AN ORDINANCE OF PETERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING CHAPTER 385 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REVISNG SECTIONS 385-22 PRELIMINARY SUBDIVISION OR LAND DEVELOPMENT PLAT REQUIREMENTS, 385-24 ACTION, 385-37 STREETS, 385-40 OPEN SPACE LAND, 385-45 ACCEPTANCE OF IMPROVEMENTS AND RELEASE FROM FINANCIAL SECURITY AND ATTACHMENT 3 APPENDIX A CONSTRUCTION DETAILS AND SPECIFICATIONS.

WHEREAS, the Pennsylvania Municipalities Planning (MPC) Code, Section 601, grants authority to Peters Township to enact subdivision and land development regulations that protect and promote the health, safety, morals, and the general welfare of its residents; and

WHEREAS, the Peters Township Planning Commission and Council is aware of the need to amend and add provisions to Township subdivision and land development regulations in accordance with the adopted 2013 Comprehensive Plan; and

WHEREAS, the Peters Township Planning Commission has reviewed the proposed ordinance on April 14, 2016 and recommended the ordinance amendment be adopted by Council; and

WHEREAS, the Council of Peters Township has held a public hearing to review the proposed ordinance and determined that the proposed ordinance complies with the recommendations adopted in the December, 2013 Comprehensive Plan (Plan Peters 2022) and is in the best interest of Peters Township.

NOW THEREFORE, be it ordained and enacted by the Council of Peters Township in a meeting assembled, and is hereby ordained and enacted by and with the authority of same as follows:

Section 1

Section 385-22. Chapter 385, Section §385-22 Preliminary Subdivision or Land Development Plat requirements be revised by adding the following:
§ 385-22 D. Supplementary Data

(5) A written report prepared and signed by a professional engineer specializing in geotechnical or soils engineering which includes at a minimum:

- A description and review of existing surface and subsurface geology on the site including any areas previously undermined or landslide prone and their potential impact on proposed development activities.
- Test boring logs and test boring location map.
- A slope stability analysis for all slopes greater than 3H: 1V and greater than eight (8) feet in height.
- Geotechnical engineering recommendations for grades required for stable cut and fill embankments, surface and sub-surface drainage requirements, sub-grade preparations, keyway and benching requirements, suitable fill material, compaction and moisture requirements, retaining structures (if necessary) and any other limitations or constraints to the proposed slope construction.

The developer will be required to engage the services of a registered professional engineer specializing in geotechnical or soils engineering during earthwork construction to monitor the earthwork and ensure that the recommendations of the report are carried out. All inspection reports must be submitted to the Township periodically throughout construction.

(6) Copies of all environmental reports, as applicable, regarding wetland delineations, floodplain limits, watercourse determinations, and status and location of any active or abandoned gas wells on the subject property. These reports must be prepared by qualified professionals in accordance with standard and accepted protocols of the PaDEP or other outside agencies having jurisdiction.

Section II

Section 385-24. Chapter 385, Section §385-24 Action be revised as follows:

§ 385-24-A. By Planning Commission or Council

Before acting on any preliminary subdivision and/or land development plat, the Planning Commission or Council may hold a public hearing thereon after public notice.

Preliminary subdivisions or land developments occurring within the Conservation Residential or Mixed Residential Overlay Districts shall be submitted to Planning Commission for a recommendation to Council for Preliminary Plan or Land Development Plan approval. Said preliminary plat may be approved, disapproved or conditional approval may be given by the Planning Commission or Council subject to changes requested by Planning Commission or Council. In such case, the final subdivision or land development plat shall be prepared to include said changes.

Within fifteen (15) days after the meeting at which action is taken on the preliminary plat by the Township Planning Commission or Council, the Planning Director or Township Manager shall notify the applicant in writing of any action taken, including any
recommendations for conditions and the reason therefore, citing the provisions of this chapter relied upon. If conditions are placed on approval of the preliminary plat, the applicant shall respond in writing, accepting or rejecting such conditions. Approval of the plat shall be rescinded automatically upon the applicant’s failure to accept or reject such conditions within thirty (30) days of the Planning Commission’s or Council’s action. If review by the Township Planning Commission or Council is unfavorable because the requirements of this chapter have not been met, such decision and the reasons therefore shall also be given, in written form, citing the provisions of this chapter relied upon, to the applicant.

Section III

§ Section 385-37. Chapter 385, Section § 385-37 Streets be revised by adding the following:

§ 385-37-C. Street Grades

(1) There shall be a minimum centerline grade of two percent (2 %). Centerline grades shall not exceed the following:

<table>
<thead>
<tr>
<th>Minor Street</th>
<th>Ten (10%) percent – Twelve (12%) percent can be used to design street grades within the Conservation &amp; Mixed Residential Overlay Districts only.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connector Street</td>
<td>Eight (8%) percent</td>
</tr>
<tr>
<td>Collector Street</td>
<td>Six (6%) percent</td>
</tr>
<tr>
<td>Arterial Street</td>
<td>Five (5%) percent</td>
</tr>
</tbody>
</table>

Within fifty (50) feet of all sides of an intersection no grades shall exceed the following:

<table>
<thead>
<tr>
<th>Type of Street</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Arterial, Collector, Connector</td>
<td>Local/or Minor</td>
</tr>
<tr>
<td>Three (3%) percent</td>
<td>Five (5%) percent</td>
</tr>
</tbody>
</table>

Section IV

§ Section 385-40. Chapter 385, Section § 385-40 Open Space Land be revised by adding the following:
§ 385-40-D. Conservation Residential (CR) and Mixed Residential (MR) Overlay Districts

Subdivisions or land developments within the CR or MR Overlay District shall provide Open Space as follows:

- Conservation Residential Overlay:
  Option A – Twenty Five percent (25%) of gross acreage of development site.
  Option B – Thirty percent (30%) of gross acreage of development site.
  Option C – Forty percent (40%) of gross acreage of development site.

- Mixed Residential Overlay:
  10% of gross acreage of development site.

Section V

§ Section 385-45. Chapter 385, Section § 385-45 Acceptance of Improvements and Release from Financial Security be revised by adding the following:

§ 385-45-B. Requirements of Acceptance of Improvements

(1) A deed of Dedication of any public grounds and public road right of ways (R.O.W.).

(7) For all post-construction stormwater management facilities permitted under an NPDES permit issued by the Washington County Conservation District or the Pennsylvania Department of Environmental Protection, a copy of the completed Notice of Termination (PaDEP form 3150-PM-BWEW0229b and subsequent revisions) is required prior to acceptance of the stormwater management facility by the Township.

Section VI

Attachment 3 Appendix A. Chapter 385, Subdivision and Land Development Ordinance construction details and specifications be revised by adding the following construction details:

- Typical Street Section – Generalized Standard
- Typical Street Section – Narrow Standard
- Typical Street Section – Medium Standard
- Typical Street Section – Wide Standard
- Typical Street Section – Boulevard Entrance Standard
- Typical Street Section – Alley/Serviceway Standard
Section VII

Severability. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held illegal or invalid by any court of competent jurisdiction, such provision shall be deemed a separate, distinct and independent provision, and such holding shall not render the remainder of the Chapter invalid.

Effective Date. This Ordinance shall become effective five (5) days after enactment by the Council of Peters Township.

ENACTED AND ORDAINED into Law this ____________ day of ____________ 2016.

ATTEST:

Michael A. Silvestri
Township Manager

PETERS TOWNSHIP

By:

Robert J. Lewis
Chairman of Council
LOCAL STREET – GENERALIZED STANDARD
LOCAL STREET – NARROW STANDARD
LOCAL STREET – MEDIUM STANDARD

TYPICAL SECTION LOCAL STREET – MEDIUM STANDARD
PETERS TOWNSHIP

REVIZIONS:

PETERS TOWNSHIP
WASHINGTON COUNTY, PA

APPROVED

CR-21
LOCAL STREET – BOULEVARD ENTRANCE STANDARD
LOCAL STREET – ALLEY/SERVICeway STANDARD