Resolution 2-1966

Subdivision [illegible]

(The Township can adopt these [illegible] resolution or by an ordinance. In [illegible] the advi[illegible] Solicitor is to be sought. [illegible] prepare Ordin[illegible] ing with the mandatory aspects [illegible] Subdivision law, such [illegible] Title and Purpose, Subdivision [illegible], Validity, Penalty and Repeals.)

SALDO 1965

4-7-1966

ARTICLE I

ADOPTION; PURPOSE; CITATION; VALIDITY; REPEALER; PENALTIES & SANCTIONS

Section 100. ADOPTION OF REGULATIONS.

A. The Board of Supervisors of the Township of Honey Brook by authority [illegible] the Second Class Township Code, has adopted regulations governing the subdivision of [illegible] within the [illegible].

B. These regulations shall become [illegible] after their adoption and shall remain in effect unless modified, [illegible] rescinded by the Board of Supervisors.

Section 101. PURPOSE OF REGULATIONS.

The regulations are adopted for the following [illegible]

1. To assure sites suitable for building purposes [illegible]

2. To provide for the harmonious, orderly, efficient [illegible] development of the Township.

3. To provide for adequate open spaces for traffic, recreation [illegible] and air.

4. To provide for the proper distribution of population, thereby conditions favorable to the health, safety, [illegible] and general [illegible] of the citizens of the Township.

5. To provide proper and uniform procedure for the preparation and filing of subdivision plans.

6. To insure its sound community growth [illegible] the safeguarding of the interests of the home owner, the subdivider, the [illegible] and the local government.

Section 102. SHORT TITLE.

A. These regulations shall be known and may be cited as the "Honey Brook Township Subdivision Regulations."

Section 103. VALIDITY.

A. Should any section, sub-section, or provision of these regulations be declared invalid by a Court of competent jurisdiction, such decisions shall not affect the validity of the regulations as a whole or any other part thereof.

Section 104. REPEALER.

A. All ordinances or parts of ordinances, or resolutions inconsistent herewith are hereby repealed.

Section 105. PENALTIES AND SANCTIONS.

A. Any person, co-[illegible] or corporation who or which [illegible] subdivide any lot, [illegible] of land, [illegible], [illegible], [illegible] any [illegible] sewer, [illegible] or travel or for the common use of [illegible] on, sell any lot or erect any building in a [illegible] first complied with the provisions hereof and the [illegible] adopted hereunder, shall be guilty of a misdemeanor, and, [illegible] thereof, such person, or members of such co-partnership, or the [illegible] of such corporation, responsible for such [illegible] to suffer imprisonment not exceeding [illegible] ing One Thousand ($1,000.00) Dollars, or both, in the [illegible] Court. In addition to the foregoing, the Board of [illegible] institute such proceedings in law or equity as may be [illegible] compliance [illegible] these regulations or to compel the [illegible] such lands or structures to their [illegible] addition prior to such failure to comply with the provisions hereof.

B. Descriptions of lots or parcels by [illegible] in the instrument of transfer, or other documents [illegible] or transferring, shall not except the transaction [illegible] or remedies outlined above.

ARTICLE I

(TO BE PREPARED BY THE TOWNSHIP SOLICITOR)

ARTICLE II

DEFINITIONS

Section 200. Unless otherwise expressly stated, the following words and phrases throughout these regulations shall have the meanings indicated in this Article.

A. Inclusion.

The word "Township" means Honey Br[illegible] [illegible], Pa.; the term "Supervisors" means the Board of Supervi[illegible] Township; the term "Planning Commission" means the Planning Com[illegible] Township; the [illegible] "Zoning Ordinance" [illegible] the Zoning O[illegible] said Township as and when adopted; [illegible] Engi[illegible] mean the duly designated representa[illegible] said Township perform the duties of the engineer [illegible] herein specified.

Definition of Terms.

1. AGRICULTURE. The cultivating of the soil [illegible] ing of the products of the soil [illegible] and management of livestock.

2. BLOCK. [illegible] area bounded by [illegible].

3. CARTWAY. The paved surface of a street available for vehicular traffic.

4. CONSTRUCTION. Any disturbance of th[illegible] surface [illegible] or the erection of structures thereon, [illegible] the [illegible] trees or clearing of bru[illegible] PROVIDED, [illegible] upon premises for purpose of surveying [illegible] or [illegible] for [illegible] necessary to obtain data on [illegible] condition [illegible] not [illegible] "construction".

5. CROSS-WALK. A right-of-way or easement exclusively for pedestrian travel within or across a block and connecting two (2) streets.

6. CUL-DE-SAC. A street having public vehicular and pedestrian access to and from another street at one end and terminating at the other end in a vehicular turn-around.

7. DRIVEWAY, PRIVATE. The portion of a lot which is intended for vehicular [illegible] and which is privately [illegible] either paved or unpaved.

8. EASEMENT. [illegible] granted for the use of a [illegible] for a particular purpose consistent with the property rights of [illegible] owner; also, the particular land to which such right pertains.

9. GUARANTEE, COMPLETION. An acceptable bond or funds in [illegible] now sufficient to cover cost of required improvements, as estimated by the Township Engineer.

10. GUTTER. That portion within a street right-of-way designed for surface drainage, whether paved or [illegible]

11. HALF-S[illegible] A street of less than required [illegible] right-of-way width, adjacent [illegible] the property line.

12. IMPROVEMENTS. Grading, paving, curbing, fire hydrants, water mains, sanitary sewers, storm sewers, catch basins [illegible], sidewalks and monuments.

13. LOT. Parcel of land on which a building and any accessory [illegible] or may be placed, or which is intended for transfer of ownership, improvement or building development.

14. PLANTING STRIP. A strip of [illegible] lying between the curb line, or edge of the paving of a [illegible] and the sidewalk.

15. PLANS.

a. SKETCH PLAN. An informal plan indicating salient existing features of a tract and its surroundings and the general layout of the proposed subdivision, to be used as a basis for informal discussion.

b. PRELIMINARY PLAN. A preliminary [illegible] prepared by a registered engineer or surveyor showing [illegible] of the land and proposed street and lot layout submitted [illegible] Township Supervisors [illegible] for consideration.

c. FINAL PLAN. The final plan of [illegible] subdivision which is presented to the Supervisors for approval and which, if approved, will be submitted by the subdivider to the Recorder of Deeds for recording in accordance with law.

d. PROFILE PLAN. A plan prepared by a registered engineer or surveyor showing the vertical section of the existing grade and proposed grade along the center line of the proposed street, and any street appurtenances to be constructed on the street, which must include a typical cross-section of the street construction.

e. SURFACE DRAINAGE PLAN. A plan showing all [illegible] and proposed grades and facilities for storm water drainage.

f. DEVELOPMENT PLAN. A plan of multi-unit development to be developed in accordance with the Township Zoning Ordinance, showing location of open spaces, yards, access ways, off-street parking and loading, roads for on-lot circulation in relation to the proposed and/or existing buildings, in sufficient detail to portray the design intent of the development.

20. SUBDIVIDER. A person who is the owner or authorized agent of the owner of the land to be subdivided.

21. SUBDIVISION. The division of a single lot, tract or parcel of land, or a part thereof, into two or more lots, tracts or parcels of land, including changes in street lines or lot lines, for the purpose, whether immediate or future, of transfer of ownership or of building development; provided, however, that divisions of land for agricultural purposes in parcels of more than ten acres, not involving any new street or easement of access, shall be exempted; any development of a parcel of land, for multi-unit use such as a shopping center, industrial park, which involves installation of streets, even though such streets may not be intended for public dedication and such parcel may not be intended to be subdivided for purposes of conveyance, transfer or sale, shall be deemed a subdivision.

22. SUBSOIL. Clay, sand, gravel, or other natural earth material below the surface soil and low in organic matter.

23. TOPSOIL. Natural and friable loam containing sufficient nitrogen, phosphorus and potassium to support plant growth and extending in depth to the extent of penetration of feeder roots of the prevailing native grasses.

ARTICLE III

PROCEDURES

Section 300. PLANNING COMMISSION CONSULTATION. The subdivider is urged to consult with Township and County Planning Commissions to discuss the proposed development prior to the preparation of a detailed plan. Sketch plans and sufficient information to indicate the conditions to be encountered in development should be prepared for these consultations. This consultation is recommended purely as a means of expediting the review and processing procedure BUT IS NOT MANDATORY.

Section 301. APPLICATION. The subdivider shall submit to the Township Secretary: (a) Two (2) copies of the Subdivision Application Form furnished by the Township; (see Appendix I), and (b) Five (5) copies of the Preliminary Subdivision Plans (See Appendix II), all of which the Township Secretary shall transmit to the Board of Supervisors.

Section 302. ENGINEER AND PLANNING COMMISSION REVIEW.

A. The Supervisors shall refer all Subdivision Plans to the Township Engineer and to the Township Planning Commission for their review and recommendation. If the Township Engineer and the Township Planning Commission do not make their recommendation thereon within thirty (30) days after such reference, they shall be deemed to consent thereto.

B. In the case of a subdivision of three or more lots only, the Supervisors shall also refer two copies of such plans to the County Planning Commission for its review and recommendation. If the County Planning Commission does not make its report thereon within twenty (20) days, the Supervisors may proceed to final action thereon.

Section 303. SUBDIVISION OF LOTS ON EXISTING STREETS. A subdivision of not more than five lots wherein all lots abut existing improved streets of sufficient width, as per Section 403 herein, shall be subject to approval or rejection by the Planning Commission. In the event such a plan is disapproved, the reasons for such disapproval shall be set forth in writing and given to the applicant. Any person aggrieved by the decision of the Planning Commission may appeal to the Board of Supervisors, and such appeal shall be considered by the Board at its next regular meeting. The decision of the Board shall be final.

Section 304. TENTATIVE SUBDIVISION APPROVAL. The Supervisors may tentatively approve such Preliminary Subdivision Plans as submitted or may alter the same or specify such changes or modifications therein as they deem necessary and may make their tentative approval subject to such changes or modifications. One (1) copy of the Preliminary Subdivision Plan shall be returned to the subdivider accompanied by notice of the nature of any changes to be made, the character and extent of the public improvements to be installed, and the amount of performance bond required.

Section 305. FINAL SUBDIVISION PLAN APPLICATION. The Subdivider shall submit five (5) copies of the Final Subdivision Plan, as described in Appendix III, to the Supervisors not more than one (1) year after tentative approval or said tentative approval shall be null and void.

Section 306. FINAL SUBDIVISION PLAN:

A. Review. The Final Subdivision Plan shall be reviewed in accordance with Section 302, herein.

B. Approval. If the Supervisors find that the Final Subdivision Plan meets all applicable requirements, two (2) copies of such plan with indication of their approval shall be returned to the subdivider.

Section 307. DISAPPROVAL AND APPEALS. If any Subdivision Plan is disapproved by the Supervisors, one (1) or more copy (ies) of the plan disapproved shall have notation and date of such disapproval placed thereon and shall be returned, together with the reasons for such disapproval set forth in writing, to the subdivider. If aggrieved, the subdivider may appeal to the County Court of Quarter Sessions within thirty (30) days after such disapproval.

Section 308. PUBLIC HEARING. Before acting on any subdivision plan the Supervisors may hold a public hearing thereon, after giving such public notice thereof as they deem advisable.

Section 309. RECORDING. The Final Subdivision Plan shall be acknowledged and recorded in the Office of the County Recorder of Deeds within thirty (30) days of approval by the Supervisors, or the approval shall be null and void.

Section 310. CERTIFICATION OF RECORDING. The subdivider shall submit to the Township Secretary Book, Page and Date of recording.

Section 311. IMPROVEMENTS, COMPLETION AND DEDICATION.

A. Prior to final subdivision approval the Supervisors shall require the subdivider to install all public improvements or to have furnished a completion guarantee for the ultimate installation of the same.

B. Public improvements shall be developed in accordance with the applicable Township regulations, under periodic inspection of the Township Engineer, who shall certify that such plans for public improvements were developed in accordance and comply with all Township regulations.

C. When all such public improvements are completed and found to be to the satisfaction of the Supervisors, these may be accepted for dedication and the completion guarantee may be terminated.

ARTICLE IV

IMPROVEMENT DESIGN STANDARDS

Section 400. DESIGN REQUIREMENTS. No subdivision shall be approved unless it conforms to the principles, standards, and requirements set forth in this Article. Where, in the opinion of the Supervisors, the literal application of these standards would cause undue hardship or be plainly unreasonable, the Supervisors may allow such reasonable exceptions as will not be contrary to the public interest, provided that the Supervisors shall not approve any subdivision or part thereof which is contrary to any of the provisions of any other Township ordinance or resolution.

Section 401. MONUMENTS. Permanent reference monuments of approved local design shall be set at all corners and angle points of the boundaries of the original tract to be subdivided and such intermediate points as may be required. All lot corner markers shall be so located that individual properties may be readily ascertained both before and after development of the subdivision. Markers shall be set in the ground at finish grade.

Section 402. STREETS.

A. The street layout shall be logically related to the topography of the land to improve grades and drainage conditions. It shall provide suitable access to each lot and permit safe and convenient circulation of vehicular and pedestrian traffic.

B. Local residential streets shall be so laid out to discourage through traffic. Provisions shall be made, however, for the extension and continuation of major streets into and from adjoining areas except when topographical conditions make the same impracticable.

C. Principal local residential streets and collector streets shall be platted to the boundary lines of the subdivision if it adjoins acreage which may be developed in the future and shall be provided with easements for turnarounds.

D. Cul-de-sacs shall not be approved wherever a through street is practical and shall not exceed seven hundred and fifty (750) feet in length. They shall be provided at the closed end with a paved turnaround having a minimum radius of fifty (50) feet to the outside curb or pavement line. When required for future extension, the turnaround right-of-way shall be placed adjacent to the tract boundary with sufficient width along the boundary line to permit extension of the street at full width. Drainage of cul-de-sac shall preferably be towards the open end.

E. If lots resulting from a subdivision are suitable for further subdivision, suitable access for such an eventuality shall be provided.

F. The dedication of half streets is prohibited.

G. No subdivision showing reserve strips controlling the access to public ways will be approved, except where the control and disposal of the land comprising such strips are placed within the jurisdiction of the Supervisors.

H. No subdivision plan shall be approved on existing private streets.

I. The minimum right-of-way and cartway widths for all streets in the Township shall be as follows:

	Right-of-Way	Cartway
Local Streets	50 feet	30 feet
Collector Streets	60 feet	40 feet
Major Thoroughfares	80 feet	50 feet

J. The minimum radius at the center line for curves on local and collector streets shall be one hundred (100) feet, which shall be provided in all cases when the street deflects ten (10) degrees or more. Variations will be permitted when topography or other considerations make the observance of this standard impracticable.

K. Except for local and collector streets, there shall be a tangent of at least one hundred (100) feet measured at the center line between reverse curves.

L. Proper sight distance shall be provided with respect to both horizontal and vertical alignment. Measured along the center line, such distance shall be one hundred (100) feet for local and collector streets.

M. Proper sight lines shall be maintained at all street intersections. There shall be a clear sight triangle of seventy-five (75) feet measured at the center line from the point of intersection.

N. Right angle intersections shall be used whenever practicable, especially when local residential streets empty into major thoroughfares. There shall be no intersection angle measured at the center line of less than sixty (60) degrees.

O. No more than two (2) streets shall cross at the same point.

P. Streets entering the opposite sides of another street shall either be directly across from each other or offset by a minimum of two hundred (200) feet from center line to center line.

Q. A minimum curb radius of thirty (30) feet shall be provided at all street intersections. The Supervisors may increase the required radii when they consider such design advisable at intersections involving major thoroughfares.

R. Street signs shall be provided and erected by the subdivider at all intersections. The street signs shall be of the type existing in the neighborhood and shall be approved by the Supervisors.

S. Streets that are extensions of, or obviously in alignment with, existing named street shall bear the names of the existing streets. New street names shall not duplicate or be phonetically similar to existing street names. All street names shall be approved by the Supervisors. House numbers shall be assigned by the Supervisors.

T. There shall be a minimum grade of one percent on all streets and maximum grades of seven percent on major thoroughfares and ten percent on local residential streets.

U. Vertical curves shall be used in all changes of grade exceeding one percent and must be designed for maximum visibility.

V. The minimum grade on the approach to any intersection shall be four percent for a distance of fifty (50) feet measured from the nearest right-of-way line.

Section 403. PAVED CARTWAY.

A. All materials entering into the construction of streets and the method of road construction and drainage shall be in accordance with the requirements of the Pennsylvania Department of Highways Specifications Form 408, dated 1960, or the latest revision thereof.

B. Subgrade.

1. The area within the limits of the proposed road surface shall be shaped to conform to the line, grade and cross section of the proposed road.

2. All large, loose rocks shall be removed or broken off to a depth of nine (9) inches below the base course.

3. Remove or stabilize all unsuitable subgrade materials.

4. Wet or swampy areas shall be drained.

5. Fills shall be made with suitable materials and thoroughly compacted for full width in uniform layers of not more than eight (8) inches thick.

6. The subgrade shall be finally compacted by rolling with three (3) wheel, ten-ton roller or similar machine.

C. Base Course.

1. Base shall be crushed stone base course thoroughly compacted to a depth of not less than six (6) inches after compaction by roller. Course aggregate shall conform to the grading requirements of Pennsylvania No. 3 or No. 4 aggregate. Fine aggregate shall conform to the grading requirements for No. 1 aggregate.

2. No material shall be placed on a wet or frozen subgrade.

3. Prior to the placing of course materials, spread a layer of fine material over the subgrade, using one (1) cubic yard of fine material for each thirty-six (36) square yards of subgrade.

4. Course aggregate shall be spread uniformly on the prepared bed and thoroughly compacted with a three (3) wheel ten-ton roller. Rolling shall continue until the material does not creep or wave ahead of the roller wheels.

5. The fine material for filling the voids in the course material shall be spread with shovels in a series of thin applications and thoroughly broomed to insure uniform distribution and filling

of all voids. Rolling shall continue during the process of spreading of fine material. After completion of application of dry screenings, the surface shall be sprinkled with water and rolled. Sprinkling and rolling shall continue with application of additional fine material as necessary until the voids are filled and a thoroughly compacted, firmly set base having a rough granular surface is produced. This surface shall be left to dry and cure.

6. All rolling shall be done parallel to center line progressing from edge to center.

D. Bituminous Surface Course.

1. The bituminous surface course shall be constructed in accordance with and shall meet the requirements of Form 408, Commonwealth of Pennsylvania, Department of Highways Specifications dated 1960, or the latest revision thereof. The bituminous surface course shall be either of the following type surfaces and no other: Bituminous Surface Course ID-2 asphaltic concrete (hot mix) - 2" thick; Bituminous Surface Course CP-2 Penetration Course - 2 1/2" thick.

2. The completed road surface shall have a uniform slope of one-quarter (1/4) inch per foot from edge to center line; except that on superelevated curves; this slope shall not be less than one-quarter (1/4) inch per foot and shall extend up from the inside to the outside edge of the paving.

Section 404. CURBS AND GUTTERS.

A. All curbs and rolled gutters shall be made of ready-mix concrete placed in approved metal or wood forms. Shapes and sizes shall be approved by the Township Engineer.

B. Premoulded expansion joints one-quarter (1/4) inch in thickness and cut to conform with the cross-section of the curb, shall be placed at the ends of sections of curved curb and at intervals of not more than one hundred (100) feet of straight curb.

C. When curved curb joins with tangent curb, at curb returns and on sharp curves where directed, there shall be embedded in the concrete two and one-half (2 1/2) inch diameter reinforcing bars twenty-four (24) inches long. These bars shall extend twelve (12) inches into the curb on each side of the joint. The portion of the bar extending into the tangent curb shall be rendered bondless by a coating of approved material, and enclosed in part in approved tubes or caps.

D. The top surface of the curb shall be finished true to line and grade in a smooth, neat and even manner by means of wood floats, and the edges of the face and back shall be rounded to a radius of not more than three-quarter (3/4) inch and one-quarter (1/4) inch respectively.

Section 405. SIDEWALKS.

A. Paved sidewalks shall be provided on at least one side of all collector streets; on both sides of all streets within one thousand (1000) feet of a non-boarding school; on both sides of all commercial streets; and at other locations required by the Supervisors.

B. When constructed, sidewalks shall be 3500 p.s.i. concrete with a minimum of four (4) feet width and four (4) inches thick, except at driveway crossings when the sidewalk thickness shall be increased to six (6) inches.

C. The planting strip, when provided, shall be adequately graded and seeded to provide for storm water run-off.

Section 406. BLOCKS AND LOTS.

A. Blocks shall not exceed sixteen hundred (1600) feet in length or be less than five hundred (500) feet in length.

B. Wherever practicable, the side property lines of lots shall be at right angles or radial to the right-of-way line.

C. Wherever practicable, blocks shall be two (2) lot depths in width and, except for lots located at street intersections, no lot shall front on more than one street.

Section 407. STORM SEWERS AND SURFACE DRAINAGE.

A. Low lying lands which are swampy or are subject to periodic flooding shall not be planned for residential development or for such other uses as may involve danger to health, safety, or general welfare of the citizens unless provision is made for adequate and healthful disposal of sewage and drainage of surface and subsurface water.

B. Lands suitable and not planned for building purposes and human habitation, shall be provided with adequate permanent drainage so that they shall not become breeding places for insects nor otherwise be a danger to the health, safety, or general welfare of the citizens.

C. 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 surface drainage plan submitted and approved with the preliminary plan. Suitable drain pipes with necessary inlets, catch basins, etc., shall be provided to adequately drain low or swampy areas and to properly collect and discharge storm water without damage to roadways or to adjacent land.

D. Where storm water must be carried across a road, it shall be by a suitable concrete or metal drain pipe. On steep slopes or in soils subject to excessive erosion, storm drains or adequate paved gutters shall be provided. Large quantities of water shall, in all cases, be carried by pipes or culverts.

E. No open ditch or storm drain shall discharge upon a public highway without the consent of the authority having jurisdiction thereof.

Section 408. WATER SUPPLY.

A. Where a public water supply system is accessible to the subdivision, all necessary mains and laterals for connection from the lots to the system shall be installed by the subdivider.

B. Where no public water supply is available to the subdivision, the Supervisors may require the subdivider to obtain proof of the quality and adequacy of the water supply proposed to be utilized by the subdivision and approval of the type and construction methods to be employed in the installation of the individual water supply systems.

C. Where public water supply is available, the subdivider shall install fire hydrants so that there is at least one (1) hydrant within six hundred (600) feet of every dwelling or structure intended for public use.

Section 409. SANITARY SEWERS.

A. When the subdivision, or any building lots thereof, is or are inaccessible to sanitary sewers, the subdivider shall obtain, as a condition precedent to approval of the preliminary plan, the approval, in writing, of the Township, of the plans and specifications of the sewage disposal facilities proposed to be provided by the subdivider.

B. Each property shall connect with the sanitary sewer system, if accessible.

C. Where the sewer is not yet accessible but is planned for extensions to the subdivision, the subdivider shall install sewer lines, including lateral connections, as may be necessary to provide adequate service to each lot when connection with the sewer system is made. The sewer lines shall be suitably capped at the limits of the subdivision, and the laterals shall be capped at the street right-of-way. When capped sewers are provided, on-site disposal facilities shall also be provided. A sewer shall be considered to be planned for extension to a given area any time after 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.

D. When on-site facilities are necessary, they shall be constructed in accordance with the provisions of the Township Sanitation Ordinance.

Section 410. TREES.

A. Street trees shall be planted within the right-of-way six (inches from the street line, spaced not less than forty (40) feet nor more than sixty (60) feet apart.

B. Shade trees of six (6) inch caliper or more shall be preserved wherever practical. The Supervisors may require that the subdivider plant one (1) tree of not less than two (2) inch caliper for every tree of one (1) foot diameter or more which would be destroyed.

Section 411. RECREATION AREAS. Wherever, and to the extent, deemed desirable by the Supervisors, provision shall be made for suitable open spaces for parks, playgrounds, and other recreational use. Due consideration shall

be given to preservation of natural features such as large trees, woods, waterways, scenic points, and historic places and structures.

Section 412. STRIPPING, REPLACEMENT OR REMOVAL OF TOPSOIL. Initial construction on the subdivision site shall consist of stripping and piling of topsoil from all areas planned to be disturbed. Upon completion of other construction, the entire amount of topsoil stripped shall be replaced on the subdivision site. No topsoil shall be disposed of, by sale or otherwise, off the site of the subdivision. Subsoil may be disposed of at the option of the subdivider.

ARTICLE V

FEES

Section 500. APPLICATION. At the time of application for subdivision approval, the subdivider shall pay to the Township Secretary:

(Fees to be determined by Supervisors.)

Section 501. INSPECTION. The subdivider shall pay to the Township Secretary an amount specified by the Supervisors to reimburse the Township for the cost of inspections and other engineering services incurred in connection with the subdivision plan.

Section 502. REFUNDS. No fee shall be refunded under any circumstances.

APPENDIX I

HONEY BROOK TOWNSHIP

APPLICATION FOR REVIEW OF SUBDIVISION PLAN

The undersigned hereby applies for review by the Honey Brook Township Board of Supervisors of the subdivision plan submitted herewith.

1. Name of Owner of Property _____

2. Owner's Address _____ Phone No. _____

3. Name of Applicant _____
   (If other than owner)

4. Applicant's Address _____ Phone No. _____

5. Applicant's interest in property is as:

   Owner _____ Equitable Owner _____ Agent of Owner _____

6. Type lot proposed: single family _____ twin _____ row _____ other _____

7. Is construction of buildings to accompany subdivision? Yes _____ No _____

8. Average selling price: of house and lot _____ of lot _____

9. Type water supply proposed: public _____ other _____

10. Type sewerage proposed: public line _____ public capped _____ private _____

11. Type off-street parking: garages _____ drives _____ other _____ none _____

12. Are all streets proposed for dedication? Yes _____ No _____

13. Acreage proposed for park or other public use _____

14. Acreage of adjoining land in same ownership (if any) _____

15. Total area in acres of land to be subdivided _____

The undersigned represents that to the best of his knowledge and belief all the above statements are true, correct and complete.

The undersigned represents that all rights-of-way, easements and other properties proposed for public use, as shown on the final plan are to be dedicated, unless otherwise specifically noted.

The undersigned further represents that, except as otherwise specifically noted on reverse of this sheet, all proposed public improvements and facilities as shown on the final subdivision plan are to be improved, constructed and completed, or a bond posted with the municipality in sufficient amount to cover full estimated cost of construction thereof, prior to sale, transfer or agreement of sale of any subdivided parcels as shown on the plan.

Date _____ Signature of Applicant _____

by _____

APPENDIX II SPECIFICATIONS OF THE PRELIMINARY SUBDIVISION PLAN

The Preliminary Subdivision Plan shall be at a scale of not less than one inch equal to one hundred feet (1" = 100') and shall include or be accompanied by the following information either on a composite drawing or on separate drawings, such as; a development plan, profile plan, and surface drainage plan and the like.

A. The proposed name or identifying title of the subdivision.

B. The name of the township in which the subdivision is located and sufficient information to locate accurately the subdivision on existing maps and in the field.

C. The names and addresses of the owner and/or developer of the land to be subdivided, and the name of the engineer, surveyor, or other person responsible for drawing the plan.

D. The boundary lines of the tract to be subdivided, accurate in scale and bearing, and the names of owners of record of adjoining land.

E. All proposed lot lines with appropriate dimensions and established and proposed building set-back lines.

F. The name, location and width of all existing and proposed rights-of-way, streets, easements, parks and other public open spaces, and parcels of land to be reserved or dedicated to the public use and the conditions of such dedication or reservation.

G. The location of any proposed curbs, sidewalks, drainage structures or other improvements to be made by the subdivider. The proposed type of construction for street improvements shall be shown by typical cross-section.

H. The location of physical features or present improvements which effect the layout of lots and streets, including: present buildings, power lines, pipe lines, sewer lines, water mains, water courses, marshes, tree masses, or excessive slopes.

I. Where new streets are to be laid out the topography of the ground shall be indicated by contour intervals of not more than five feet (5') where the natural slope is 5% or better and two feet (2') for slopes less than 5%.

J. The plan shall be accompanied by a statement or notation of the method to be employed in providing water service and sewerage for the lots in the subdivision, and shall also indicate whether these improvements are to be provided by the subdivider or whether they will be the responsibility of the lot purchasers. If there are to be connections with existing water mains or sewer lines, these shall also be indicated on the plan.

APPENDIX III SPECIFICATIONS OF THE FINAL SUBDIVISION PLAN

The Final Subdivision Plan shall be at a scale of not less than one inch equal to one hundred feet (1" = 100') and shall include or be accompanied by the following information:

A. All information required for the Preliminary Plan listed in Appendix II, Subsections "A" to "G" inclusive.

B. Sufficient data to determine readily the location, alignment, bearing and length of every street, lot line, and boundary line, and to reproduce such lines on the ground.

C. Lots and blocks within a subdivision shall be numbered and lettered in a logical sequence.

D. The locations of permanent reference monuments shall be indicated thus "X" and the locations of lot corner markers shall be indicated thus, "O".

SUBDIVISION FEES

The fees charged for the processing of subdivision applications should be itemized in the Subdivision Regulations (Article V). The Supervisors are responsible for fixing the fees. The following information is provided to aid them in their judgement: First, it is good practice to have the fees cover the cost of administering the subdivision regulations; in other words the entire process should be financially self-supporting, and fees should be set accordingly. Second, it should be kept in mind that there are two basic types of subdivisions - "minor" and "major". Minor subdivisions involve only a few lots and have no improvements which require detailed analysis and inspection. Minor subdivisions are usually undertaken by individual land owners - for example, a householder who sells off a parcel of land to his neighbor. It is advisable that the fees for this sort of activity be as small as possible.

"Major" subdivisions involve many lots and improvements on the land and are usually undertaken by developers. Major subdivisions require careful analysis and inspection. Review of such applications is expensive to the municipality and fees should be fixed accordingly. The cost of inspections should also be charged to the developer.

Based upon the above considerations, the Consultants suggest the following schedule of fees for consideration:

For subdivisions of not more than five lots wherein all lots abut existing improved streets of sufficient width - $10 per plan, plus $2 per lot

SUBDIVISION FEES (CONTINUED)

For all other subdivisions - $25, plus $2 per lot

For inspections - $10 per hour for every hour the Township Engineer is engaged in field inspection of the construction or materials, but in no case shall the total fee exceed 2% of the total cost of construction.