment will not be allowed to cross live streams. Provision will be made for the installation of culverts or bridges as recommended by the Township Engineer and approved in writing by the Board of Supervisors.

4. Responsibility.

- a. Whenever sedimentation is caused by stripping vegetation, regrading, or other development, it shall be the responsibility of the person, corporation, or other entity causing such sedimentation to remove it from all adjoining surfaces, drainage systems, and watercourses, and to repair any damage at his expense as quickly as possible.
- b. Maintenance of all drainage facilities and watercourses within any subdivision or land development is the responsibility of the developer until they are accepted by the Township or some other official agency, after which they become the responsibility of the accepting agency.
- c. It is the responsibility of any person, corporation, or other entity doing any act on or across a stream, watercourse, or swale or upon the flood plain right of way thereof, to maintain as nearly as possible in its present state the stream, watercourse, swale, flood plain or right of way during the pendency of the activity and to return it to its original or equal condition after such activity is completed.
- d. Maintenance of drainage facilities or watercourses originating and completely on private property is the responsibility of the owner to their point of open discharge at the property line or at a communal watercourse within the property.
- e. No person, corporation, or other entity shall block, impede the flow of, alter, construct any structure, or deposit any material or thing, or commit any act which will affect normal or flood flow in any

stream or watercourse without having obtained prior approval from the Township and/or the Department of Environmental Resources, whichever is applicable.

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

5. Compliance with Regulations and Procedures.

- a. Final plans for minimizing erosion and sedimentation as approved will be incorporated into the agreement and bond requirements under both Section 603 and Article VII of this ordinance.
- b. The approval of plans and specifications for the control of erosion and sedimentation shall be concurrent with the approval of the final plats of subdivision or land development, and become a part thereof.
- c. At the time that a building permit is applied for a review shall be conducted by the Township Engineer to insure conformance with the plan as approved. During the construction further consultative technical assistance will be furnished, if necessary, by the Township Engineer and the Montgomery County Soil and Water Conservation District. During this development phase, the Township Engineer shall inspect the development site and enforce compliance with the approved plans.
- d. Permission for clearing and grading prior to recording of plats may be obtained under temporary easements or other conditions satisfactory to the Township.
- e. In the event the developer proceeds to clear and grade prior to recording plats, without satisfying conditions specified under subparagraph d, the Board may revoke the approval of the preliminary plan and require restoration to the original grade and vegetation as equal as possible to the original natural conditions at the developer's expense and cost. Damages to adjoining property owners because of the developer's action in

such cases will not be the responsibility of the Township but will be the sole responsibility of the developer who is in violation of this ordinance.

ARTICLE II

DEFINITIONS

SECTION 201. Unless otherwise expressly stated, the following terms shall, for the purpose of these regulations, have the meanings indicated.

SECTION 202. Words used in the singular include the plural, and words in the plural include the singular. The word "person" indicates a corporation, an incorporated association, and a partnership as well as an individual. The word "buildings" indicates "structure" and shall be construed as if followed by the words "or part thereof." The word "street" indicates "avenue," "highway," "road," and "lane," and "watercourse" includes "drain," "ditch," and "stream." The word "may" is permissive; the words "shall" and "will" are mandatory subject to the provisions of Section 201 of these regulations.

- A. Alley. A strip of land over which there is a right-of-way, municipally or privately owned, on which no dwellings or stores front, serving as the secondary means of access to two or more properties.
- B. Applicant. A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns.
- C. Application for Development. Every application, whether preliminary or final, required to be filed and approved prior to start of construction or development including but not limited to an application for a building permit, for the approval of a subdivision plot or plan or for the approval of a development plan.
- D. Block. An area usually bounded by streets or streets and natural or manmade features.

- E. Board. The Board of Supervisors of East Norriton Township.
- F. Builder. A person, who is not necessarily the owner of the land or agent of the same, who by contract or other agreement is charged with the responsibility of construction of buildings or other structures, or of making any construction improvements on any parcel of land.
- G. Building Setback Line. A line within a lot, so designated on a subdivision plan, between which line and the ultimate right-of-way line of the street on which the lot abuts, a building may not be erected.
- H. Cartway. The portion of a street or alley intended for vehicular use.
- I. Crosswalk. A right-of-way for pedestrian travel across a block connecting two of the bounding streets.
- J. Cul-de-sac. A street with access at one end and terminated at the other end by a paved vehicular turnaround.
- K. Cut. An excavation. The difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, the material removed in excavation.
- L. Development Plan. A plan of land development.
- M. Developer. Any landowner, agent or such landowner or tenant with the permission of such landowner, who makes or causes to be made a subdivision or land development. Written evidence of authorization, satisfactory in form to the Township Solicitor, shall be filed with the application and plan when signed by an agent of the registered owner.
- N. Drainage. The flow of water or liquid waste and the methods of directing such flow, whether natural or artificial.
- O. Driveway. A private street providing for vehicular and pedestrian access between a public street and a parking area within a lot or property.
- P. Easement. A right-of-way or other right granted for the use of private land for certain public, quasi-public or private purposes.

- Q. Endorsement. Review stamp of the Montgomery County Planning Commission.
- R. Engineer. A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the Engineer for East Norriton Township.
- S. Erosion. The removal of surface materials by the action of natural elements.
- T. 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.
- U. Fill. Any act by which earth, sand, gravel, rock, or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of stripped surface and shall include the conditions resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade. The material used to make a fill.
- V. Floodplain. Is defined and established to be the low area adjoining and including any water or drainage course or body of water subject to periodic flooding or overflow, the limits of which are hereby determined to be those areas as delineated as alluvial soils in the latest published edition of the Soil Survey of Montgomery County and those areas subject to a 50-year recurrence interval flood as delineated on the Flood Plain Map of East Norriton Township.
- W. Grade. A slope of a street, or other public way, specified in percent (%) and shown on plans as specified herein.
- X. Improvement. Grading, paving, curbing, guttering, street lights, street signs, fire hydrants, water mains, gas mains, sanitary sewers, on-site sewage disposal facilities, storm drains, inlets and appurtenances, culverts, bridges, sidewalks, crosswalks, monuments, telephone and electric lines, shade trees, and all construction appurtenances incidental thereto, also wells and parking areas.

Y. Land Development.

1. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving
 - (a) A group of two or more buildings, or
 - (b) The division or allocation of land or space between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features;
2. A subdivision of land.
3. Changes in the contour and/or surface coverage of land involving grading; excavating; removal or destruction of topsoil, trees or other vegetative cover.
4. The construction of or conversion to any condominium, cooperative or any other form of joint or collective ownership.

Z. 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 can exercise the rights of the landowner, or other person for a property.

AA. Lot. A tract or parcel of land intended for separate use, building development or transfer of ownership.

BB. Lot Area. The area contained within the property lines of the individual parcels of land as shown on a subdivision plan, excluding any area within any right-of-way, but including the area of any easements.

CC. Official Map. The Official Map of current adoption showing the exact location of the lines of existing and proposed public streets including the ultimate width of the corridor for such streets, watercourses and public grounds for the whole of the municipality of East Norriton Township provided that proposed streets, watercourses or public grounds shall not, in and of itself, constitute a taking or acceptance of any land by East Norriton Township.

DD. Plan.

1. Plan, Improvement Construction. A plan prepared by a registered Engineer showing the construction details of streets, drains, sewers, bridges, culverts, and other improvements as required by these regulations showing the horizontal details, profile and typical cross section to be constructed or installed.
2. Plan, Land Development. A tentative, preliminary or final plan including written and graphic material showing the provision for development of a subject tract when plans of subdivision would not be applicable.
3. Plan, Preliminary. A plan prepared by a registered engineer or a registered surveyor, showing existing features of the land and proposed street and lot layout within and adjacent to a subdivision.
4. Plan, Record. A plan prepared for recording by a registered Engineer or Surveyor, showing the ultimate width of streets, the lot lines, easements, and any other relevant information pertaining to the subdivision required by this ordinance.
5. Plan, Tentative. A rough draft showing proposed streets and lots related to topography, to be used as the basis for informal discussion between the representatives of the Planning Commission and subdivider, developer, or builder.

EE. Planning Commission. Shall mean the Planning Commission of the Township of East Norriton.

FF. Plat. The map or plan of a subdivision or land development, whether preliminary or final.

GG. Reserve Strip. A parcel of land separating a street from adjacent properties.

HH. Right-of-Way. A right-of-way is a strip of land occupied or intended to be occupied by a street, alley, crosswalk, sanitary or storm sewer, stream, drainage ditch, or for another special use. The usage of the term "right-of-way" for land plotting purposes in the Township of East Norriton shall mean that every right-of-way established and shown on a final record plan is to be separate and distinct from the lots or parcels adjoining such

right-of-way, and not included within the dimensions or areas of such lots or parcels. These rights-of-way that involve maintenance by the Township of East Norriton shall be dedicated to public use by the subdivider of the plan on which such rights-of-way are established.

- II. Runoff. The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.
- JJ. Runoff from a Fully Developed Area Upstream. The surface water runoff that can be reasonably anticipated upon maximum development of that area of the watershed located upstream from the subject tract, as permitted by prevailing zoning.
- KK. Sedimentation. The process by which mineral or organic matter is accumulated or deposited by moving wind, water, or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as "sediment."
- LL. Sight Distance. The distance of unobstructed view along the center-line of a street from the driver's sight height of five feet to the farthest visible point four inches above the street surface.
- MM. Slope. The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon verticle difference in feet per 100 feet of horizontal distance.
- NN. Soil Stabilization. Chemical or mechanical treatment designed to increase or maintain the stability of a mass of soil or otherwise to improve its engineering properties.
- OO. Soil Survey. A report entitled, Soil Survey of Montgomery County, Pennsylvania, published April, 1967, by the Soil Conservation Service, United States Department of Agriculture, and which is available in the Township or through the Extension Service, Agricultural Agent, the Pennsylvania State University in Norristown, Pennsylvania.
- PP. Street. A strip of land including the entire ultimate right-of-way, publicly or privately owned, serving primarily as means of vehicular and pedestrian travel, furnishing access to abutting properties which may also be used to provide space for sewers, public utilities, shade trees and sidewalks.

1. Residential. A street used primarily as the principal means of access to adjacent residential properties.
 2. Secondary. A street connecting local residential streets to each other, or community facilities and to the major streets serving only neighborhood traffic. Secondary feeder roads serve to connect residential streets to collector roads, and to community facilities with light traffic volumes. Secondary collector roads serve to connect feeder roads and residential streets to other feeder roads, community facilities, and major highways with medium traffic volumes.
 3. Major. A street connecting district centers, or communities, serving large volumes of fast-moving through traffic, preferably located outside or bounding the residential neighborhood.
 4. Half Street. A street of less than required right-of-way and cartway width.
 5. Marginal Access Street. A street parallel and adjacent to a major street providing access to abutting properties by a cartway separated from the major streets by a reserve strip.
- QQ. Street Line. The dividing line between the street and the lot. The street line shall be the same as a legal right-of-way provided that (1) the street right-of-way line shall not be less than 25 feet from the centerline of any road or street, and (2) where a future right-of-way width for a road or street has been officially established and the street right-of-way line shall be the side line of the future right-of-way so established.
- RR. Structure. A combination of materials assembled, constructed or erected at a fixed location including a building, the use of which requires location on the ground or attachment to something having location on the ground.
- SS. Subdivision. The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purposes, whether immediate or future, of lease, transfer of ownership, mortgage, or building or lot development: Provided, however, that the division of land for agricultural purposes into parcels of more than ten acres, not involving any new street

- TT. Swale. A low-lying stretch of land characterized as a depression used to carry surface water runoff.
- UU. Top Soil. Surface soils and subsurface soils which presumably are fertile soils and soil material, ordinarily rich in organic matter or humus debris. Top soil is usually found in the upper-most soil layer called the A. Horizon.
- VV. Ultimate Right-of-Way. The expected future right-of-way width computed from the centerline of an established right-of-way, as shown on the Ultimate Right-of-Way Map of the Township adopted by the Board as part of the official Map of the Township.
- WW. Ultimate Right-of-Way Line. The line parallel to the centerline of any public street which defines the boundary of the ultimate right-of-way as defined above.
- XX. Watercourse. A stream of water; river; brook; creek; or a channel or ditch for water, whether natural or manmade.

ARTICLE III

IMPROVEMENT CONSTRUCTION REQUIREMENTS

- SECTION 301. Required Improvements. The applicant shall agree in writing to construct streets and other improvements from the lot or lots to be sold or built upon to an existing improved street, subject to the provisions of Section 103 B, herein. The work shall be performed in strict accordance with approved plans and the Township standards and specifications, or the applicable provisions of Pennsylvania Department of Highways Specifications 408, latest edition, or any subsequent number or section thereof. No plat shall be finally approved until the developer has completed all of the necessary and appropriate improvements as required as a condition for final approval of a plat; or until such time as the applicant has provided for the deposit with the Township of a security acceptable to the governing body in an amount sufficient to cover the costs of any improvement which may be required.
- SECTION 302. Public Utilities and Laterals. All water, gas, electric and other pipes and conduits, and all service connections or laterals shall be laid to the full width of the ultimate right-of-way,

where the need therefore can be reasonably anticipated, before streets are paved. The arrangements for said service connections or laterals shall be the responsibility of the subdivider, developer or builder.

SECTION 303. Inspection of Work and Materials.

- A. Notice. The Township Engineer shall be notified forty-eight (48) hours in advance of the commencement of any construction operation, in order that provision may be made for inspection by the Township.

ARTICLE IV

PLAT PROCESSING PROCEDURES

SECTION 400. General. The procedures set forth in this Article shall be followed by all applicants.

SECTION 401. Required Plans for Approval of a Plat of Subdivision and Land Development.

- A. A preliminary plan is required for all subdivisions and land developments proposed within the Township.
- B. A final plan is required for all subdivisions and land developments proposed within the Township. A plan showing all information required for a final plan, which has been submitted as a preliminary plan and for which no changes have been required by the Township, may be approved as a final plan. A final plan shall consist, when applicable, of two parts:
1. Improvement Construction Plan;
 2. Record Plan.
- C. A land development plan shall be required whenever the application for approval of a plat shall be construed to be a land development in accordance with the definition of same as provided in this ordinance. A land development plan may be required in conjunction with a subdivision plan or in lieu of a subdivision plan when review of a plan on a lot-by-lot basis would not be applicable.

SECTION 402. Plat Processing Procedure.

- A. Unless determined otherwise, all plans for approval of a plat shall be submitted in the following order: Preliminary Plan and Final Plan. A plan, and all required copies of each plan, shall be filed on at a time and no subsequent plans for approval of a plat shall be filed until such time that a decision has been reached concerning the preceding plan. When the decision reached concerning an application for approval of a plat, whether preliminary or final, has rendered the application for approval finally denied; then the applicant, when and if he should reapply requesting approval of a plat, shall do so in accordance with the procedure outlined above.
- B. Application for approval of a subdivision and land development shall be received by the zoning officer of the Township. Twelve (12) copies of all plans shall be submitted unless otherwise required by the zoning officer.
- C. Schedule of steps.
1. Application received by Zoning Officer. The date shall be stamped and the filing fee received. A cursory examination of the application and plan will be conducted.
 2. The Zoning Officer shall keep one copy and distribute copies to:
 - a. Montgomery County Planning Commission
 - b. East Norriton Township Planning Commission
 - c. East Norriton Township Engineer
 - d. East Norriton Township Solicitor
 - e. East Norriton Township Board of Supervisors
 - f. East Norriton Township Manager, and when applicable to:
 - g. East Norriton Township Sewer Authority
 - h. East Norriton Township Park Board
 - i. East Norriton Township Building Inspector.

3. Application for approval of a subdivision or land development plan placed on agenda for meeting of Board.
4. Recommendation of the Montgomery County Planning Commission, Township Planning Commission and others submitted to the Board.
5. Board's Action:
 - a. If the Board approves the Plan, the Township Secretary will so certify thereon, and two copies will be given to the applicant.
 - b. If the Board disapproves the plan, the Zoning Officer will notify the applicant, in writing, of the defects in the application and will describe the requirements which have not been met and shall cite the provisions of state law or Township ordinance relied upon unless otherwise agreed by the applicant.
 - c. Approval will be effective for three (3) years only unless extended by the Board. Where final approval is preceded by preliminary approval, the three-year period shall be counted from the date of preliminary approval, provided that when an applicant shall commence with any aspect of an approved plan, the terms of development or subdivision shall be governed by any subsequent change to the zoning ordinance, subdivision regulations or other governing ordinances or plans, should effectuation of the approved plat not be completed within the prescribed three-year period.
6. When deemed desirable, the applicant may be requested to agree, in writing, to an extension of time to the prescribed period of time normally allotted to the applicant in which a decision concerning the status of the application for approval of a plat is to be rendered or to a change in the prescribed manner of communication of the decision of the Board. In which case, the Board shall render a decision and communicate it accordingly to the applicant before termination of the extended time period.
7. Recording the Plat. Upon approval of a final plat of subdivision or land development, the applicant shall,

within ninety (90) days of such final approval, record such plat in the office of the Recorder of Deeds of Montgomery County, Pennsylvania. The approved final plat shall bear the official signature and seal of the Township and stamp of review by the Montgomery County Planning Commission.

ARTICLE V

DESIGN STANDARDS

SECTION 500. General. The following principles of subdivision and land development, general requirements, and minimum standards of design, shall be observed by the applicant in all instances, whether or not the proposed improvements are to be accepted by the Township.

- A. All portions of a tract being subdivided shall be taken up in lots, streets, public lands or other proposed uses so that remnants and landlocked areas shall not be created .
- B. When only a portion of a tract is being reviewed relative to subdivision and land development, but where future subdivision or land development is imminent, the applicant shall, subject to approval of his plan, demonstrate that the remainder of the tract or parcel may be subdivided or developed in conformance with the existing zoning classification of land use in a logical and satisfactory manner.
- C. Whenever a parcel of land is being subdivided for the specific purpose of being added to an adjoining parcel of land, then such subdivision application shall be accompanied by an executed agreement of sale between the applicant for subdivision and the owner of the parcel to which the subdivided parcel is to be annexed. Any such subdivision must result in a lot or lots owned by the applicant and the adjoining landowner which shall conform in all respects to the regulations contained in this ordinance. In the event settlement is not held in accordance with the agreement of sale within six (6) months of the date of subdivision approval, then the approval shall be voided.
- D. Whenever possible, applicants shall preserve trees, groves, waterways, scenic points, historic spots and other community assets and landmarks.

- E. Subdivisions and land developments should be laid out so as to avoid the necessity for excessive cut or fill unless specifically warranted by terrain or location.
- F. Low-lying land subject to periodic flooding shall not be subdivided or developed for residential development or for such other uses as may involve danger to health, safety, morals, and general welfare.
- G. Where no public water supply is available to the subdivision or land development, the supervisors shall require the subdivider, developer or builder to obtain from the district sanitarian of the Pennsylvania Department of Health or other appropriate State agency, certificates of approval as to the quality and adequacy of the water supply proposed to be utilized by the subdivider, developer or builder, and approval of the type of construction methods to be employed in the installation of the individual water supply system.
- H. Where the subdivision or land development is inaccessible to sanitary sewers, the supervisors shall require the subdivider, developer or builder to obtain from the district sanitarian of the Pennsylvania Department of Health or other appropriate State Agency, certificates of approval of the sewage disposal facilities to be provided by the subdivider, developer or builder.
- I. Applicants shall observe the ultimate right-of-way for contiguous existing streets as prescribed by the Official Map for the Township. Additional portions of the corridors for such streets shall be offered to the government agency having jurisdiction at the time the subdivision or land development is consummated. Applicable building setback lines, as defined by the Township zoning ordinance of current adoption, shall be delineated as measured from the ultimate right-of-way street line.
- J. Proposed subdivision and land development shall be coordinated with the existing nearby neighborhood so that the community as a whole may develop harmoniously.
- K. Improvement construction requirements will be completed under specifications of the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Resources, or other appropriate State agency, the Montgomery County Soil and Water Conservation District, or other appropriate agencies or

and through highways shall be connected with such existing streets and highways so as to form continuations thereof. Residential streets shall be laid out to discourage their use as secondary streets or through highways.

3. Conformity with Topography. Streets shall be adjusted to the contour of the land so as to produce usable lots and streets of reasonable grade, alignment and drainage.
4. Grading. The street shall be graded to the full width of the right-of-way and provision made for slopes beyond the right-of-way in conformance with Township specifications.
5. Provisions of Streets for Future Development. Access shall be given to all lots and portions of the tract in the subdivision and to adjacent unsubdivided territory. Streets giving such access shall be improved to the limits of the subdivision. Remnants, reserve strips and landlocked areas shall not be created.
6. New Streets. New streets shall be laid out to continue existing streets at equal or greater right-of-way and cartway width, where such continuations are reasonable and practical.
7. Dead-End Streets. Dead-end streets are prohibited, unless designed as cul-de-sacs or designed for access exclusively to neighboring tracts.
8. Street Names. Continuations of existing streets shall be known by the same name. Names for new streets shall not duplicate or closely resemble names of existing streets. All street names are subject to the approval of the Board.
9. Half Street. The dedication of half streets at the edges of a new subdivision is prohibited. If circumstances render this impracticable, adequate provision for the concurrent dedication of the remaining half of the street must be furnished by the subdivider, developer or builder. When there exists a half street in an adjoining subdivision, the remaining half shall be provided by the proposed development.

B. Street Alignment.

1. Sight Distance on Horizontal and Vertical Curves. Proper sight distance should be provided with respect to both

horizontal and vertical alignments. Measured along the centerline, this should be five hundred (500) feet for major roads; three hundred (300) feet for secondary roads; and two hundred (200) feet for local residential streets, measured at the centerline and at driver's eye height of five (5) feet.

2. Horizontal curves shall be used at all changes in excess of two degrees. Long radius curves shall be used rather than a series of curves connected by short tangents. Minimum radius curves at the end of long tangents will not be approved.
 - a. Curvature. The minimum radius at the centerline for horizontal curves on major streets shall be three hundred (300) feet; for secondary streets, two hundred (200) feet; and for rural or residential streets, one hundred fifty (150) feet.
 - b. Tangents Between Curves. Except for local streets, there shall be a tangent of at least one hundred (100) feet measured at the centerline between reverse curves.
3. Vertical Curves. Vertical curves shall be used at changes in grade of more than one percent (1%). The length of the curve shall approximate fifty (50) feet on secondary streets and twenty-five (25) feet on residential streets for each one percent (1%) of change in grade. Over summits or in sumps, vertical curves shall not produce excessive flatness in grade. The high or low point on a vertical curve must be definitely and clearly shown.
4. Street Grades.
 - a. There shall be a minimum grade of at least one percent on all streets.
 - b. Maximum Grades. A maximum grade of seven (7) percent on major and secondary streets; and ten (10) percent on residential streets for distances of not more than fifteen hundred (1500) feet. However, grades in excess of five (5) percent shall be avoided wherever possible. The grade shall be measured along the centerline.

- c. Curve-Grade Combinations. A combination of minimum radius horizontal curves and maximum grades will not be approved.
- d. Street Intersections. The grade within fifty (50) feet of any side of an intersection or the outer perimeter of a cul-de-sac shall not exceed three (3) percent. The grade will be measured along the curb line of the street.
- e. Street Grading. All streets shall be graded to the grades shown on the street profile and cross section plan submitted and approved with the preliminary plan of subdivision and land development. They shall be inspected and checked for accuracy by the Township Engineer.

C. Right-of-Way Width, Paving Width and Curbing.

- 1. Classification. All streets will be classified as residential, secondary, major or cul-de-sac and shall be governed as follows:
 - a. Residential Streets shall be those which are used strictly to serve residential areas and do not serve as through streets in a development. They shall have a minimum right-of-way width of fifty (50) feet and shall have a minimum paved width of thirty (30) feet. Construction of the street, curbing and sidewalk shall be in accordance with specifications hereinafter included in these standards.
 - b. Secondary Streets shall be defined in two ways:
 - (1) A secondary feeder street shall be those which are used as connecting and through streets to serve residential areas and to connect residential streets to collector roads, and community facilities with light traffic volumes. They shall have a minimum right-of-way of sixty (60) feet and shall have a minimum paved width of thirty-six (36) feet. Curbing and/or sidewalk shall be provided as required. Construction of the street-curbing and sidewalk shall be in accordance with specifications hereinafter included in the standards;
 - (2) A secondary collector street shall serve to connect

feeder streets and residential streets to other feeder roads, community facilities, and major highways with medium traffic volume. Additionally, collector streets may also serve business or industrial areas. They shall have a minimum right-of-way width of eighty (80) feet and shall have a minimum paved width of forty (40) feet. The construction of the street, curbing and sidewalk shall conform with construction specifications hereinafter included in these standards.

- c. Major Streets connect district centers or communities serving large volumes of fast-moving through traffic. They shall have a minimum right-of-way of one hundred (100) feet and shall have a minimum paved width of fifty-two (52) feet. The street must be provided with curbing. Construction of the street-curbing and sidewalk shall be in accordance with specifications included hereinafter in these standards.
- d. Cul-de-sac Streets shall be those residential streets with one end open for vehicular access and the other end terminating in a vehicular turnabout.

A cul-de-sac will not be approved when a through street is practicable. A cul-de-sac shall not be more than five hundred (500) feet in length. A cul-de-sac must be a side street and not be the permanent culmination of another street to form a four-(4) way intersection. A cul-de-sac shall have a right-of-way of fifty (50) feet and shall have a circular turnaround with a minimum right-of-way radius of fifty (50) feet and an outer paving radius of forty (40) feet.

A cul-de-sac permanently terminated will not be approved when a through street is practicable. The subdivider shall have the burden of showing the impracticability of the through street in order to justify a cul-de-sac.

A cul-de-sac permanently or temporarily exceeding five hundred (500) feet in length may be approved by the Board if conditions of the land so warrant.

Where it is proposed that a road be constructed to an abutting property line with the intention that such a road

will be extended onto the adjoining property at a future date, the temporarily terminated cul-de-sac shall be constructed the same as one permanently terminated; including the right-of-way width. Construction of the street-curbing and sidewalk shall be in accordance with specifications hereinafter included in these standards.

2. Street Width. The minimum widths of the right-of-way and the paving, and the requirements for curbing, shall not be less than those of an existing street of which the new street is to be a continuation, nor less than the following: Where the subdivision fronts on an existing street, the existing paved portion shall be extended to the required curb line. Construction of any such widening shall be as directed by the Township Engineer.

| <u>Type of Street</u> | <u>Right-of-Way Width (in feet)</u> | <u>Paving Width (in feet)</u> | <u>Curbing</u> |
|--------------------------|---|--|-----------------------|
| Major | 100 | 52 (or more as may be required) | As may be required |
| Secondary - Collector | 80 | 40 | As may be required |
| Secondary - Feeder | 60 | 36 | As may be required |
| Residential | 50 | 30 | Required |
| Cul-de-Sac | 50 | 30 | Required |

- a. Minimum right-of-way width for development along existing streets will correspond with the ultimate right-of-way for these streets.
- b. Islands and medial strips may be permitted in streets immediately adjacent and in commercial zones. However, no circles or circular segments shall be permitted on any street.

c. Additional Width Requirements. Additional widths may be required by the Township:

- (1) Where necessary for public safety and convenience.
- (2) For parking in commercial or industrial areas.
- (3) Where old roads do not provide the proper width, and additional dedication is necessary.
- (4) No fences, hedges, trees, shrubbery, walls, plantings or other obstructions shall be located or permitted within the right-of-way.

D. Street Paving. All street paving must conform to the specifications incorporated in this section of the Standards and be approved by the Township Engineer prior to acceptance by the Board. All grades, horizontal curves, vertical curves, intersections, sight distances, and tangents shall conform to the requirements established by this ordinance and shall be subject to the approval of the Township Engineer.

1. Subgrade. The bottom of the excavation and the top of the fill between the outer limits of the paving or base course, when completed, will be known as the subgrade and shall conform to the lines, grades and cross sections given. The subgrade for macadam paving shall conform to the established line, grade and cross section as approved by the Board. The subgrade shall be solidly compacted to a firm and unyielding state by rolling with a minimum of ten (10) ton power roller. Unstable areas shall be removed and replaced with suitable fill and then rerolled as required to provide a uniform even surface.

a. Construction Methods. After the excavation or rough grading has been performed and all drains have been constructed, the subgrade will be fine graded and shaped to the proper cross section. It shall be brought to a firm unyielding surface by rolling the entire area with an approved three-wheel power roller having a metal weight of not less than ten tons. Solid rock, boulders, soft clay and all spongy materials which will not consolidate under the roller shall be removed from the subgrade to a depth to be determined by the Township Engineer or other person designated by the Board. The space shall be filled with suitable material from the excavation and the

subgrade rerolled until it presents a smooth and firm surface of the proper shape and cross section. Crown board and straight edge shall be used for checking road and street construction. Maximum deviation shall not exceed one-quarter (1/4) of an inch.

2. Shoulder. Supporting shoulder shall be constructed on all sections of projects where a base course or pavement is to be constructed without other permanent support along the sides. All shoulder shall be thoroughly compacted and graded to provide drainage from the macadam surface.
 - a. Construction Methods. Where concrete curbing is not to be constructed, shoulders are to be constructed adjacent to the paving of the proposed road. The width and type of construction, grade, and construction methods of these shoulders is to be determined by, or must meet the approval of, the Township Engineer or other person designated by the Board.

3. Paving Base Course. The base course shall be either "crushed aggregate Base Course" or "Aggregate - Lime - Pozzolan Base Course."
 - a. Crushed Aggregate Base Course. When "crushed aggregate Base Course" is used, it shall have a compressed thickness after compaction of eight inches construction for the "crushed aggregate Base Course" will conform with the Pennsylvania Department of Highways Specifications Form 408, dated 1967, or the latest revision thereto.

 - b. Materials. The materials used and the construction methods shall meet the requirements of this specification. Type A stone meeting the requirement as specified in Section 310 of the Pennsylvania Department of Highways Specification 408, dated 1967, shall be used.
 - (1) The coarse stone shall conform to the grading requirements as given in Section 703.3 for Pennsylvania No. 4 aggregate.

 - (2) The fine stone shall conform to the grading requirements as given in Section 703.3 for Pennsylvania No. 1 aggregate.

- c. Construction Methods. The construction methods for the base course shall comply with the following:
- (1) Before spreading any of the coarse material, the contractor or owner shall furnish a sufficient number of grade stakes to represent the finished grade of the proposed roadway as shown on the drawings. This shall be done to the satisfaction of the Township Engineer or other person designated by the Board.
 - (2) Fine Material for Initial Layer. Prior to placing the coarse material, a layer of fine material, as specified, shall be spread uniformly over the subgrade as a base and filler at a minimum thickness of one (1) inch.
- d. Spreading the Coarse Material. The crushed stone shall be placed in two (2) four- (4) inch layers and spread uniformly on the prepared subgrade so as to distribute the material to the required depth for the full width of the base, unless otherwise specified for part-width construction. Each course shall be thoroughly screened and rolled. This material shall not be placed in a wet or frozen subgrade. No material shall be placed without first obtaining the consent of the Township Engineer or other person designated by the Board. Not more than an average day's work shall be placed in advance of filling or rolling.
- e. Rolling Coarse Material. The coarse material shall be compacted by rolling with a three-wheel power roller having a metal weight of not less than ten tons. The rolling shall begin at the sides and progress to the center, except on super-elevated curves where the rolling shall begin on the low side and progress to the high side.

The rolling shall be parallel to the centerline of the roadway, uniformly lapping each preceding track and covering the entire surface with the rear wheels, and continuing until the material does not creep or wave ahead of the roller wheels. Areas of the base inaccessible to the roller shall be satisfactorily compacted by means of approved tampers. The base course shall be compacted to insure no movement in the base.

- f. Application of Fine Material. The fine material generally shall be cast or spread in a series of thin applications, parallel with the roadway. If spread by hand, the spreading shall be performed with a sweeping motion of a square-pointed shovel alternately in opposite directions; this process being continued until no more material can be forced into the voids. Hand brooms shall be used to spread the material over the surface, to insure even distribution and filling of all voids in the coarse material. All excess filler material forming in piles or cakes upon the surface shall be loosened and scattered. The rolling of the surface shall be continued during the process of spreading the filler material and shall be as specified for rolling the coarse material. Additional filler shall be applied where necessary to fill the voids and the rolling continued until the base course is thoroughly compacted and firmly set. The quantity of filler material necessary shall be determined by the Township Engineer or other person designated by the Board. After the completion of the application and rolling of dry screening, the surface shall be sprinkled with water and rolled. If, at any time, subgrade material should become churned up or mixed with the base course materials, the contractor shall dig out and remove the mixture, reshape and compact the subgrade, and replace the materials removed with clean materials which shall be filled and rolled until compacted satisfactorily.
- g. Aggregate - Lime - Pozzolan Base Course. When "Aggregate - Lime - Pozzolan Base Course" is used, it shall have a compressed thickness after compaction of six inches. Construction for the "Aggregate - Lime - Pozzolan Base Course" will conform with the Pennsylvania Department of Highways Specifications Form 408, dated 1967, or the latest revision thereto.
- h. Materials. Materials meeting the requirements as specified in Section 322.3 of the Pennsylvania Department of Highways Specifications Form 408, dated 1967, shall be used.
4. Bituminous Surface Course ID-2A. This surface course shall consist of two (2) courses, binder course or special binder course and wearing course, of hot-mixed, hot-laid asphaltic

concrete, constructed on a prepared base course. The bituminous surface course shall have a total thickness, after final compaction, as specified by the Township's Engineer or other person designated by the Board, but in no case shall be less than two and one-half ($2\frac{1}{2}$) inches after compression. All street pavement cross sections, except where super-elevated for curves, will be a minimum slope from the center of the road to the gutter of a minimum of one-quarter ($\frac{1}{4}$) inch per foot to a maximum of one-half ($\frac{1}{2}$) inch per foot.

- a. Materials. The materials shall conform with the requirements as given in Section 420 of the Pennsylvania Department of Highways Specifications 408, dated 1967.
- b. Construction Methods. The surface course shall be Type ID-2A as specified in Pennsylvania Department of Highway Specifications Form 408, dated 1967, or the latest revision thereto and shall be applied in strict accordance therewith.

No visible moisture shall be present prior to the laying of each course. Road surface temperature shall be 50 degrees F. or greater prior to laying of a bituminous surface. The air temperature shall be 40 degrees F. or greater with the temperature rising. All bituminous surface courses shall have a total thickness after compression of two and one-half ($2\frac{1}{2}$) inches minimum. All edges shall be kept straight and sharp forming a clean-cut line between finished road and gravel shoulder where shoulder construction is used.

- c. East Norriton Township will require delivery slips for all materials used in the construction of streets.

E. Street Instructions.

1. Number of Intersections. No more than two streets shall cross at the same point. Four-way intersections are to be avoided in the layout when three-way or (T) intersections can be utilized. When existing streets intersect at odd angles, or have more than four (4) approaches, the subdivider, developer or builder shall be required to make corrective changes to eliminate the odd angle or reduce the number of approaches to the intersection by curving the lesser street.
2. Minimum Angle of Intersection. Right angle intersections shall be used whenever practicable, especially when local

streets empty into major or secondary streets. There shall be no intersection angle, measured at the centerline, of less than sixty- (60) degree minimum.

3. Centerlines. Where centerlines of residential or secondary streets open into opposite sides of a major street within one hundred (100) feet of each other, they shall be made to coincide by curving the minor street or streets.
4. Primary Thoroughfares. Wherever practicable, intersections with through highways shall be kept to a minimum and shall be located at least twelve hundred (1200) feet apart.
5. Sight Distance. Proper sight lines, as provided in Section 502, B-1, of this ordinance, shall be maintained at all intersections of streets. There shall be measured, along the centerline, a minimum clear sight triangle of seventy-five (75) feet from the point of intersection. No building, trees, hedge, shrubbery or other obstruction whatsoever will be permitted in this area. Any obstruction to sight shall be removed at the time the street is graded or at the time a building or structure is erected; whichever shall first occur.
6. Maximum Grade. Maximum grade within any intersection shall not exceed one (1) percent, and approaches to an intersection shall follow a straight horizontal course for one hundred (100) feet.
7. Approach Grades. All approaches to an intersection shall not exceed three (3) percent for a distance of fifty (50) feet measured from the nearest right-of-way line of the intersecting street.
8. Radii of Pavement and Right-of-Way at Intersections. Street intersections shall be rounded with tangential arcs at pavement edge (curb line) and right-of-way lines as listed below. Where two streets of different right-of-way widths intersect, the radii of curvature for the widest street shall apply.

| <u>Type of Street</u> | <u>Minimum Radius of Arc at Intersection of Pavement Edge or Curb Line (in feet)</u> | <u>Minimum Radius of Arc at Intersection of Right-of-Way Line (in feet)</u> |
|-----------------------|--|---|
| Major | 40 (or more as may be required) | 20 (or more as may be re- quired) |
| Secondary | 30 | 20 |
| Residential | 25 | 15 |
| Cul-de-Sac | 25 | 15 |

SECTION 503. ALLEYS, DRIVEWAYS AND PARKING AREAS.

A. Alleys. Alleys are prohibited in residential developments, except as the completion extension of one in existence. In commercial or industrial districts without expressly designated loading areas, alleys with a minimum width of twenty-five (25) feet shall be required. Where such alleys deadend, they shall be provided with a turnaround having a radius of not less than twenty-five (25) feet. The cartway shall be a minimum of twenty (20) feet.

1. Paving. The paving requirements shall be the same as for street paving.
2. Intersections of right-of-way lines shall be rounded by a tangential arc; the minimum radius of which shall be ten (10) feet, and the edge of the paving at intersections shall be rounded by a tangential arc; the minimum radius of which shall be fifteen (15) feet.
3. Obstructions. No fences, hedges, trees, shrubbery, walls, plantings or other obstructions shall be located within the right-of-way. Reasonable sight distance shall be provided at intersections with streets.

B. Driveways.

1. Location. Driveways shall be so located, as to provide reasonable sight distance at intersections with streets. A stopping

area measured twenty (20) feet behind the right-of-way line shall be provided not to exceed a four- (4) percent grade.

2. Intersections. Driveways shall be located not less than forty (40) feet from the street intersection and shall provide access to the street of a lesser classification when there are streets of different classes involved.
3. Pavement Widths and Grade. Driveway paving widths and grades shall be as follows.

| <u>Land Use</u> | <u>Minimum Paving Width (ft.)</u> | <u>Minimum Radius at Curb (ft.)</u> | <u>Maximum Grade %</u> | <u>Maximum Change of Grade per Ten (10) Feet</u> |
|---------------------------|-----------------------------------|-------------------------------------|------------------------|--|
| Single Family Residential | 10 | 5 | 8 | 10% |
| Multi-Family Residential | 12 (one way) | 10 | 8 | 10% |
| | 24 (two way) | 10 | 8 | 10% |
| Commercial and Industrial | 12 (one way) | 15 | 5 | 7% |
| | 24 (two way) | 15 | 5 | 7% |

4. All driveways shall be located, designed and constructed in such a manner as not to interfere or be inconsistent with the design, maintenance and drainage of the highway.
5. Access driveways should be located in such a manner that they will not cause the following:
 - a. Interference to the traveling public,
 - b. A hazard to the free movement of normal highway traffic;
or
 - c. Areas of undue traffic congestion on the highway.

6. Frontages of 50 feet or less shall be limited to one driveway. Normally not more than two driveways need to be provided to any single property tract or business establishment. Exceptions may be made where the frontage exceeds 300 feet in length.

C. Driveways for Land Developments.

1. The Board shall have the authority to approve driveways intended for the use of two or more families, apartment developments, and/or commercial and industrial projects where usage by the occupants constitutes essentially a private street. Driveways constituting private streets are those accessways used by two or more families daily or ten or more workers daily for vehicular circulation. Driveways serving as private streets shall not be dedicated to the Township; nor does the Township assume the responsibility for their maintenance.
2. Construction of driveways to be used as private streets shall conform to minimum design standards for public streets, other than those applicable to rights-of-way, width, curbing, and shoulder grading, provided; however, that the width of the cartway shall not be, in any event, less than twenty (20) feet.
3. Location and placement of driveways serving as private streets shall comply with Section 503, B, Driveways. Additionally, provisions for drainage and storm water runoff shall be approved by the Township Engineer.
4. The owner, and all successors, of any property which is to abut any driveway serving as a private street shall be fully responsible for the permanent improvement of the driveway (s) and for the maintenance thereof in a good and safe condition.
5. The Board shall evaluate the location, placement and alignment of driveways serving as private streets based upon the ease of accessibility to and efficient maneuverability through the development for protective services of fire and police.

D. Parking Areas.

1. Automobile parking facilities shall be provided off street in accordance with requirements of the Zoning Ordinance and this Ordinance.

2. At no time shall angle or perpendicular parking along the curbs of local, public or private access roads or streets be permitted. All parking lots and bays allowing any parking other than parallel shall be physically separated from the cartway by a minimum of seven (7) feet and confined by barrier curbing.
3. No one area for off-street parking of motor vehicles in residential areas shall exceed 36 cars in capacity. Separate parking areas on a parcel shall be physically separated from one another by eight-foot planting strips.
4. No less than 20 feet of open space shall be provided between the curb line of any parking area and the outside wall of the dwelling unit in residential area.
5. Parking may be permitted within side and/or rear yards when the side and/or rear yards abut a district zoned industrial and/or commercial. However, no parking shall be permitted within 5 feet of a side or rear property line unless formal arrangements, satisfactory to the Township, have been made for the establishment of "common parking facilities."
6. In commercial and industrial districts, provision of "common parking facilities" is hereby encouraged in recognition of their increased flexibility and efficiency. Subject to formal arrangements between the proposed users of the common parking facilities, satisfactory to the Township, the Zoning Hearing Board may reduce the aggregate amount of required space upon determination that greater efficiency is effected by joint use of the common parking area. When common parking facilities are approved, side- and/or rear-yard parking requirements may be waived in order to establish unified and continuous parking areas. In such cases, access drives and sidewalks shall be so aligned as to maximize parking efficiency and minimize traffic congestion. Entrances and exits must have good visibility so that, both going in and coming out, drivers can see and cars can be seen.
7. Parking stall dimensions shall be not less than 10 feet in width and 20 feet in depth and shall be marked and striped.
8. Buffer Planting requirements shall be applicable to parking lot facilities, along the area fronting major or secondary roads and along the area adjacent to other properties.

9. All deadend parking lots shall be designed to provide sufficient back-up area for the end stalls.
10. No less than a five-foot radius of curvature shall be permitted for all curblines in all parking areas.
11. Parking lot dimensions shall be no less than those listed in the following table:

| <u>Angle of Parking</u> | <u>Parking Stall</u> | | <u>Aisle Width</u> | |
|-------------------------|----------------------|--------------|--------------------|----------------|
| | <u>Depth</u> | <u>Width</u> | <u>One Way</u> | <u>Two-Way</u> |
| 90 Degrees | 20 | 10 | 25' | 25' |
| 60 Degrees | 21 | 10 | 18' | 20' |
| 45 Degrees | 19 | 10 | 15' | 18' |

SECTION 504. Sidewalks and Curbs.

A. Sidewalks.

1. Where Required. Sidewalks shall be provided along all streets excepting where, in the opinion of the Board, they are unnecessary for the public safety and convenience.
2. Width and Thickness. Sidewalks shall not be less than four (4) feet in width in residential areas. A greater width may be required in areas in which apartments or business buildings are located, or as deemed necessary at the discretion of the Board.
3. Sidewalks shall be located between the curb and right-of-way line five (5) feet from the curb line. The grade and paving of the sidewalk shall be continuous across driveways, except in certain cases where heavy traffic volume dictates special treatment.
4. Construction Methods. Sidewalks shall be constructed so as to discharge drainage to the street; the grade of which shall not be less than $\frac{1}{4}$ " per foot. The finished grade between the outside of the sidewalk to the curb line (edge of the cartway) shall never exceed a total vertical elevation change of one foot.

Sidewalks shall be constructed of concrete to a width as indicated for the various classifications of the street.

Concrete used in sidewalk work shall be 3,000 P.S.I. at 28 days with certification of the mix furnished to the Township Engineer. Concrete shall be placed in forms that are straight and securely braced. Care shall be taken to control the water content to prevent separation of the aggregates. The concrete shall have a broom finish and the edges shall be finished with an approved edging tool.

All concrete sidewalks shall be constructed on a four- (4) inch crushed stone or gravel base to insure proper drainage. The concrete shall be placed so that there is a separate joint every five (5) feet and shall be so constructed so that the five- (5) foot sections are completely separated from adjacent sections one-half ($\frac{1}{2}$) inch premolded expansion joints shall be placed every twenty (20) feet and between all points where the concrete sidewalk abuts a concrete curb.

All concrete sidewalks shall have a minimum thickness of four (4) inches, except under driveways, where they shall have a minimum thickness of six (6) inches. The concrete apron in the driveway area shall be reinforced with wire 6 x 6 (inches), Number 9 wire (minimum). Two (2) layers of this wire shall be utilized, with a minimum of two- (2) inch spacing between layers. The wire shall be installed so that it is not closer than $\frac{1}{2}$ inch from the top or bottom surfaces of the driveway.

5. Where sidewalk does not parallel streets, it may be constructed of materials other than concrete such as pozzolan base with bituminous wearing surface, bituminous base with bituminous wearing surface, flagstone, or any similar type of material, provided; however, that specifications for such materials must be submitted to the Engineer for his review and be subject to his approval.

B. Curbs.

1. Concrete curbs shall be installed along each side of every residential, secondary, or commercial street or road. Concrete curbs shall be eighteen inches (18") deep, six inches (6") wide at the top and eight inches (8") wide at the base. The nominal distance from the top of curb to flow line of the gutter

shall be seven inches (7") on Secondary, Commercial and Primary Streets, and six inches (6") on Residential Streets. Curbing shall be built in ten-foot (10') lengths, and an approved expansion joint of one-quarter inch ($\frac{1}{4}$ ") minimum thickness shall be used at each joint. A combination curb and gutter may be used at the option of the developer when approved by the Township Engineer. Where combination curb and gutter is used, it must be placed on a minimum of four (4) inches of crushed stone or gravel to provide adequate drainage beneath the curb.

All concrete used in the construction of improvements shall be certified to develop a compressive stress of at least 3000 P.S.I. at 28 days with certification of the mix furnished to the Township Engineer.

Concrete shall be placed in forms that are straight and securely braced. Care shall be taken to control the water content to prevent separation of the aggregates. All concrete shall be thoroughly tamped into the forms. After the concrete has set sufficiently, the form shall be removed and the exposed surface shall be rubbed to provide an even finish. All edges shall be finished with an approved edging tool.

To provide for driveways, depressions in the curbing may be constructed and finished during the time of pouring.

SECTION 505. Blocks.

- A. Length. In general, all blocks in a subdivision shall have a minimum length of five hundred (500) feet and a maximum length of twelve hundred (1200) feet unless special conditions warrant a variance.
- B. Width. Whenever practicable, blocks shall be of such width as to provide two (2) tiers of lots of the minimum size permitted under the applicable zoning classification except in the case of lots along major thoroughfares where the lot fronts on an interior street.
 - 1. Through Lots. Double frontage lots are to be avoided and generally will not be permitted except where reversed frontage is desired away from a major thoroughfare to a street of lesser traffic volume.
- C. Crosswalk. Crosswalks not less than (10) feet wide, and with concrete paving not less than four (4) feet wide may be required where

necessary to provide access to schools, churches, parks and commercial areas. They shall be maintained by the abutting property owners in the same manner as sidewalks on public streets.

- D. Blocks. Blocks for commercial and industrial areas may vary from the elements of design contained in this section if the nature of the use requires other treatment. In such cases, off-street parking for employees and customers may be required along with safe and convenient limited access to the street system. Space for off-street loading may also be required with similar access. Extension of streets, railroad access rights-of-way, and utilities shall be provided. The amount of parking space shall be as required by the zoning ordinance.

SECTION 506. Lots.

A. Lots in Residential Areas.

1. Area. All lots shall be no smaller than the minimum lot area requirements of the applicable zoning classification.
2. Depth. Lots excessively deep in relation to width are to be avoided.
3. Width. The minimum width of a lot shall be that width which is measured along the building setback line in feet specified for the applicable zoning district.
4. Corner Lots. All corner lots shall be a minimum of one and one-half ($1\frac{1}{2}$) times the minimum width of the interior lots of the same block.
5. Frontage. Every lot shall have frontage along the ultimate right-of-way line of a street, but double frontage lots are prohibited except along major streets. The frontage shall not be less than the minimum requirements of the zoning ordinance.
6. Sidelines. Whenever practicable, the sidelines of a lot shall be set at right angles or radial to the right-of-way line.
7. Building Lines. Building lines for all lots shall be in conformance with the minimum front, side, and rear yard line requirements of the applicable zoning district.

8. Lot Numbers. For the purpose of development, each subdivision may have an overall system of lot numbers, the number one (1) being assigned to a lot in the first section to be developed. (Such systems of lot numbers shall not be confused with the regular house or building numbers system based on a township-wide plan).
9. Building Numbers. House or building numbers shall be assigned by the Township based on an overall street plan. Numbers will be assigned in such a way as to allow for vacant parcels and future development.

B. Lot Grading for Subdivisions and Land Developments.

1. Blocks and Lots. Blocks and lots shall be graded to secure proper drainage away from buildings and to prevent the collection of storm water in pools. Minimum 2% slopes away from structures shall be required.
2. Design. All drainage provisions shall be of such design as to carry surface waters to the nearest practical street, storm drain, or natural water course. Where drainage swales are used to deliver surface waters away from buildings they shall not be less than one (1) percent nor more than four (4) percent. The swales shall be sodded or planted as required and shall be of such shape and size to conform with specifications of the Township Engineer.
3. Concentration. The concentration of storm drainage in a swale along the rear or side of lot lines is strictly forbidden.
4. Construction. The subdivider or developer shall construct and/or install such drainage structures and/or pipe which are necessary to prevent erosion damage and to satisfactorily carry off such surface waters to the nearest practical street, storm drain or natural water course.
5. Excavation. No excavation shall be made with a cut face steeper in slope than one and one-half horizontal to one vertical (66.5 percent) except under one or more of the following conditions:
 - a. The excavation is located so that a line having a slope of one and one-half horizontal to one vertical and passing through any portion of the cut face will be entirely inside

of the property lines of the property on which the excavation is made.

- b. The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than one and one-half horizontal to one vertical, and a written statement of a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, to that effect is submitted to the Township Engineer and approved by him. The statement shall state that the site has been inspected and that the deviation from the slope specified herein before will not result in injury to persons or damage to property.
 - c. A concrete or stone masonry wall constructed according to present or future designs of the township of East Norriton is provided to support the face of the excavation.
6. Fill. No fill shall be made which creates any exposed surface steeper in slope than one and one-half horizontal to one vertical except under one or more of the following conditions:
 - a. The fill is located so that settlement, sliding or erosion will not result in property damage or be a hazard to adjoining property, streets, alleys, or buildings.
 - b. A written statement from a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, certifying that he has inspected the site and that the proposed deviation from the slope specified above will not endanger any property or result in property damage, is submitted to and approved by the Township Engineer.
 - c. A concrete or stone masonry wall constructed according to present or future designs of the Township of East Norriton is provided to support the face of the excavation.
7. Slopes and Fences. The top or bottom edge of slopes shall be a minimum of three (3) feet from property, or right-of-way lines of streets or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. All property lines, (where walls, or slopes are steeper than one horizontal to one vertical and five (5) feet or more in height) shall be protected by a fence approved by the Board.

8. Cleanup. All lots must be kept free of any debris or nuisances whatsoever.
9. Commercial/Industrial Areas. Roof drainages shall be conveyed by downspouts constructed under the sidewalk and through the curb, or to a storm sewer or natural water course if available. In no case shall sump pump connection through curb be allowed.
10. Site Grading Plan. The Township Engineer may require a grading plan in conjunction with the plan of subdivision or land development in order to ensure compliance with the above standards.

C. Lot Siting, Planting and Beautification for Subdivisions and Land Developments. In order to promote the highest environmental quality possible, the success 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 or the plan has preserved existing natural features.

1. Limit of Contract. 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 contract' which will confine excavation, earth moving procedures and other changes to the landscape, may be required to ensure preservation and prevent despoilation of the character of the area in open space.
2. Tree Preservation. All trees six (6) inches or more in caliper at breast height should not be removed unless within the proposed right-of-way line of a street or impracticable for development. Relocation of noteworthy plant material should be encouraged where retention is impracticable.
3. Topsoil Preservation. No topsoil shall be removed from the site or used as spoil. Topsoil must be removed from the areas of construction and stored separately. Upon completion of the construction, the topsoil must be redistributed on the site uniformly. 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 provided that rip-rap shall be utilized for banks exceeding twenty-five (25) percent.

4. Landscaping. For all Apartment, Commercial, and Industrial Districts, the developer should incorporate sufficient planting into his design so as to gain approval of the Township Planning Commission including open space, planting strips, screening, formal gardens, shade trees, natural barriers or other types of acceptable growth.
5. Buffer Planting Requirements. The land surrounding any permitted use shall be landscaped except for paved areas, and necessary parking and service areas, and each apartment house, group apartment development, or non-residential use shall make such other suitable screening provision as is necessary to safeguard the character of an adjacent area. A buffer area shall be used for no purpose other than planting, screening, lawns, or trees except for necessary accessways. Such buffer area shall include a suitable and uninterrupted coniferous planting screen of sufficient height and density to give maximum protection and immediate screening to the abutting district. Such screening shall be permanently maintained, and replaced where necessary to present an attractive appearance.
6. Preserved Landscaping. When there is a conscientious effort to preserve the existing natural integrity and character of a site and where such reservation effectuates areas of woodland and trees comparable to required planting improvements, i. e.: landscaping and buffer screening, the plan may be received in lieu of additional landscaping requirements.

SECTION 507.

Recreational Areas and Community Assets.

Wherever practicable, provision shall be made for suitable open space for parks, playgrounds, and recreational areas. In commercial areas, provision shall be made for suitable open space for walkways (connecting parking facilities with commercial structures), malls, sitting areas and other amenities. Due consideration shall be given to the preservation of natural features, including large trees, groves, waterways, scenic points, historical spots, and other community assets.

SECTION 508.

Reserve Strips, Rights-of-Way and/or Easements, Deeds.

- A. Reserve strips controlling access to streets, alleys, subdivisions or adjacent areas are prohibited.

B. Right-of-way and/or easements for sanitary utilities, road construction or maintenance, or for drainage purposes, public utilities, or for any specific purpose shall be required by the Board as needed. The location and width in each case to be as determined by that body.

1. Nothing shall be permitted to be placed, planted, set or put within the area of an easement.
2. The owner of any lot, upon written request by the Township, and at the owner's sole expense, shall remove anything placed, planted, set or put, (with or without knowledge for this regulation) within the area of any easement.
3. To the fullest extent possible easements shall be adjacent to rear or side lot lines.

C. No right-of-way or easements for any purpose whatsoever shall be recited or described in any deed unless the same has been shown on the approved plan.

1. Any error found in a deed shall be immediately corrected and re-recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, at the sole expense of the subdivider or developer.

D. Easements.

1. Utility. Easements with a minimum width of twenty (20) feet shall be provided for common utilities and drainage when provided in undedicated land. Nothing shall be permitted to be placed, planted, set or put within the area of an easement.
2. Drainage. Drainage easements shall be required along natural water courses to a minimum width of twenty-five (25) feet from the center line and may be used for storm and sanitary sewers, and as open space. Where conditions warrant, such as in flood plains, additional width shall be required in such cases where run-off treatment requires a wider easement. Run-off studies must prove such requirements beyond the flood plain.
3. Dedication. Where storm water or surface water will be gathered within the subdivision or land development and discharged or drained in volume over lands within or beyond the boundaries of the subdivision or land development, the subdivider, developer, or builder shall reserve or obtain easements

over all lands affected. The easements shall be adequate for such discharge of drainage and for carrying off of such water and for the maintenance, repair, and reconstruction of the same, including the right of passage over, including vehicles, machinery and other equipment for such purposes, and which shall be sufficient width for such passage and work. The subdivider, developer, or builder, shall convey, at no cost, the easements to the Township upon demand.

SECTION 509. Survey Monuments.

- A. Monuments shall be of stone or concrete and located on the right-of-way lines at corners, angle points, beginning and end of curves, and as otherwise required. Monuments shall be indicated on all plans. They shall be placed after a new street has been completed. The center line of all new streets shall be marked with spikes and referenced to permanent monuments or structures. A certified copy of this reference information shall be given to the Township Engineer. Permanent reference monuments of case concrete or durable stone twenty (20) inches by four (4) inches, by four (4) inches, with forty-five (45) degree beveled edges shall be set by the subdivider, developer, or builder, at all corners and angle points of the boundaries of the original tract to be subdivided or developed and at intermediate points as may be required.
- B. Bench Marks. The Township elevations are based on the Township Sanitary Sewer System Datum. Location and elevation is available to all Engineers and Surveyors upon request to the Engineer's Office. All contours and elevations shown on plans must be based on this system.
- C. Staking Requirements. All lots shall be staked by the registered engineer or surveyor for the subdivider or developer when final grading has been completed. This stake-out shall be visible and completed before an owner or occupant moves into the property. All lot corner markers shall be permanently located and shall be at least five-eighths (5/8) inch metal pin with a minimum length of twenty-four (24) inches, located in the ground to existing grade.

SECTION 510. Storm Drains, Storm and Surface Drainage. All storm drains and drainage facilities such as gutters, catch basins, bridges and culverts shall be installed and the land graded for adequate drainage as shown on the

grading plan submitted and approved with the preliminary plan.

- A. When Required. Storm drains and appurtenances shall be required to be constructed by the subdivider or developer to take surface water from the bottom of vertical grades, the grades of which slope on both sides toward the bottom, to lead water away from springs, and to avoid excessive use of cross gutters at street intersections and elsewhere. All surface waters shall be enclosed in a storm drain. No open water courses will be permitted excepting along a natural stream, if in the opinion of the departments affected, it will not interfere with public convenience or safety. When submitting a plan for approval involving the construction of storm drains, the designer's computations shall be submitted in duplicate to facilitate the checking of design. The following tables and charts shall be used for all computations:

McMATH'S FORMULA FOR AMOUNT OF RUN-OFF

$$Q = Aci \frac{s}{a}$$

in which Q = run-off from district in cubic feet per second

C = run-off coefficient

i = the average intensity of rainfall, in inches per hour, for a period of maximum rainfall of a given frequency of occurrence, and having a duration equal to the time required for run-off from the furthest point in the drainage area to the point considered in design.

a = drainage area of district, in acres

s = slope in feet per 1000 feet

- B. Location. Wherever practicable, storm drains shall be located behind the curb and within the right-of-way of the street. They shall be protected by a cover of at least eighteen (18) inches.
- C. Size and Grade. Storm drains shall be adequate for the anticipated run-off when the area is fully developed as permitted by zoning. They shall have a minimum grade of 0.5 percent ($\frac{1}{2}$ of 1%) unless otherwise approved by the Township Engineer. The rainfall frequency shall be ten (10) years, provided that frequencies of 15 and 25 years may be required in extremely low-lying areas, apartment house districts or commercial areas.

- D. Change in Direction. Special curved storm drain sections may be used where abrupt changes are made in alignment in lieu of constructing manholes if the circumstances so warrant.
- E. Manholes. Manholes shall be constructed at all changes in horizontal or vertical alignment; shall be spaced not more than three hundred (300) feet apart on pipe of twenty-four (24) inches internal diameter or less, and not more than five hundred (500) feet apart where larger sizes are installed. Inlets may be substituted for manholes where they will serve a useful purpose.

RATIO OF RUN-OFF TO RAINFALL FOR VARIOUS SURFACES

| | |
|--|-----|
| Roofs and all paved surfaces | 90% |
| All other surfaces excepting permanent wooded areas | 35% |
| Permanent wooded areas or as approved by Township Engineer | 20% |

| <u>Type of Channel</u> | Manning's "n" Value | Velocity Feet per Second | |
|---|---------------------------|-----------------------------|----------------|
| | | <u>Maximum</u> | <u>Minimum</u> |
| Earth | .035 | 5 | 3 |
| Rubble Lines | .020 | 10 | 3 |
| Poured Concrete | .015 | 15 | 3 |
| Reinforced Concrete Pipe Under 24 inches | .015 | 15 | 3 |
| Reinforced Concrete Pipe Over 24 inches | .013 | 15 | 3 |
| Corrugated Metal Pipe | .025 | 10 | 3 |

If other types of materials of construction are proposed to be used, and approved, the Township Engineer will furnish on request, appropriate "n" values to be used.

- F. Inlets. Inlet spacing shall be so arranged that ninety-five percent (95%) of the gutter flow will be captured. No inlet smaller than

Pennsylvania Department of Transportation Type 4 Foot Special inlet shall be used on streets with grades of four percent (4%) or less. Pennsylvania Department of Transportation Type 6 Foot Special inlets shall be used on streets with grades of more than four percent (4%). Inlets at street intersections shall be placed on the tangent and not on the curved portions. The gutter adjacent to and immediately upgrade from the inlet shall be so warped as to direct the water into the inlet.

- G. Castings. Manhole and inlet castings, together with their covers or gratings shall conform to Township Standards, as may be in effect at the time the design of the sewer is submitted.
- H. Storm Water Roof Drains. Storm water roof drains and pipes shall not discharge water over a sidewalk, but shall extend under the sidewalk to the gutter. Where storm drains are accessible, the roof drain shall be connected thereto.
- I. Unnatural Drainage. Wherever construction stops or concentrates the natural flow of storm drainage in such a way as to affect adjoining properties, approval of the owners should be obtained in writing and a copy filed with the Township Secretary. Approval of plans by the Township does not authorize or sanction drainage affecting adjoining properties.
- J. Drainage from Non-Natural Sources. Water originating from other than natural sources, such as air conditioning units, sump pumps, or other dry weather flow, wherever practicable, shall be discharged into natural watercourses on the property. These facilities shall not discharge water under the sidewalk through the curb into the gutter.
- K. Design Submission.
 - 1. All plans showing the proposed storm sewer construction must be accompanied by a complete design submitted by the registered engineer.
 - 2. When subdivisions or land developments are submitted to the Township for approval in sections, a complete storm sewer design for the proposed subdivision and land development shall be submitted. The proposed design must include the entire tract and not a portion.
 - 3. If only a section of a subdivision or land development is con-

templated for construction, the engineer shall show how he proposes to handle storm water from this section in order to prevent damage to adjacent properties. If temporary construction is required, the engineer shall include such structures in the plan submitted.

4. In the event such temporary measures cannot insure protection to adjacent properties, then the main outfall line of the storm sewer shall be included as part of the construction for the proposed section.

SECTION 511. Bridges and Culverts. Bridges and culverts shall be designed to meet current Pennsylvania Department of Transportation Standards to support expected loads and to carry expected flows. They shall be constructed to the full width of the right-of-way.

Approval of the Water and Power Resources Board, or its successor, of the Commonwealth is required when the area drained upstream of the point under consideration exceeds an area of one-half square mile.

SECTION 512. Sanitary Sewers and On-Site Disposals.

A. Sewers. Wherever practicable, sanitary sewers shall be installed and connected to the Township sanitary sewer system. In areas not presently served by public sanitary sewers, the Township shall require, according to Act. No. 537 passed by the General Assembly of Pennsylvania (1965), in addition to installation of temporary individual on-site sewage disposal facilities, the installation and capping of sanitary sewer mains and house connections, if studies by the Board indicate that extension of public sanitary sewer trunks or lateral to serve the property subdivided appears probable or necessary to protect public health.

1. When a feasibility Analysis, conducted by the Township Engineer, Local Engineer and District Sanitarian has ascertained that sanitary sewers are practicable, then sanitary sewers, with connection to each building in a subdivision or land development, shall be installed at the expense of the applicant or subdivider, and connected to the Township sanitary sewer system.
2. If outfall sewers are not available in the vicinity, but are considered reasonably necessary in the near future by the

Township or Pennsylvania Department of Health or other appropriate state agency for the area in question, a system of sewers, together with all necessary laterals extending from mains to the street right-of-way line shall be installed at the expense of the subdivider or applicant. The sewer lines shall be suitably capped at the limits of the subdivision or land development and the laterals shall be capped at the right-of-way. The sewer installations shall include the construction within rights-of-way or easement to bring the sewer to the future connection with the Township Sanitary Sewer System.

3. If sanitary sewers are not to be installed at the time of subdivision and development, subdividers shall grant, reserve, and set aside easements in streets and roads for installation and maintenance of sewer lines at such time that the subdivision or land development shall be a part of the Township sanitary sewer system.
4. A sewer shall be considered to be planned for extension to a given area any time after preliminary engineering and related studies have been completed and the construction of facilities adequate to serve the area containing the subdivision has been programmed for completion within a reasonable time.
5. When capped sewers are provided, on-site disposal facilities shall also be provided.
6. Size and Grade. Sanitary sewers shall have a minimum inside diameter of eight (8) inches and a minimum grade of 0.5 percent ($\frac{1}{2}$ of 1%).
7. Manholes. Manholes shall be located at intervals of two hundred fifty (250) feet and at each change of line or grade. In exceptional cases, the interval may be extended to not more than three hundred (300) feet. Manhole appurtenances shall conform to current Township Standards.
8. Laterals. Lateral connections to each lot shown on the final plan shall be installed to the right-of-way line of the street prior to paving. Each building shall have a separate connection to the Township Sewer.
9. This section shall be applicable to all subdivisions and land developments, whether utilizing public or private streets or driveways serving as private streets; and in the case of a

subdivision or land development utilizing private streets, the subdivider or the applicant shall execute recordable covenants with the Township and/or Township authority that, for the purposes of sewer connections, assessments and rentals, the rights and liabilities of himself and his grantees, heirs, successors, and assigns shall be the same as if his property abutted a public street.

B. On-Lot Disposal System. If public sewage disposal is not available, and the sewage treatment is on a project or individual lot basis, such private facilities must be installed by the subdivider, developer or builder under the direct supervision of the State Health Officer or other appropriate official.

1. Necessary Tests and Inspections. Such Officer shall require percolation tests, soil samples and other data to determine the size and extent of facilities needed. During installation of such facilities, and before final coverage, the State Health Officer or other appropriate officer shall make inspections and checks to assure that all requirements and specifications have been met. They shall be granted free access to the development area at all times during this period.

2. Certificate of Approval. After assuring that all requirements and specifications have been met, the appropriate board will then issue a certificate of approval to the Secretary of the Township as a requirement to final plan approval.

a. The type of on-site sewage disposal system to be installed shall be determined on the basis of location, topography, available area, soil characteristics, permeability and ground water elevation. The disposal area to be provided shall be determined by the results of percolation tests, soil classification and depth of water table and such other tests as may be deemed necessary. Proof of the adequacy of such facilities shall be furnished by a registered professional engineer or other person qualified to the satisfaction of the Board. The reports of such tests shall be required at each disposal area. One percolation test per lot shall be required when the subdivider is dividing ground into lots and is not building immediately.

b. All percolation tests shall conform to the Standards of the Commonwealth of Pennsylvania.

- c. The "usable area" for sewage disposal shall be shown on the preliminary plan for each lot. The "usable area" shall be suitably situated beyond the radius of the water supply well and shall conform to all rules and regulations or future amendments thereto of the Pennsylvania Department of Health or other appropriate agency and the Township of East Norriton.
- d. Proximity of Wells. In no instance shall a tile field or other effluent disseminating system be located uphill from a drilled well and shall not be closer to it than one hundred (100) feet, and ten (10) feet from any dwelling or property line. The septic tank shall be a minimum of fifty (50) feet from any well and a minimum of ten (10) feet from any dwelling or property line.

SECTION 513. Public Utilities. All water and gas mains and other underground facilities shall be installed prior to street paving at locations approved by the Township for the full width of the right-of-way.

- A. Underground Utilities. All water and gas mains shall be installed underground. All electric, telephone, and communication services both main and service lines shall be provided by underground cable, installed in accordance with the prevailing standards and practices of the utility or other companies providing such services, except where it is demonstrated to the satisfaction of the Board that underground installations herein required are not feasible because of physical conditions of the lands involved. All main underground cables which are within the right-of-way of a street shall be located as specified by the Board.
 - 1. In order to promote and facilitate the undergrounding of utility distribution lines, a letter of endorsement shall be required from the suppliers of utility service (not limited to electrical, telephone, or cable television) of the developer's choice, wherein the applicant acknowledges that underground utility service shall be placed on the final plan as a prerequisite to final approval of such plan.
 - 2. The provisions in this ordinance shall not be construed as to limit or interfere with the construction, installation, operation and maintenance of public utility structures or facilities which may hereafter be located with public easements or rights-of-way designated for such purposes.

3. Applicant shall provide for the erection of street lights and after dedication of all improvements, the Township will enter into a contract with the utility company for the furnishing of street lighting the cost of which will be assessed among the property owners benefiting thereby in accordance with the law in such case made and provided. The installation of the street lighting shall be in accordance with the plan approved by the Township. Applicant being the owner of the majority of the property affected shall apply to the Township for permission to supply the service of lighting for which assessments may be imposed as above stated.
4. Along arterial roads and major highways, all new electric service should be placed underground.

SECTION 514. Shade Trees. Shade trees shall be provided by the subdivider or developer and planted a minimum distance of five (5) feet inside the lot lines paralleling the right-of-way line. Trees shall be so located so as not to interfere with the installation and maintenance of sidewalks and utilities. Trees shall be planted not less than forty (40) feet apart nor more than fifty (50) feet apart. A minimum size of not less than two (2) inches (measured twelve (12) inches above ground level) shall be planted. Provided that an alternate plan may be approved consistent with the policy of the Township of East Norriton encouraging the use of shade trees in subdivisions and developments.

SECTION 515. Specifications. The minimum requirements for improvements shall be contained in the Pennsylvania Department of Highways' Specifications (Form 408) as last revised.

SECTION 516. Water Supply.

- A. The subdivider or developer shall provide public water service to provide adequate supply to each lot in a subdivision or, as required, to a building in a development.
- B. Where no public water service is available and it would be an undue hardship for the subdivider or developer to have the public water service extended, the subdivider or developer may, on approval of the Supervisors, be permitted to construct a well on each lot. All wells shall be constructed according to present rules and regulations, or any future amendments thereto of the

State Department of Environmental Resources or other appropriate State agency and the Township of East Norriton.

- C. The proposed location of the wells shall be shown on the preliminary plan for each lot. Where there are existing wells on the property or adjoining lots, they must also be shown.
- D. A circular area with a radius conforming to the rules and regulations, or future amendments thereto, of the State Department of Environmental Resources or other appropriate State agency and the Township of East Norriton, shall be shown around each well to denote clear space in which no sewage system is to be located.
- E. Where public water service is furnished, the circles are not necessary, with the exceptions of those wells lying immediately adjacent to the subdivision. However, the usable area is limited by a clear zone surrounding the water service line to each house as required by the State Department of Environmental Resources or other appropriate State agency and the Township of East Norriton.
- F. Hydrants. "Fire hydrants" are to be installed at the expense of the subdivider or developer in accordance with the following:
 - a. All fire hydrants shall be placed at intervals of 1,000 linear feet or less on any water line on any public street and not less than 600 feet from an existing or proposed structure or as deemed necessary by the Fire Marshall.
 - b. All fire hydrant installations be provided with 2 - 2½ inch male Jones Snap outlet connections with covers in addition to a 4½-inch National Standard Thread (O.D. Male Thread 5.7609" - 4 Threads Per Inch) steamer connection.
 - c. All fire hudsons be of the Safety Flange Protection type.
 - d. Required fire hydrants shall be installed prior to the framing of any structure which is to be protected by that hydrant.

ARTICLE VI

INFORMATION TO BE SHOWN ON SUBDIVISION AND LAND DEVELOPMENT PLANS

SECTION 601. Preliminary Plan. The plan shall show or be accompanied by the following information.

A. Drafting Standards.

1. No plan shall be smaller than that provided by a scale of one hundred (100) feet to the inch, and shall be accurate to within one part in 300.
2. Dimensions shall be in feet and decimals, and bearings in degrees, minutes and seconds.
3. The courses and dimensions of the boundary line survey of the entire land to be subdivided or developed.

The survey shall not have an error of closure greater than one part in 2,500.

4. The sheet or sheets shall be one of the following sizes:

15" x 18", 18" x 30", or 24" x 36". If more than one sheet is necessary, each sheet shall be the same size and numbered to show its relation to the total number of sheets in the plan, as Sheet No. 1 of 5 sheets.

B. Location and Identification.

1. A title consisting of the name and address of the subdivider, developer, or builder and the registered engineer or Surveyor, or qualified planner.
2. The name of the Township and subdivision or development.
3. The date, scale and north point.
4. The entire tract boundary with bearings and distances.
5. A key map relating the subdivision to at least three (3) existing intersections of Township roads.

C. Existing Features.

1. Within 400 feet of any part of the land being subdivided or developed. Location, names, widths, radii and surface conditions of existing streets and alleys, and those shown on the Township Official Plan of streets and alleys, the location of water courses, flood plains, sanitary sewers, storm drains, utilities above or below the ground and other similar features.

2. Within the land to be subdivided or developed. Location, names, widths and other dimensions, including centerline courses, distances, and curve data, paving widths, curb lines, right-of-way and curb line radii at intersections and street location tie-ins by courses and distances to the nearest intersection of existing and planned streets and alleys, and the location and size of existing sanitary sewers and storm drains, water courses, and drainage flows, flood plains, location and size of utilities above or below the ground and recreational areas.
3. Contours at vertical intervals of five (5) feet or in the case of relatively level tracts, at such lesser intervals as may be necessary for study as determined by the Planning Commission or Township Engineer. In no case shall the contour interval exceed one hundred (100) feet horizontally. Datum to which contour elevations refer. Where reasonably practicable, data shall refer to known, established elevations or to U.S.C.G.S. datum. Steep slopes, over fifteen (15) percent, as delineated in the Soil Survey shall be plotted.
4. Location and character of existing buildings, the location, species and size of trees standing alone (over six (6) inches in caliper measured at breast height), outer limits of tree masses; the location of quarries, marshland, and land subject to inundation, and other topographical features which may affect the location of proposed streets or buildings.
5. Measured distances from the centerline of streets to buildings, large trees standing alone.
6. Depth of the water table shall be noted on the plan or in a separate report along with the location of the test borings. When percolation tests are required, the location of the test holes shall be indicated.
7. Zoning requirements or requirements of any Township ordinance or resolution on and adjacent to the land to be subdivided or developed.

D. Proposed Street and Lot Layout.

1. The layout of streets, alleys and crosswalks including names and widths of cartway and ultimate right-of-way.

2. The layout and dimensions of lots and net area.
3. A reference to any land to be dedicated for public use.
4. Tentative grades to an existing street or to a point four hundred (400) feet beyond the boundaries of the subdivision or development.
5. Location and size of sanitary sewers and storm drains.
6. All building setback lines, with distances from the ultimate right-of-way line.
7. Indication of any lots in which a use of other than residential is intended.
8. When there are existing buildings located on the land being subdivided or developed, the buildings that are to be demolished shall be indicated.
9. A statement on the plan shall show: The number of acres being subdivided or developed; the number of lots; the type of buildings; character of buildings; lineal feet of new streets, lineal feet of streets to be widened and average lot size.

E. Proposed Improvements.

1. Tentative cross sections and centerline profiles for each proposed or widened street shown on preliminary plan, including profiles for proposed sanitary sewers and storm drains, showing manholes, inlets, and catch basins.
2. Preliminary design of any bridges, culverts, or other structures and appurtenances which may be required.

F. Certificates. When approved, the preliminary plan must show:

1. The signature of the subdivider, developer or builder certifying his adoption of the plan.
2. The signature of the Township Secretary certifying that the Board approved the plan on the date shown.

SECTION 602. Final Plan.

A. Construction Improvement Plan.

1. Drafting Standards. The same standards shall be required for an improvement construction plan as for a preliminary plan, except that the horizontal scale of the plan and profile shall be forty (40) feet to the inch, and the vertical scale of the profile shall be four (4) feet to the inch.
2. Information to be shown. The plan shall contain sufficient information to provide working plans for the construction of the proposed streets, or any portion thereof, including all appurtenances, sewers, and utilities, shown on the approved preliminary plan, from one existing or approved street to another, or in the case of a cul-de-sac, to its turnaround and shall include:
 - a. Horizontal Plan. The horizontal plan shall show details of the horizontal layout as follows:
 - (1) Information shown on the preliminary plan pertaining to the street to be constructed.
 - (2) Beginning and end of the proposed immediate construction.
 - (3) Stations corresponding to those shown on the profile.
 - (4) Elevation of the curb at tangent points on horizontal curves at street or alley intersections and at the projected intersections of the curb lines.
 - (5) Location and size of sanitary sewers and lateral connections with distances between manholes, of water, gas, electric and other utility pipes or conduits, and of storm drains, inlets, and manholes.
 - (6) Location, type and size of curbs, and widths of paving.
 - (7) Location and species of street shade trees and location and type of fire hydrants and street lights.

- b. Profile. The profile shall be a vertical section of the street with details of vertical alignment as follows:
 - (1) Profiles and elevations of the ground along the center lines of proposed streets.
 - (2) Profile of sanitary sewers with a profile over the sewer of the present and finished ground surface showing manhole locations with stations beginning at the lowest manhole.
 - (3) Profile of storm drain showing manhole locations.

- c. Cross Section. The cross section shall comply with Township standards and specifications as minimum requirements. It shall show a typical cross section across the street or alley with details of grading and construction as follows:
 - (1) Ultimate right-of-way width and the location and width of paving within the ultimate right-of-way.
 - (2) Type, depth and crown of paving.
 - (3) Type and size of curb.
 - (4) When sidewalks are required, grading of sidewalks area should be carried to the full width of the ultimate right-of-way and slope cut or fill extended beyond the ultimate right-of-way.
 - (5) Location, width, type and depth of sidewalks, when required.
 - (6) Typical location, size, and depths of sewers and utilities.

E. Record Plan.

- 1. Drafting Standards. The same standards shall be required for a record plan as for a preliminary plan, and in addition, for recording purposes the plans shall be placed on sheet sizes of 24" x 36", 18" x 30", or 15" x 18". All lettering and lines should be so drawn as to be legible if the plan should be reduced to half size.

2. Information to be Shown. The plan, which may constitute a portion only of an approved preliminary plan, shall show:
 - a. A title, as required for a preliminary plan.
 - b. Courses and distances sufficient for the legal description of all the lines shown on the plan. The error of closure shall not be greater than one part in 2,500.
 - c. Names of abutting owners, names, locations, widths, and other dimensions of streets, including centerline courses, distances, and curve data, descriptive data of ultimate right-of-way lines not parallel with or concentric with a centerline, and location tie-ins by courses and distances to the nearest intersections of all existing, planned and approved streets, alleys, and easements, recreational areas and other public improvements, within the land to be subdivided or developed.
 - d. All lots are to be deeded to the side of public ultimate right-of-way so that a single deed may be drawn to the governing body for the dedication of streets by the subdivider, developer or builder.
 - e. Evidence that the plans are in conformity with zoning, building, sanitation and other applicable township ordinances and regulations. In any instance where such plans do not conform, evidence shall be presented that an exception has been officially authorized.
 - f. Location, material, and size of monuments with reference to them.
 - g. Building setback lines with distances from the ultimate right-of-way lines.
 - h. Restrictions in the deed affecting the subdivision or development of the property.
3. Certificates. When approved, the record plan must show the following acknowledgment as applicable:

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On the _____ day of _____ 19____
before me the subscriber, a notary public of the Commonwealth of
Pennsylvania residing in _____ personally
appeared _____ who acknow-
ledged this plan to be the official plan of the highways and property shown
thereon situate in the Township of East Norriton, Montgomery County, Penn-
sylvania, and desired that this plan be recorded according to law.

Witness my hand and notarial seal the day and year aforesaid.

Notary Public

My commission expires _____.

Recorded this _____ day of _____ 19____
in the office for the recording of deeds, etc., in and for the County of
Montgomery in Norristown, Pennsylvania in Plan Book No. _____,
Page _____.

Recorder

I hereby certify that this plan represents a survey made by me, that the
monuments shown hereon exist as located and that all dimensional and
geodetic details are correct.

Dated

Registered Engineer or
Surveyor

I hereby certify that _____ is the
registered owner of the land herein subdivided or developed and that I do
hereby adopt this plan.

(Title)

Submitted herewith are a complete set of construction improvement plans marked sheet _____ thru _____ which form a part of this application, being dated _____ and last revised _____.

Owner

Approved by the Board of Supervisors of East Norriton Township this _____ day of _____, 19 _____.

Chairman

Secretary

SECTION 603. Land Development Plans.

- A. A preliminary and final plan of a plat of land development shall be required and shall be presented in conformance with the drafting standards, existing features of the land to be set forth, and information to be shown as enumerated in Sections 601 and 602, including the acknowledgments of this article as they are applicable to land development plans.
- B. In addition, a land development plan shall include the following:
1. All Covenants relating to use.
 2. Man-made features for the use of two or more prospective occupants.
 3. Lot size.
 4. Zoning classification and applicable standards with which compliance is necessary for granting final approval.
 5. Type of dwelling.
 6. Density and/or intensity of use.
 7. Lot coverage.

8. Use of the development.
9. Location and placement of accessory structures and facilities.
10. Streets, pedestrian ways, and parking facilities.
11. Common open space.
12. Public facilities.
13. A site utilization scheme.
14. Specifications for required improvements and changes to be affected upon the existing terrain or existing structures thereon.

ARTICLE VII

FEES AND CONDITIONS OF ACCEPTANCE

SECTION 701. Fees and Costs. The subdivider or developer shall be required to furnish a bond and to pay the following fees and costs:

In any case where no development Construction Plan or Land Development Plan is required by the Township, the Application fee shall be \$25.00 per lot. If an Improvement Construction Plan or a Land Development Plan is required, then the following fees and deposits shall be paid:

- A. The Owner shall pay to the Township reasonable engineering fees incurred by the Township for the services of the Township Engineer incidental to the examination and other work incidental to the approval of each subdivision or development, or section thereof; in addition, he shall also pay to the Township reasonable legal fees incurred by the Township for legal services incidental to the preliminary approval of such plans of each subdivision or development, or section thereof, the approval thereof, and the drafting of the contract and the bonds required by this Ordinance. The Owner shall also pay for engineering and legal services required by the Township which may arise by reason of the approval of such plans of each subdivision or development, or section thereof including the cost of legal services and engineering

services incidental to the final acceptance by the Township of the streets laid out on the subdivision including advertising and other costs, as well as all costs of inspections by Township employees not otherwise covered by permit fees.

- B. The engineering, legal fees and other fees required to be paid by this Article shall be promptly paid to the Township by the Owner, upon the submission of bills thereof to the Owner by the Township from time to time, as such fees are billed to the Township by its Engineer or Solicitor or as determined by the Township in the case of Township employees. Failure to promptly pay any such fee shall result in revocation of the building permit.
- C. To the engineering and legal fees required to be paid to the Township by this Article, there shall be added the sum of three per centum (3%) which the Owner shall pay to the Township as reimbursement to the Township of the costs incurred by the Township for the collection of such fees and the disbursement of the same to the Township Engineer and Township Solicitor.
- D. A deposit in the amount of \$25.00 per lot but not to exceed \$250.00 shall be required at the time of submission of the preliminary plans in order to cover engineering and legal fees incurred during review and approval of subdivision or Land Development Plans. Final approval of any such Plan shall not be given until all necessary fees have been paid in full.
- E. There shall also be paid to the Township a sum to be used as a contribution toward the cost of outfall storm water sewers and sanitary sewers and appurtenances in the said Township. Said contribution shall be calculated on the following alternative basis at the election of the Township:

For Storm Sewer:

1. One (\$1.00) dollar per lineal foot of proposed new road and existing road requiring improvements abutting the tract.
2. One hundred (\$100.00) dollars per buildable acre in the subdivision.
3. Total cost of all drainage projects directly caused by the proposed subdivision.

For Sanitary Sewer:

1. One (\$1.00) dollar per lineal foot of proposed sanitary sewer pipe.

SECTION 702. Conditions of Acceptance.

- A. Conditions. The Township shall have no obligation to take over and make public any street or other improvement unless:
 1. The required improvements, utility mains and laterals, and monuments, shown on an approved plan or plans have been constructed to all requirements of this ordinance.
 2. It is established to the satisfaction of the governing body that there is a need for the improvements to be taken over and made public.
- B. Acceptance. The Township shall have no responsibility with respect to any street or other improvement, notwithstanding the use of the same by the public, unless the street or other improvement is accepted by ordinance or resolution of the governing body.
- C. Guarantee. The applicant shall guarantee for a period of two (2) years from the date of the ordinance accepting dedication, to maintain the stability of all materials and work to promptly make good and replace all poor or inferior materials and work and to remedy all defects in materials or workmanship, all shrinkage, settlement or other faults of any kind whatsoever arising therefrom, at his own expense, and to the satisfaction of the Township Engineer, when notified in writing to do so by the Township Engineer, and, in order to secure the guarantee as herein required, the Township shall be assured by means of a proper guarantee in the form of a bond, with surety satisfactory to the Township, or the deposit of funds or securities in escrow in an amount equal to five (5%) percent of the completion guarantee posted by the owner with the Township. Any such Bond or Escrow Agreement shall be approved by the Township.

ARTICLE VIII

IMPROVEMENT CONSTRUCTION REQUIREMENTS

SECTION 801. Required Improvements.

- A. The subdivider or developer shall assure the Township of the construction of required improvements by means of a proper completion guarantee in the form of a Bond, or the deposit of funds or securities in escrow, in an amount equal to 125% of the estimated cost to complete the required improvements as determined by the Township Engineer. Any such Bond or Escrow Agreement shall first be approved by the Township Solicitor. The work shall be performed in strict accordance with the Agreement, approved Plans and Township standards and specifications for highway improvements.
- B. The subdivider or developer shall carry out the construction and installation of street improvements to include: grading the full width of right-of-way to the specified cross section including the side slopes, sanitary sewers, storm drains, water and gas mains, curb, sidewalks, fire hydrants, street lights, street name signs, shade trees, paving the cartway in strict accordance with the approved improvement Construction Plans with strict adherence to the standards and specifications of the Township and the erection of approved barricades when streets terminate temporarily at property boundary lines.
- C. Twenty-four hours prior to the commencement of any operation in the construction or installation of streets, curbs, sidewalks, drainage of streets, curbs, sidewalks, drainage facilities, water and sewer facilities, street signs, monuments, capped sewers, the Owner shall notify the Township Engineer who shall inspect the work, materials, construction and installation as to Township requirements. No work requiring a Permit from the Pennsylvania Department of Transportation shall be started until such Permit has been received by the Township.
- D. The Township Engineer shall be authorized to have such tests of materials made as he deems proper in order to have proper control of materials. The Owner shall pay to the Township the cost of such tests plus three percentum (3%) to reimburse the Township for the collection of such fees and disbursements of same to Township Engineer.

- E. All required improvements shall be completed within two years of the date of the commencement of construction. The date of commencement of construction shall be determined to be the date upon which a Building Permit has been granted. In no event shall a Building Permit be granted after the expiration of one year from the date of final approval under this Ordinance without a resubmission by the subdivider or developer to the Township Engineer for a determination of any increase in the estimated cost of completion of required improvements.

ARTICLE IX

PENALTIES

SECTION 901. Penalties. Any person, partnership, or corporation, who or which being the owner or agent of the owner of any lot, tract, or parcel of land shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvements for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon, or who sells, transfers, or agrees or enters into an agreement to sell any land (except as permitted by this Ordinance) in a subdivision or land development whether by reference to or by other use of a plat of such subdivision or land development or otherwise, or erect any building thereon, unless and until a final plat has been prepared in full compliance with the provisions of this Ordinance and of the regulations adopted hereunder and has been recorded as provided herein, shall be guilty of a misdemeanor, and upon conviction thereof, such person, or the members of such partnership, or the officers of such corporation, or the agent of any of them, responsible for such violation pay a fine not exceeding one thousand (\$1,000) dollars per lot or parcel or dwelling within each lot or parcel. All fines collected for such violation shall be paid to East Norriton Township. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferer from such penalties or from the remedies herein provided. Whenever any such person shall have been notified by the appropriate Township Official or by service of warrant in a prosecution, or in any other way, that he is committing a

violation of this Ordinance each day that he shall continue such violation shall constitute a separate offense punishable by a like fine.

ARTICLE X

VALIDITY

SECTION 1001. If any provision, sentence, clause, section or part of this Ordinance or the regulations adopted hereunder or the application of any provision thereof is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance or the regulations adopted hereunder. It is hereby declared as the intent of the Board of Supervisors that this Ordinance and the regulations adopted hereunder would have been enacted had such unconstitutional, illegal or invalid provision sentence, clause, section or paragraph not been included herein.

ARTICLE XI

AMENDMENTS

SECTION 1100. The Board of Supervisors may, from time to time, amend, supplement, change, modify or repeal this Ordinance, by proceeding in the following manner, and as otherwise required by the law.

SECTION 1101. Amendment Procedure - The Board of Supervisors by resolution adopted at a regular or special meeting shall fix the time and place of a public hearing on the proposed amendment and cause public notice thereof to be given as follows:

- a. Publishing a notice thereof in one newspaper of general circulation in the Township, once every week for two successive weeks, not more than 30 days and not less than 14 days in advance of the hearing.

- b. The notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing.
- c. The notice shall also state that all interested persons may appear and be heard.

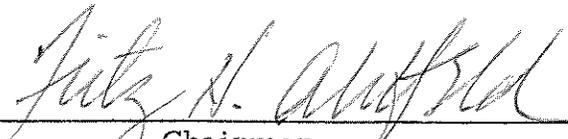
SECTION 1102. REFERRAL TO PLANNING COMMISSION. All proposed amendments prior to adoption shall be referred to the Township Planning Commission at least 30 days prior to the date of the public hearing, for recommendation and report, unless such proposed amendment has been initiated by the Township Planning Commission.

ARTICLE XII

REPEALS

SECTION 1201. All Ordinances and Resolutions or parts of Ordinances and Resolutions inconsistent herewith are hereby repealed. Any approval or work done on contracts entered into on the basis of subdivision or development approval granted as of the date of the adoption of this Ordinance shall continue in full force and effect and this Ordinance and the regulations adopted hereunder shall apply only to those subdivision and land development approvals granted after its adoption.

ORDAINED AND ADOPTED THIS 12th DAY OF
SEPTEMBER 1972.


Chairman

ATTEST: 
Secretary