

ORDINANCE #31

AN ORDINANCE ESTABLISHING RULES, REGULATIONS, AND STANDARDS GOVERNING THE DIVISION AND DEVELOPMENT OF LAND WITHIN THE COUNTY IN ORDER TO PROMOTE THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. PROCEDURES ARE ESTABLISHED TO BE FOLLOWED BY THE COUNTY PLANNING COMMISSION IN ADMINISTERING THESE RULES, REGULATIONS AND STANDARDS, AND SETTING FORTH THE PENALTIES FOR THE VIOLATION THEREOF IN ALL MUNICIPALITIES OF BUCKS COUNTY NOT HAVING SUBDIVISION AND LAND DEVELOPMENT REGULATIONS IN EFFECT AT THE TIME OF ADOPTION OF THIS ORDINANCE THE ENACTMENT OF A SUBDIVISION AND LAND DEVELOPMENT ORDINANCE BY ANY MUNICIPALITY WHOSE LAND IS SUBJECT TO THIS COUNTY ORDINANCE SHALL ACT AS A REPEAL OF THIS ORDINANCE WITHIN THAT MUNICIPALITY.

BE IT ORDAINED AND ENACTED by the Board of County Commissioners of the County of Bucks, pursuant to the "Pennsylvania Municipalities Planning Code" as follows:

ARTICLE I. AUTHORITY AND PURPOSE

Section 101 Adoption

- (a) The Board of County Commissioners of the County of Bucks, Commonwealth of Pennsylvania, adopted December 22, 1971, pursuant to the "Pennsylvania Municipalities Code", regulations governing the subdivision and development of land within the county.
- (b) The Board of County Commissioners hereby designates the County Planning Commission as its agent to administer and enforce these regulations.
- (c) These regulations shall become effective on December 29, 1971, and shall remain in effect until modified, amended, or rescinded by the Commissioners.
- (d) All previous Bucks County Subdivision Regulations and subsequent amendments thereto are hereby repealed.

Section 102 Title

An Ordinance establishing rules, regulations, and standards governing the subdivision and land development of land within the County, setting forth the procedures to be followed by the County Planning Commission in administering these rules, regulations and standards, and setting forth the penalties for the violation thereof in all municipalities of Bucks County not having subdivision and land development regulations in effect.

Section 103 Short Title

These regulations shall be known and may be cited as "The Bucks County Subdivision and Land Development Regulations."

Section 104 Purpose

The regulations are adopted for the following purposes:

- (1) To assist orderly, efficient, and integrated development of land.
- (2) To provide for the coordination of existing streets and public utilities with new facilities.
- (3) To provide for efficient and orderly extension of community services and facilities at minimum cost and maximum convenience.

- (4) To ensure conformance of land utilization with the Comprehensive Plan of the county and the municipal comprehensive plan.
- (5) To promote thereby the health, safety, morals, and general welfare of the residents of the county.
- (6) To secure equitable handling of all subdivision and land development plans by providing uniform procedures and standards for observance, by subdividers and the commission.

Section 105 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 regulation, 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. In the event of conflict with the applicable zoning ordinance governing the municipality in which the proposal is located the terms of the zoning ordinance shall apply.

Section 106 Separability

It is hereby declared to be the legislative intent that:

- (a) If a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.
- (b) If a court of competent jurisdiction finds the application of any provision or provisions of this Ordinance to any lot, building or other structure, or tract of land, to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to the person, property, or situation immediately involved in the controversy, and the application of any such provision to other persons, property, or situations shall not be affected.

ARTICLE II JURISDICTION AND SANCTIONS

Section 201 Jurisdiction

- (a) Subdivision and Land Development Control--It shall be unlawful for the owner or any other person, firm or corporation owning or controlling any land in the County, except that located within a borough or township having adopted by resolution or ordinance subdivision and land development regulations, to subdivide any lot, tract, or parcel of land, or to lay out, construct, open or dedicate for public use or travel any street, sanitary or storm sewer drainage facility or other facility in connection therewith, for the common use of occupants of buildings located with the subdivision or land development, unless final plans of such subdivision or land development shall (a) have been prepared and signed by and sealed by a professional engineer or land surveyor duly and currently registered in the State of Pennsylvania; (b) submitted to and approved in writing thereon by the Bucks County Planning Commission; and (c) recorded in the Bucks County Recorder of Deeds Office in Doylestown, Pennsylvania.

- (b) Before the approval of a plat by any borough or township authority having the power of approval of plats, such authority shall transmit a copy of the proposed plat to the County Planning Commission, and the commission shall make a report thereon to such local authority. Pending the receipt and consideration of such report, such local authority shall defer action thereon; but if such report is not received by the local authority within thirty days from the submission of the plat to the County Planning Commission, or within such further time as may be agreed upon by the local authorities, such local authority may proceed to final action thereon.

Section 202 Sanctions and Penalties

- (a) It shall be unlawful to receive or record any plan required to be approved by the County Planning Commission in any public office, unless the same shall bear thereon by endorsement or otherwise the approval of the County Planning Commission.
- (b) Any owner, or agent of the owner, of any land located within a subdivision, who sells, transfers or agrees to sell, any land by reference to, or exhibition of, or by other use of a plan of a subdivision, before the same has been approved by the County Planning Commission shall, upon summary conviction thereof, be sentenced to pay a fine of not less than fifty dollars (\$50.00), nor more than one hundred dollars (\$100.00), and the cost of prosecution, or undergo an imprisonment for a term of not more than thirty days for each lot or parcel transferred or sold or agreed to be sold. The County of Bucks or the Bucks County Planning Commission may also enjoin such transfer or sale or agreement by injunction, in addition to the penalty herein provided.
- (c) The description of such lot or parcel by metes and bounds in the instrument of transfer, or other document used in the process of selling or transferring, shall not exempt the transaction from such penalties, nor from the remedies herein provided.

ARTICLE III DEFINITIONS

Section 300 General

- (a) Unless a contrary intention clearly appears, the following words and phrases shall have for the purpose of this Ordinance the meanings in the following clauses.
- (b) For the purpose of this Ordinance, words and terms used herein shall be interpreted as follows:
- (1) Words used in the present tense include the future.
 - (2) The singular includes the plural.
 - (3) The word "person" includes a corporation, partnership, and association as well as the individual.
 - (4) The word "lot" includes the word "plot" or "parcel."
 - (5) The word "Commission" and the words "Planning Commission" always mean the Bucks County Planning Commission.
 - (6) The word "Municipality" always means the Township or Borough in which the proposed subdivision or land development is located.
 - (7) The words "applicable zoning ordinance" always refers to the municipal zoning ordinance; or in those municipalities that have not enacted a zoning ordinance, it refers to the Bucks County Zoning Ordinance.

- (c) Any word or term not defined herein shall be used with a meaning of standard usage.

Section 301 Agent

Any person, other than the subdivider, who, acting for the subdivider, submits to the commission subdivision plans for the purpose of obtaining approval thereof.

Section 302 Alley

A right-of-way providing secondary vehicular access to the side or rear of two or more properties.

Section 303 Applicant

Any person who submits to the commission subdivision or land development plans for the purpose of obtaining approval thereof.

Section 304 Block

An area divided into lots, and usually bounded by streets.

Section 305 Building

A structure having a roof which is used or intended to be used for the shelter or enclosure of persons, animals or property. The word "building" shall include any part thereof.

Section 306 Building Setback Line

A line within a property defining the required minimum distance between any structure and the adjacent right-of-way line.

Section 307 Cartway

The portion of a street or alley intended for vehicular use.

Section 308 Clear-sight Triangle

An area of unobstructed vision at street intersections defined by the right-of-way lines of the streets and by a line of sight between points on their right-of-way lines at a given distance from the intersection of the right-of-way lines.

Section 309 Commission Staff

The technical personnel retained by the Bucks County Planning Commission.

Section 310 Crosswalk or Interior Walk

A right-of-way or easement for pedestrian travel across or within a block.

Section 311 Cul-de-sac

A street intersecting another street at one end and terminating at the other in a vehicular turn-around.

Section 312 Developer

Any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision or a land development.

Section 313 Director

The Executive Director of the Bucks County Planning Commission.

Section 314 Drainage Facility

Any ditch, gutter, pipe, culvert, storm sewer or other structure designed, intended, or constructed for the purpose of di-

verting surface waters from, or carrying surface waters off, streets, public rights-of-way, parks, recreational areas, or any part of any subdivision or contiguous land areas.

Section 315 Driveway

A minor vehicular right-of-way providing access between a street and a parking area or garage within a lot or property.

Section 316 Dwelling Unit

Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.

Section 317 Engineering Considerations

All engineering responsibilities as herein defined shall be those of the engineer for the municipality in which the proposal is located; hereafter referred to as the municipal engineer. The municipal engineer will review the plan and any accompanying material for the proposed subdivision or land development and make his findings known in a report to the county planning commission and the municipality. The report will be considered by the commission when reviewing the proposal. For applications in those municipalities that do not have an engineer, the engineering review shall be assumed by the Bucks County Engineer.

For the purpose of clearly identifying the extent of the engineer's responsibility in the review of subdivision and land development proposals, the following engineering considerations are defined. The engineer shall make recommendations concerning approval or disapproval of the application based upon these considerations as they are reflected in the plans submitted.

- (a) dimensions and areas of lots or parcels
- (b) existing and proposed contours in relation to the proposed use and that of adjacent properties
- (c) soil conditions; proposed erosion controls
- (d) surface and sub-surface drainage conditions and proposed storm drainage plans
- (e) lighting plans
- (f) utility plan; easement requirements
- (g) road specifications, widths, cross-sections, alignment, profiles, and intersections
- (h) location and design of entrance and existing accessways
- (i) sewage disposal system
- (j) conformance to the applicable zoning ordinance
- (k) acceptability of materials, construction indicated in final plans and specifications.

Section 318 Easement

A limited right of use granted in private land for public or quasi-public purpose.

Section 319 Erosion

The removal of surface materials by the action of natural elements.

Section 320 Half or Partial Street

A street parallel and adjacent to a property line having a lesser right-of-way width than required for satisfactory improvement and use of the street.

Section 321 Improvements

Those physical additions, installations and changes required such as streets, curbs, sidewalks, water mains, sewers, drainage facilities, public utilities, and any other appropriate items required to render land suitable for the use proposed.

Section 322 Land Development

- a. The improvement of a lot, tract or parcel of land that involves the installation of streets, driveways and/or parking areas. The proposed use may be, but is not limited to, one of the following: commercial (including shopping centers), industrial parks in which a building or buildings are constructed and leased with no transfer of land, mobile home parks in which spaces are leased, and multi-family residential. The vehicular access-ways and parking areas may or may not be offered for dedication.
- b. A division of land into lots for the purpose of conveying such lots singly or in groups to any person, partnership, or corporation for the purpose of the erection of buildings by such partnership or corporation.

Section 323 Lot

A plot or parcel of land which is, or in the future may be, offered for sale, conveyance, transfer or improvement as one parcel, regardless of the method or methods in which title was acquired.

Section 324 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 a street right-of-way, but including the area of any easement.

Section 325 Marginal Access Street

Minor streets, parallel and adjacent to major traffic streets, providing access to abutting properties and control of intersections with the major traffic street.

Section 326 Multiple Dwelling Building

A building providing separate living quarters for two or more families.

Section 327 Municipality

Township of the first or second class, borough or city.

Section 328 Owner

The owner of record of a parcel of land.

Section 329 Plan, Final

A complete and exact subdivision plan, prepared as for official recording, to define property rights and proposed streets and other improvements.

Section 330 Plan, Preliminary

A tentative subdivision plan, in lesser detail than a final plan, showing the salient existing features of a tract and its surroundings and approximate proposed street and lot layout as a basis for consideration prior to preparation of a final plan.

Section 331 Plan Record

An exact copy of the approved final plan on opaque linen of standard size, prepared for necessary signatures and recording with the Bucks County Recorder of Deeds.

Section 332 Plan, Sketch

An informal plan, to scale, indicating salient existing

features of a tract and its surroundings and the general layout of the proposed subdivision for discussion purposes only and not to be presented for approval.

Section 333 Re-Subdivision

Any subdivision or transfer of land, laid out on a plan which has been approved by the commission, which changes or proposes to change property lines and/or public rights-of-way not in strict accordance with the approved plan.

Section 334 Reverse Frontage Lot

A lot extending between and having frontage on a major street and a minor street with vehicular access solely from the latter.

Section 335 Right-of-Way

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 municipality shall mean that every right-of-way hereafter established and shown on a final record plan is to be separate and distinct from lots or parcels adjoining such right-of-way, and not included with the dimensions or areas of such lots or parcels.

Section 336 Right-of-Way - Future

- (a) The right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads.
- (b) A right-of-way established to provide future access to or through undeveloped land.

Section 337 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.

Section 338 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."

Section 339 Sewage Facility

Any sewer, sewage system, sewage treatment works or part thereof designed, intended or constructed for the collection, treatment or disposal of liquid waste including industrial waste.

Section 340 Sight Distance

The length of street, measured along the center line, which is continuously visible from any point three feet above the center line.

Section 341 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 vertical distance in feet per 100 feet of horizontal distance.

Section 342 Street

- (a) A public or private way used or intended to be used for passage or travel by vehicles and pedestrians and to provide access to abutting properties.

(b) Streets are further defined and classified as follows:

(1) Thoroughfares

- (i) Expressways--designed for large volumes of high-speed thru-traffic with access limited to selected intersections, either grade-separated or at grade.
- (ii) Arterial Street--designed for large volumes of thru-traffic with access to abutting properties generally controlled.
- (iii) Collector Street--designed to carry a moderate to heavy volume of traffic from primary and secondary streets to arterial streets, and expressways with access to abutting properties frequently controlled.

(2) Local Streets

- (iv) Primary Residential Street--designed to carry a moderate volume of traffic to intercept secondary (residential) streets, to provide routes to collector streets and community facilities, and to provide access to the abutting properties.
- (v) Secondary Residential Street--designed to provide access to the abutting properties and a route to primary residential streets.
- (vi) Marginal Access or Frontage Street--a secondary street parallel and adjacent to an expressway, arterial or collector street, which provides access to abutting properties and separation from through-traffic.
- (vii) Alley or Service Street--a minor way used primarily for service-vehicle access to the rear of sides of properties otherwise abutting directly onto another street.
- (viii) Driveway--generally a private way for the use of vehicles and pedestrians providing access between a public street and an interior area within a lot or property.

Section 343 Street Line

The dividing line between the street right-of-way and the lot. The street line shall be the same as the legal right-of-way line, provided that (1) the street right-of-way shall not be less than required in Section 507 of this Ordinance and where a future right-of-way width for a street has been officially established, the street right-of-way so established.

Section 344 Subdivision, Major and Minor

- (a) Major Subdivision--the division of a lot, tract or parcel of land or part thereof into two (2) or more lots, tracts, or parcels of land 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 (10) acres, not involving any new streets or easements of access, shall be exempted.
- (b) Minor Subdivision--the division of a single lot, tract or parcel of land into two (2) lots, tracts, or parcels of land, for the purpose, whether immediate or future, of transfer of ownership or of building development, providing the proposed lots, tracts, or parcels of land thereby created have frontage on

an improved public street or streets, and providing further that there is not created by the subdivision any new street or streets, the need for required improvements, easement of access or the need therefore.

Section 345 Undeveloped Land

Land in parcels sufficiently large for future subdivision which is presently in agriculture, woodland or lying fallow.

Section 346 Water Facility

Any water works, water supply works, water distribution system or part thereof designed, intended or constructed to provide or distribute potable water.

Section 347 Yard

An open space unobstructed from the ground up, on the same lot with a structure, extending along a lot line or street line and inward to the structure.

Section 348 Yard, Front

A yard between the front of a structure and an adjacent street line and extending the entire length of the street line across the property.

ARTICLE IV PROCEDURE FOR SUBDIVISION AND LAND DEVELOPMENT

Section 401 General

- (a) In order to discharge the duties imposed by law, the County Planning Commission has adopted the following procedures which shall be observed by all subdividers.
- (b) The review process for plans required by County Planning Commission shall include no more than forty (40) days starting from the day each complete submission is filed in the Bucks County Planning Commission's office.
- (c) The presentation of a sketch plan, preliminary plan and final plan shall each be considered a separate submission and the maximum forty-day review period may be required for each such plan.
- (d) The separate stages of approval require the submission of Sketch, Preliminary and Final Plans. These plans differ in their purpose and required level of detail. The table below indicates the required plans for the different types of submission.

Plan	See Section	Minor Subdivision	Major Subdivision	Land Development
Sketch	402-403	Not required	Recommended	Recommended
Preliminary	404-406	Not required	Required	Required
Final	407-409	Required	Required	Required

TENTATIVE SKETCH PLAN - MAJOR SUBDIVISION OR LAND DEVELOPMENT

Section 402 Purpose

- (a) The purpose of the "Tentative Sketch Plan" is to afford the applicant the opportunity to consult early and informally with the planning commission staff and municipality before preparation of the preliminary plan and formal application.

Township or Borough Manager
 Township or Borough Engineer
 Township or Borough Solicitor
 Owner or Developer
 Owner's Engineer, Surveyor or Architect
 School District Superintendent
 Bucks County Health Department

- (e) The Bucks County Planning Commission shall, in the interest of highway safety and the safety of the area residents, and in order to promote orderly community development require the owner/developer of any large commercial complex such as shopping centers, industrial parks or plants, housing projects, apartment complexes, major educational or recreational facilities and other significant traffic generators to meet jointly with representatives of the County Planning Commission and the Pennsylvania Department of Transportation to ultimately achieve the best possible design from the standpoint of traffic.
- (f) The Planning Commission shall obtain a letter from the Pennsylvania Department of Transportation indicating that the plan has been reviewed and approved in concept and that traffic considerations, driveways and the discharge of water on the road right-of-way have been reviewed.
- (g) The Engineer, prior to the Planning Commission meeting, shall:
- (1) Review the engineering considerations in the applicant's submission; and
 - (2) Prepare a report for the Planning Commission.
- (h) Following receipt of the reports from the municipal authorities, municipal planning commission, engineer, and the Department of Transportation and Soil and Water Conservation District when applicable, and within forty (40) days following the receipt of a complete preliminary plan submission, the Planning Commission shall:
- (1) Review the applicant's submission
 - (2) Review all reports received
 - (3) Discuss submission with the applicant
 - (4) Evaluate the plan, reports and discussion
 - (5) Determine whether the preliminary plan meets the objectives and requirements of the "Subdivision and Land Development Regulations" and other ordinances
 - (6) Recommend revisions so that the plan will conform to regulations
 - (7) Approve or disapprove the preliminary plan
- (i) Within five (5) days after the Planning Commission meeting, report of action taken shall be mailed to those persons that were notified that the plan was to be reviewed. See Section 406 (d).

FINAL PLAN - MAJOR SUBDIVISION OR LAND DEVELOPMENT

Section 407 Purpose

The purpose of the final plan is to require formal approval by the Bucks County Planning Commission before plans for all subdivisions and land developments are recorded as required by Section 415 of this Ordinance.

Section 408 General

A final plan shall be submitted conforming to the changes recommended during the preliminary plan procedure. The final plan and all information and procedures relating thereto shall

in all respects be in compliance with the provisions of these regulations except where variation therefrom may be specified in writing by the Bucks County Planning Commission.

Section 409 Procedure for Final Plan Approval

Procedure for approval of final plans shall be identical to the procedure as outlined for preliminary plans in Section 406, except that:

- (a) Substitute the word "final" where the word "preliminary" is used.
- (b) Applicant submits ten (10) copies of the final plan and application to the Bucks County Planning Commission at least ten (10) calendar days in advance of the monthly meeting.
- (c) The Planning Commission will distribute copies of the final plan and application with request for Final Plan Review and Comment to:
 - Township or Borough Planning Commission - 1 copy
 - Township Board of Supervisors or Borough Council - 1 copy
 - Pennsylvania Department of Transportation - 2 copies
 - Engineer - 2 copies
 - Bucks County Soil and Water Conservation District - 2 copies
- (d) Prior to the meeting at which the final plan is to be considered, the following persons will be notified in writing that the final plan has been received and will be considered by the commission at its meeting of specified date:
 - Township or Borough Solicitor
 - Township or Borough Manager
 - Township or Borough Engineer
 - Owner or Developer
 - Owner's Engineer, Surveyor or Architect
 - School District Superintendent
 - Bucks County Health Department
- (e) Following receipt of the reports from the municipal authorities, municipal planning commission, engineer, and the Department of Transportation, and the Bucks County Soil and Water Conservation District when applicable, and within forty (40) days following the receipt of a complete final plan submission, the Planning Commission shall:
 - (1) Review all applicable reports from the Engineer, the Pennsylvania Department of Transportation, and the Bucks County Soil Conservation District.
 - (2) Re-evaluate the applicant's submission.
 - (3) Determine whether the final plan meets the objectives and requirements of the Subdivision and Land Development Regulations and other ordinances.
 - (4) Recommend plan revisions so that the plan will conform to Regulations.
 - (5) Approve or disapprove the final plan.
- (f) Within five (5) days after the Planning Commission meeting, a report of action taken shall be mailed to those persons who were notified that the plan was to be reviewed. See Section 409 (d).
- (g) If approved, two (2) exact copies of the approved final plan on linen with the signatures of the required agen-

cies as specified in Article VII, Section 705, shall be submitted for the signatures of the Planning Commission Chairman and Executive Director.

Section 410 Appeal

In any case where the Planning Commission disapproves a final plan, any person aggrieved thereby may, within thirty (30) days thereafter, appeal therefrom, by petition to the Court of Quarter Sessions of Bucks County, which Court shall hear the matter de novo, and, after hearing, enter a decree affirming, reversing, or modifying the action of the Planning Commission, as may appear just in the premises. The Court shall designate the manner in which notices of the hearing of any such appeal shall be given to all parties interested. The decision of the Court shall be final.

MINOR SUBDIVISION

Section 411 Purpose

In the case of minor subdivisions, as defined in Section 344 (b), it is the purpose of this section to provide a simplified procedure by which said minor subdivisions may be submitted and approved.

Section 412 General

In the event that the proposed subdivision shall involve a change in the location of streets, sanitary or storm sewers, water mains, culverts, and other municipal improvements, then the provisions of this Section on minor subdivisions shall not be applicable and the owner shall be required to comply with the requirements of Section 409 (Final Plan).

Section 413 Procedure for Minor Subdivision Approval

- (a) Applicant prepares minor subdivision plan and application.
- (b) Applicant submits five (5) copies of the minor subdivision plan and application to the Bucks County Planning Commission at least ten (10) calendar days in advance of the monthly meeting.
- (c) The Planning Commission will distribute copies of the minor subdivision plan and application to the following for review and comment to be received prior to the planning commission meeting:
 - Township or Borough Planning Commission - 1 copy
 - Township Board of Supervisors or Borough Council - 1 copy
 - Engineer - 1 copy
- (d) Prior to the meeting at which time the minor subdivision plan is to be considered, the following persons will be notified in writing that the plan has been received and will be considered by the commission at its meeting of specified date:
 - Township or Borough Solicitor
 - Township or Borough Manager
 - Township or Borough Engineer
 - Owner or Developer
 - Owner's Engineer, Surveyor or Architect
 - School District Superintendent
 - Bucks County Health Department
- (e) Following receipt of the reports from the municipal authorities, municipal planning commission and engineer, and within forty (40) days following receipt of a complete plan submission, the Planning Commission shall:

- (1) Review the applicant's submission;
- (2) Discuss submission with the applicant;
- (3) Evaluate applicant's submission, presentation and discussion with the applicant;
- (4) Review the report of the Engineer;
- (5) Determine whether the plan meets the objectives of the Comprehensive Plan and the requirements of the "Subdivision and Land Development Regulations", Zoning Ordinance, and other applicable ordinance; and
- (6) Within five (5) days, inform the applicant in writing of the approval or disapproval of the plan and any changes, modifications, or alternatives required.

(f) If approved:

- (1) After all other signatures as required by Section 705 shall be on the linen prints, the Planning Commission Chairman and Executive Director shall sign two (2) linen prints of the subdivision plan and one paper print.
- (2) The owner shall record the plan in the office of the Recorder of Deeds of Bucks County, within ninety (90) days from the date of approval.

Section 414 Appeal

See Section 410 for appeal process.

RECORDING OF FINAL PLAN

Section 415 Recording Final Plan

The action of the Planning Commission or of the Court of Appeals in approving any subdivision or land development plan and approved duplicate copy of such plan shall, within ninety (90) days of the date of approval, be recorded by the applicant in the office of the Recorder of Deeds of Bucks County. The applicant shall notify the Planning Commission in writing, of the date of such recording and the plan book and page wherein such subdivision or land development plan is recorded. If the plan is not recorded within the ninety (90) day period, the approval shall lapse and become void unless otherwise specified by the court. The Planning Commission may extend the ninety (90) day period upon written application by the applicant.

Section 416 Effect of Recording

- (a) After a subdivision or land development plan has been duly recorded, the streets, parks and other public improvements shown thereon shall be considered to be a part of any official map which is adopted by the municipality in accordance with Article IV of Act 247.
- (b) Streets, parks and other public improvements shown on a subdivision or land development plan to be recorded, may be offered for dedication to the municipality by formal notation thereof on the plan; or the owner may note on the plan that such improvements have not been offered for dedication to the municipality.
- (c) Every street, park, or other improvement shown on a subdivision or land development plan that is recorded, as provided herein, shall be deemed to be a private street, park, or improvement until such time as the same has been offered for dedication to the municipality, and accepted by resolution, and recorded in the Office of the Clerk of the Court of Quarter Sessions of Bucks County, or until it has been condemned for use as a public street, park, or other improvement.

Section 417 Auction Sales

When an owner proposes to offer his land for sale at auction in two (2) or more parts, the following procedures shall be followed:

1. Preliminary plans, showing the manner in which the applicant desires to divide his land for sale at auction, shall be submitted for approval or review as required under Section 406 of these regulations, prior to advertisement of the sale.
2. After preliminary approval, the land may be advertised and offered for sale as shown on the approved preliminary plan.
3. All agreements of sale shall be subject to approval of final plans; and final settlement shall not be made until after such final approval and recording of the plan has been completed in accordance with the provisions of Section 409 and 415 of these regulations.
4. The final plan shall show the land divided into the number and size of parcels as sold.
5. If the land is sold as an entirety, the subdivider shall so notify the commission in writing and need not proceed with further approval of plans.

ARTICLE V. DESIGN STANDARDS

Section 501 Application

- (a) The following land subdivision and land development principles, standards and requirements will be applied by the commission in evaluating plans for proposed subdivisions and land developments.
- (b) The standards and requirements outlined herein shall be considered minimum standards and requirements for the promotion of the public health, safety, morals, and general welfare.
- (c) Whenever municipal or other applicable regulations impose more restrictive standards and requirements than those outlined herein, such other regulations shall control.
- (d) Where literal compliance with the standards specified herein is clearly impractical, the commission may modify or adjust the standards to permit reasonable utilization of property while securing substantial conformance with the objectives of these regulations.

Section 502 General Standards

- (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) Reserve strips controlling access to lots, public rights-of-way, public lands or adjacent private lands are prohibited.
- (c) In general, lot lines shall follow municipal and county boundary lines rather than cross them.
- (d) Wherever possible, developers shall preserve trees, groves, waterways, scenic points, historic spots and other community assets and landmarks.

- (e) Subdivisions and land developments shall be laid out so as to avoid the necessity for excessive cut or fill.
- (f) Land subject to flooding or other hazards to life, health, or property, and land deemed to be topographically unsuitable, shall not be platted for residential occupancy nor for such other uses as may increase danger to health, life or property, nor aggravate erosion or flood hazard, until all such hazards are provided by the subdivision plans. Such land within the subdivision or land development shall be set aside on the plat for uses as shall not be endangered by periodic or occasional inundation and shall not produce unsatisfactory living conditions.
- (g) Where flooding is known to have occurred within the area shown on the plan, such area shall be clearly marked "subject to periodic flooding" and no building or streets shall be permitted in this area.

Section 503 Community Facilities

- (a) In reviewing subdivision plans, the planning commission will consider the adequacy of existing or proposed community facilities to serve the additional dwellings proposed by the subdivision.
- (b) Where deemed essential by the Planning Commission and/or the municipality, upon consideration of the particular type of development proposed and especially in large-scale residential developments, the planning commission may require the dedication or reservation of such areas or sites of an extent and location suitable to the needs created by the development for schools, parks and other purposes.
- (c) Areas provided or reserved for such community facilities shall be adequate to provide for building sites, landscaping and off-street parking as appropriate to the use proposed.
- (d) Where a proposed park, playground, school or other public use shown in the Comprehensive Plan of the municipality is located in whole or in part in a subdivision or land development, the Planning Commission may require the dedication or reservation of such area within the subdivision or land development, in those cases in which the Planning Commission in conjunction with the municipality's Board of Supervisors or Borough Council deems such requirements to be necessary.
- (e) Standards for community facilities. The following standards shall apply to the provisions of recreation space:
 - (1) Areas set aside for recreational purposes, such as playgrounds or playfields, shall be of adequate size and configuration to accommodate the intended use. They should be located to serve all the residents, and in large developments more than one area may be required to serve the residents in close proximity to their dwellings. Access should be provided from a public street.
 - (2) In subdivisions or land developments which provide or intend to provide housing facilities for more than fifty (50) families, suitable open areas shall be required for aesthetics and recreation.

Standards to be used as a guide in determining the adequacy of space provided shall be as follows:

50 to 300 families - five (5) acres per hundred (100) families

Over 300 families - fifteen (15) acres plus one-half (1/2) acre per hundred (100) families over 300

Section 504 Street - General

- (a) Proposed streets shall conform in all respects to the Official Map and General Development Plan of the municipality in which the subdivision or land development is located, if one has been adopted, or to such other street plans or parts thereof as have been officially prepared and adopted by said municipality.
- (b) Proposed streets shall further conform to such county and state street and highway plans as have been prepared, adopted and/or filed as prescribed by law and to the requirements of a general plan of the area as developed by the commission.
- (c) Streets shall be logically related to topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.
- (d) Residential streets shall be so laid out as to discourage through traffic; however, the arrangement of streets shall provide for continuation of existing or platted streets and for proper access to adjoining undeveloped tracts suitable for future subdivision.
- (e) If lots resulting from original subdivision are large enough to permit re-subdivision, or if a portion of the tract is not subdivided, adequate street rights-of-way to permit further subdivision shall be provided as necessary.
- (f) Dead-end streets shall be prohibited, except as stubs to permit future street extension into adjoining tracts, or when designed as cul-de-sacs.
- (g) Stub streets greater in length than one lot depth, shall be provided with a temporary turn-around to the standards required for cul-de-sacs, or shall be paved to the full width of the right-of-way for the last seventy-five (75) feet of their length.
- (h) Streets that are extensions of or obviously in alignment with existing streets shall bear the names of the existing streets. Street names shall not be repeated within a municipality, and all street names shall be subject to the approval of appropriate local authorities.
- (i) Private streets are prohibited. They will be approved only if they are designed to meet municipal street standards.

Section 505 Cul-de-sac Streets

- (a) A permanent or temporary cul-de-sac exceeding five hundred (500) in length may be approved by the planning commission only if conditions of the tract warrant a longer cul-de-sac.
- (b) Cul-de-sacs shall have at the closed end a turnaround with a right-of-way having a minimum outside radius of not less than sixty (60) feet and shall be paved to a radius of not less than forty-eight (48) feet.
- (c) Drainage of cul-de-sacs shall preferably be toward the open end.
- (d) A temporary cul-de-sac shall be designed so that the cartway is widened to a fifty (50) foot width for a distance of seventy-five (75) feet at the turnaround.

Section 506 Street Standards

- (a) The following chart is a general guide to the dimensional standards for the various classifications of roads as defined in Section 342. When these standards are in conflict with those established by the municipality, the municipality's shall take precedence.

	<u>R/W (feet)</u>	<u>Cartway (feet)</u>	<u>Curb</u>	<u>Sidewalks</u>
Arterial Street	100-120	*	*	*
Collector Street	80	40	*	*
Primary	60	36	**	**
Secondary	50	26	**	**
Marginal Access Street				
Residential	35	22	**	**
Other Districts	50	30	yes	

*As recommended by the Pennsylvania Department of Transportation.

**Curbs and sidewalks shall be installed when required by the municipality and shall be built to their specifications.

- (b) Additional rights-of-way and cartway widths may be required by the municipality and shall be built to their specifications.
- (b) Additional rights-of-way and cartway widths may be required by the commission in order to lessen traffic congestion, to secure safety from fire, panic and other dangers, to facilitate the adequate provision for transportation and other public requirements, and to promote the general welfare.
- (c) Short extension of existing streets with lesser right-of-way and/or cartway widths than prescribed above may be permitted; provided, however, that no section of new right-of-way be less than fifty (50) feet in width.
- (d) Where a subdivision abuts or contains an existing street of inadequate right-of-way width, additional right-of-way width shall be dedicated to conform to the standards set by the municipality.
- (e) New half or partial streets will not be permitted, except where essential to reasonable subdivision of a tract in conformance with the other requirements and standards of these regulations and where, in addition, satisfactory assurance for dedication of the remaining part of the street can be secured.
- (f) Wherever a tract to be subdivided borders an existing half or partial street, the other part of the street shall be plotted within such tract.

Section 507 Street Alignment

- (a) Whenever street lines are deflected in excess of five (5) degrees, connection shall be made by horizontal

curves.

- (b) To ensure adequate sight distance, minimum center line radii for horizontal curves shall be as follows:
 1. Secondary Streets: One hundred and fifty (150) feet.
 2. Primary Streets: Three hundred (300) feet.
 3. Collector Streets: Five hundred (500) feet.
- (c) Except on minor streets, a minimum tangent of one hundred (100) feet shall be required between curves.
- (d) A long radius curve shall be preferred in all cases to a series of curves and tangents.
- (e) The approaches to an intersection shall follow a straight course for at least fifty (50) feet.
- (f) Any applicant who encroaches within the legal right-of-way of a State highway is required to obtain a highway occupancy permit from the Pennsylvania Department of Transportation, Permits Office, Doylestown, Pennsylvania.

Section 508 Street Grades

- (a) Center line grades shall not be less than one half of one percent (0.5%).
- (b) The maximum street grades shall be as follows:
 1. Secondary Streets: Ten percent (10%).
 2. Primary and collector streets: Six percent (6%).
- (c) Vertical curves shall be used at changes of grade exceeding one percent (1%) and shall be designed in relation to the extent of the grade change and to provide the following minimum sight distances:
 - (1) For over crests (summits), each four percent difference in gradients use one hundred and twenty-five (125) foot length of curve.
 - (2) For under crests (sags), each four percent difference in gradients use one hundred (100) foot length of curve.
- (d) Where the grade of any street at the approach to an intersection exceeds seven percent (7%), a leveling area shall be provided having not greater than four percent (4%) grades.
- (e) Maximum grade within any intersection shall not exceed one percent (1%).

Section 509 Street Intersections

- (a) Streets shall be laid out to intersect as nearly as

possible at right angles. No street shall intersect another at an angle of less than sixty (60) degrees.

- (b) Multiple intersections involving junction of more than two streets shall be avoided. Where this proves impossible, such intersections shall be designed with extreme care for both pedestrian and vehicular safety.
- (c) Clear sight triangles of fifty (50) feet measured along street right-of-way lines from their points of junction shall be provided at all intersections; and no building, structure, grade or planting higher than two feet above the center line of the street shall be permitted within such sight triangles.
- (d) Primary and secondary residential streets shall not intersect on the same side of a major thoroughfare at an interval of less than eight (800) hundred feet.
- (e) Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of one hundred and twenty-five (125) feet between their center lines.
- (f) Minimum curb radii at street intersections shall be fifteen (15) feet; and at the property line, the radius shall be ten (10) feet.

Section 510 Street Access

- (a) Where a subdivision abuts or contains an existing or proposed expressway, arterial or collector street, the commission may require marginal-access streets or reverse-frontage lots or such other treatment as will provide protection for abutting properties, reduction in the number of intersections with the major street, and separation of local and through-traffic.
- (b) Access to parking areas on commercial and industrial sites shall be controlled and shall be so located as to provide a minimum of two hundred (200) feet between points of access.
- (c) Private driveways, where provided, shall be located not less than forty (40) feet from the intersection corner of corner lots and shall provide access to the street of lower classification when a corner lot is bounded by streets of two different classifications as defined herein.

Section 511 Grading and Drainage

- (a) Blocks and lots shall be graded to secure proper drainage away from buildings and to prevent the collection of storm water in pools.
- (b) All drainage provisions shall be of such design as to carry surface waters to the nearest practical and adequate street, storm drain, or natural water course. Subdividers must carry surface waters to the nearest practical storm drain or natural water course.

- (c) The subdivision owner shall construct and/or install such drainage structures and/or pipes as are necessary to prevent erosion damage and to satisfactorily carry off surface waters.
- (d) No excavation shall be made with a cut face steeper than 3:1, except under one or more of the following conditions:
- (1) The excavation is located so that a line having a slope of 3:1 and passing through any portion of the cut face will be entirely inside the property lines of the property on which the excavation was made.
 - (2) The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than one horizontal to one vertical. A written statement to that effect from a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, is submitted to the County Engineer and approved by him. The statement shall affirm that the site has been inspected and that the deviation from the slope will not result in injury to persons or damage to property.
 - (3) A concrete or stone masonry wall constructed in accordance with approved standards is provided to support the face of the excavation.
- (e) 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:
- (1) 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.
 - (2) A written statement from a civil engineer licensed by the Commonwealth 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 County Engineer.
 - (3) A concrete or stone masonry wall constructed in accordance with approved standards is provided to support the face of the excavation.
- (f) The top of bottom edge of slopes shall be a minimum of five (5) 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.
- (g) In view of the need for erosion and sediment control, the Planning Commission may request a review of development plans by the Bucks County Soil and Water Conservation District and ask for technical assistance in determining water run-off and solutions for water problems as they relate to erosion and soil control.
- (h) Storm drains and appurtenances shall be required to be constructed by the owner to take surface water from the bottom of vertical grades, to lead water away from springs, and to avoid excessive use of cross gutters at street intersections and elsewhere.
- (i) Unless otherwise directed by the planning commission and municipality, water courses shall remain open and shall not be piped or incorporated into a storm sewer system.

- (j) In the design of storm sewerage systems, the future use of undeveloped areas upstream shall be taken into account in calculating pipe size.

Section 512 Blocks

- (a) The length, width, and shape of blocks shall be determined with due regard to the following:
- (1) Provision of adequate sites for type of buildings proposed.
 - (2) Zoning requirements as to lot size, dimension, and minimum lot area per dwelling unit.
 - (3) The limitations and opportunities of the topography.
 - (4) Requirements for safe and convenient vehicular and pedestrian circulation and access.
- (b) Blocks shall have a maximum length of sixteen hundred (1,600) feet, and so far as practical, a minimum length of five hundred (500) feet. In the design of blocks longer than eleven hundred (1,100) feet, special consideration shall be given to the requirements of satisfactory fire protection.
- (c) Residential blocks shall be of sufficient depth to accommodate two (2) tiers of lots, except where reverse frontage lots bordering a major traffic street are used.
- (d) Pedestrian interior walks may be required where necessary to assist circulation or provide access to community facilities. Such crosswalks shall have a right-of-way width of not less than ten (10) feet and a paved walk of not less than four (4) feet.

Section 513 Lots

- (a) Lot dimensions and areas exclusive of easements shall be not less than specified by provisions of the zoning ordinance for the municipality in which the subdivision is located.
- (b) Corner lots shall provide for equal setbacks on both streets.
- (c) Residential lots shall front on a municipal street, existing or proposed.
- (d) Double-frontage lots are prohibited, except where employed to prevent vehicular access to major traffic streets.
- (e) Side lot lines shall be substantially at right angles or radial to street lines.
- (f) Building setback lines shall be not less than specified by provisions of the zoning ordinance for the municipality in which the subdivision is located.
- (g) If remnants of land exist after subdividing, they shall be incorporated into existing or proposed lots, or dedicated to public use for recreation or open space, if acceptable to the municipality.
- (h) The subdivision of a tract which creates non-conforming side and rear yard requirements for existing buildings will not be approved. Nonconforming front yards may be approved if necessary to obtain proper street alignment.

Section 514 Alleys

- (a) Alleys are prohibited in developments of single-family detached residences, but may be permitted in other types of residential development, provided the applicant produces evidence satisfactory to the Planning Commission of the need for such alleys, and provided these are not primary means of access.
- (b) Where permitted, alleys in residential developments shall have a minimum paved surface of twenty-two (22) feet.
- (c) Dead-end alleys shall be avoided; but where this proves impossible, shall be terminated with a paved circular turn-around of adequate dimensions.
- (d) Alley intersections and sharp changes in alignment shall be avoided; but where necessary, corners shall be rounded or cut back sufficiently to permit safe vehicular circulation.

Section 515 Easements

- (a) Easements with a minimum width of twenty (20) feet shall be provided as necessary for utilities.
- (b) To the fullest extent possible, easements shall be centered on or adjacent to rear or side lot lines.
- (c) Nothing shall be permitted to be placed, planted, set or put within the area of an easement. The area shall be kept as lawn.
- (d) 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 watercourse and of such width as will be adequate to preserve natural drainage but not less than twenty (20) feet, or as may be required or directed by the Department of Environmental Resources. The owner shall properly grade and seed slopes and fence any open ditches when it is deemed necessary by the municipality.
- (e) 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 applicant or owner shall reserve or obtain easements over all lands affected thereby, which easements shall be adequate for such discharge of drainage and for the carrying off of such water, and for the maintenance, repair and reconstruction of the same, including the right of passage over and upon the same by vehicles, machinery and other equipment for such purposes, and which shall be of sufficient width for such passage and work. The owner shall convey, free of charge or cost, such easements to the municipality upon demand.
- (f) No right-of-way or easement for any purpose whatsoever shall be recited or described in any deed unless the sale has been shown on the approved plan.

Section 516 Curbs

- (a) Curbs shall be provided along streets when required by the municipality.
- (b) Along the existing street on which a subdivision or land development abuts (hereinafter called boundary streets), curbs shall be constructed and the existing paved cartway shall be widened to the curb. The location of curbing along a boundary street shall be determined by the width of the required cartway of the road as established by the municipality.

- (c) Curbs shall be designed and constructed in accordance with the municipality's specifications.

Section 517 Automobile Parking Facilities

- (a) Automobile parking facilities shall be provided off street in accordance with the requirements of the applicable zoning ordinance.
- (b) At no time shall angle or perpendicular parking be permitted along public streets. All parking lots and bays permitting parking other than parallel shall be physically separated from the street and confined by curbing or other suitable separating device.
- (c) No one area for off-street parking of motor vehicles shall exceed thirty-six (36) cars in capacity. Separate areas on a parcel shall be physically separated from one another by ten (10) foot planting strips.

TYPICAL PARKING ISLAND

- (d) No less than twenty (20) feet of open space shall be provided between the edge of any parking area and the outside wall of the nearest building.
- (e) Parking area dimensions shall be no less than those listed in the following table:

Angle of Parking	Parking		Driveway	
	Stall Width	Stall Depth	One-Way	Two-Way
90°	10'	20'	20'	24'
60	10	21	18	21
45	10	20	15	18
30	10	18	12	15
Parallel	8	22	12	18

- (f) All dead-end parking areas shall be designed to provide sufficient back-up area for the end stalls of the parking area.
- (g) Parking areas shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle.
- (h) No less than a five (5) foot radius of curvature shall be permitted for all curblines in all parking areas.
- (i) Except at entrance and exit drives, all parking areas shall be set back from the future right-of-way line and all property lines at least fifteen (15) feet. The distance between this required setback and the future cartway shall be maintained as a planting strip.

- (j) All automobile parking areas shall be paved and constructed in accordance with the standards established by the municipality in which the development is located.
- (k) The depth and width of lots reserved or laid out for commercial and industrial uses shall be adequate to provide for the off-street parking generated by the use.
- (l) The layout of every parking area shall be such as to permit safe and efficient internal circulation, in accordance with accepted traffic engineering principles and standards.
- (m) Entrances and exists to and from off-street parking areas shall be located so as to avoid interference with street traffic.
- (n) Every off-street parking area shall include sufficient reservoir space to accommodate entering and exiting vehicles without overflowing out onto adjacent streets or service roadways.
- (o) Pedestrian crosswalks and refuge island shall be provided at intervals not exceeding 200 feet along the length of each parking area.
- (p) All public parking areas shall be adequately lighted during after-dark operating hours. All light standards shall be located on the raised parking islands and not on the parking surface. (See Typical Parking Island sketch).

Section 518 Sidewalks

- (a) The minimum width of all sidewalks shall be four (4) feet. There shall be a minimum six (6) foot wide planting strip between the curb and sidewalk. This planting strip can be used for the location of the underground utilities.
- (b) The grades and paving of the sidewalks shall be continuous across driveways except in non-residential and high-density residential developments and in certain other cases where heavy traffic volume dictates special treatment.
- (c) The thickness and type of construction of all sidewalks shall be in accordance with the standards established by the municipality in which the development is located.
- (d) Sidewalks shall be laterally pitched at a slope not less than one eighth (1/8) inch per foot to provide for adequate surface drainage.
- (e) At corners and pedestrian street-crossing points, sidewalks shall be extended to the curbline with an adequate apron area for anticipated pedestrian traffic.
- (f) Sidewalks shall not exceed a seven (7) percent grade. Steps or a combination of steps and ramps shall be utilized to maintain the maximum grades, where necessary. Where sidewalk grades exceed five (5) percent, a non-slip surface texture shall be used.

Sidewalks adjacent to angle parking areas shall be set back a minimum of five (5) feet to prevent car overhang from restricting pedestrian movement along the sidewalk.

Section 519 Multi-Family Developments

- (a) The density, parking, lot area and building requirements shall in all respects conform to the applicable zoning ordinance for multi-family developments.
- (b) Preliminary approval of the site plan must be obtained for the entire proposed multi-family development. Final approval may be obtained section by section, but such development sections shall be specified on the preliminary plan and must be numbered in the proposed order that they are to be developed. Such order of development must be adhered to, and if changes are required, plans must be re-filed and reviewed and approved.
- (c) If the municipality requires bonding procedures, they shall be resolved before final approval of the land development plan, and shall guarantee the improvements by the builder of the streets, sidewalks, curbs, street lighting, street trees, drainage facilities, utilities and other facilities that the planning commission and municipality may deem necessary.
- (d) Arrangement of Buildings and Facilities
- (1) All of the elements of the site plan shall be organized harmoniously and efficiently in relation to topography, the size and shape of the plot, the character of the adjoining property, and the type and size of the buildings, in order to produce a usable, efficient and economical land use pattern.
- (2) Arrangements of buildings shall be in favorable relation to the natural topography, existing desirable planting, bodies of water, views within and beyond the site, and exposure to the sun and other buildings on the site.
- (e) Access and Circulation
- (1) Access to the dwellings and circulation between buildings and other important project facilities for vehicular and pedestrian traffic shall be comfortable and convenient for the occupants.
- (2) Access and circulation for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal shall be planned for efficient operation and convenience.
- (3) Walking distance from the main entrance of building to a street, driveway or parking area shall usually be less than one hundred (100) feet; exception to this standard should be reasonably justified by compensating advantages, such as desirable views and site preservation through adaptation to topography. In no case shall the distance exceed two hundred and fifty (250) feet.
- (f) Yards
- Yards shall assure adequate privacy, desirable outlook, adequate natural light and ventilation, convenient access to and around the dwellings, and other essential uses.
- (g) Grading
- (1) Grading shall be designed for buildings, lawns, paved areas and other facilities, to assure ade-

quate surface drainage, safe and convenient access to and around the buildings and for the screening of parking and other service areas and the conservation of desirable existing vegetation and natural ground forms.

- (2) Grading around buildings shall be designed to be in harmony with natural topography.

(h) Streets

- (1) Streets shall be provided on the site where necessary to furnish principal traffic-ways for convenient access to the living units and other important facilities on the property.
- (2) Streets proposed to be dedicated for public use and maintenance shall conform to the design requirements and specifications of this Ordinance and local municipal standards.

(i) Driveways

- (1) Driveways shall be provided on the site where necessary for convenient access to the living units, garage compounds, parking areas, service entrances of buildings, collection of refuse and all other necessary services. Driveways shall enter public streets at safe locations.
- (2) Driveways shall be planned for convenient circulation suitable for traffic needs and safety.
- (3) All driveways shall be paved and constructed in accordance with local municipal standards.

(j) Parking Areas

- (1) Paved parking areas shall be provided to meet the needs of the residents and their guests without interference with normal street traffic.
- (2) Parking areas shall conform to the standards and requirements of Section 517 and those of the Zoning Ordinance.

(k) Sidewalks

- (1) Street sidewalks and on-site walks shall be provided for convenience and safe access to all living units from streets, driveways, parking areas or garages and for convenient circulation and access to all facilities.
- (2) Width, alignment and gradient of walks shall provide safety, convenience and appearance for pedestrian traffic. Small jogs in the alignment shall be avoided.
- (3) The alignment and gradient of walks shall be coordinated with the grading plan to prevent the passage of concentrated surface water on or across the walk and to prevent the pocketing of surface water by walks.
- (4) Sidewalks shall be constructed in accordance with the requirements of Section 518.

(1) Refuse Collection Stations

- (1) Outdoor collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided.

- (2) Collection stations shall be located so as to be separated adequately from habitable buildings to avoid being offensive, but at the same time be convenient for both collectors and residents and shall be screened and landscaped adequately.

(m) Planting

The appeal and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features; and additional new plant material shall be added for privacy, shade, beauty of buildings and grounds and to screen out objectionable features.

Section 520 Non-Residential Developments

- (a) Lotting of individual lots for commercial purposes shall be avoided in favor of a comprehensive design of the land to be used for such purposes.
- (b) Additional width of streets adjacent to areas proposed for non-residential use may be required as deemed necessary by the planning commission to assure the free flow of through-traffic from vehicles entering or leaving parking areas.
- (c) When adjacent lots proposed for non-residential uses front on a collector or arterial street, the owner may be required to provide a service road for ingress and egress; or in lieu thereof, the owner may be required to provide an area adjacent to the proposed lots for off-street parking purposes.
- (d) Alleys or service streets shall be required in commercial and industrial districts, except where other adequate provision is made for off-street loading and parking consistent with the use proposed. Where required, alleys in commercial and industrial districts shall conform to the standards of Section 514 of this Ordinance.
- (e) Dead-end alleys shall be avoided; but where this proves impossible, they shall be terminated with a paved turnaround of adequate dimensions.
- (f) Adjacent residential areas shall be protected from potential nuisance of the proposed non-residential developments, including the provisions of extra depths in parcels backing up on existing or potential residential developments and provisions for a permanently landscaped evergreen buffer strip.
- (g) Streets carrying non-residential traffic shall not normally be extended to the boundaries of the adjacent existing or potential residential areas, nor connected to streets intended for predominantly residential traffic.
- (h) Parking areas shall be located or designed in such a manner that they are visibly secluded from eye level in the surrounding area. Grading to depress the parking area, raised beams, landscaping, or fencing are satisfactory methods to create such seclusion.
- (i) All area, design, and parking requirements shall conform to the applicable zoning ordinance.
- (j) Refuse Collection for Non-Residential Developments
- (1) Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided.
- (2) Collection stations shall be located to avoid

being offensive and shall be screened from view and landscaped.

Section 521 Planting

- (a) Within any land development or subdivision consisting of over ten (10) lots, street trees shall be planted along all streets where suitable street trees do not exist.
- (b) Street trees shall be planted at intervals of not more than forty-five (45) feet, or an equivalent number shall be planted in an informal arrangement.
- (c) Street trees shall not be planted opposite each other but shall alternate.
- (d) At intersections, trees shall be located no closer than thirty (30) feet from the intersection of the street right-of-way lines.
- (e) Where the planting strip between the curb and sidewalk is less than seven (7) feet wide, the street trees shall be planted on the lots.
- (f) Street trees and other required plants shall be of nursery stock. They shall be of symmetrical growth, free of insects, pests, and disease, and suitable for street use and durable under the maintenance contemplated.
- (g) The minimum trunk diameter measured at a height of six (6) inches above the finished grade level shall be a minimum of two and one-half (2 1/2) inches.
- (h) In particular, approved trees for street planting include the following:
 - (1) *Acer ginnala* - Amer Maple
 - (2) *Acer platanoides* - Norway Maple
 - (3) *Acer saccharum* - Sugar Maple
 - (4) *Fraxinus americana* - White Ash
 - (5) *Fraxinus pennsylvanica lanceolata* - Green Ash
 - (6) *Ginkgo biloba* - Ginkgo (male)
 - (7) *Liquidambar styraciflua* - Sweet Gum
 - (8) *Liriodendron Tulipifera* - Tulip Tree
 - (9) *Phellodendron amurense* - Amur Cork Tree
 - (10) *Platanus acerifolia* - London Plane Tree
 - (11) *Quercus alba* - White Oak
 - (12) *Quercus borealis* - Red Oak
 - (13) *Quercus coccinea* - Scarlet Oak
 - (14) *Quercus phellos* - Willow Oak
 - (15) *Tilia-Linden* - All species hardy to the area
 - (16) *Zelkova Serrata* - Japanese Zelkova
- (i) Where buffer strips are required along two different land uses and along the rear of reverse-frontage lots, an evergreen planting screen shall be used to provide an adequate visual barrier. The plant material used shall be of a minimum height of four (4) feet at the time of planting and shall be planted in a staggered arrangement in order to provide an immediate effect. Deciduous and semi-deciduous shrubs may be used with evergreens to provide an immediate effect and to provide accent and color. It is recommended that a Landscape Architect licensed by the Commonwealth of Pennsylvania be employed to insure the proper use and arrangement of plant material and to provide an aesthetically pleasing effect. The following are evergreens recommended for screening purposes:
 - (1) *Pinus strobus* - White Pine
 - (2) *Picea abies* - Norway Spruce
 - (3) *Pinus nigra* - Austrian Pine
 - (4) *Thuja orientalis* - Oriental Arbor-vitae
 - (5) *Tsuga canadensis* - Canadian Hemlock

(6) *Tsuga caroliniana* - Carolina HemlockSection 522 Erosion and Sediment Controls1. General

- (a) No changes shall be made in the contour of the land, and no grading, excavating, removal nor 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 Bucks County 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 Bucks County Planning Commission that provides for minimizing erosion and sedimentation consistent with this section, and an improvement bond or other acceptable security is deposited with the municipality 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 Bucks County Planning Commission 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 Bucks County Soil and Water Conservation District. The Engineer shall ensure compliance with the appropriate specifications, copies of which are available from the District.

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, regarding, or other development shall be done in a way that will minimize erosion.
- (b) Development plans shall preserve salient natural features, keep out-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 practicable.
- (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 shall be installed as soon as practical in the development.
- (h) Provisions shall be made to effectively accommodate the increased run-off caused by changed soil and surface conditions during and after development. Where necessary, the rate of surface water run-off will be mechanically retarded.
- (i) Sediment in the run-off 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 commission.
- (b) All drainage provisions shall be of such design as to adequately handle the surface run-off and carry it to the nearest suitable outlet such as a curbed street, storm drain, or natural watercourse. 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 municipality.
- (c) Concentration of surface water run-off shall only be permitted in swales of watercourses.
- (d) Excavations and fills.
 - (1) Cut and fill slopes shall not be steeper than 3:1 unless stabilized by a retaining wall or curbing, except as approved by the commission when handled under special conditions.
 - (2) Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations and the sloping surfaces of fills.
 - (3) Cut and fill 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 water courses or constructed channels shall have suitable protection against erosion during periods of flooding.
 - (7) Grading shall in no case be done in such a way so as to divert water onto the property of another landowner.
 - (8) During grading operations, necessary measures for dust control must be exercised.
 - (9) Grading equipment will not be allowed to cross live streams. Provision shall be made for the installation of temporary culverts or bridges.

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 water courses and to repair any damage at his expense as quickly as possible.
- (b) Maintenance of all drainage facilities and water courses, both existing and proposed, within any proposed subdivision or land development shall be the responsibility of the developer until such time as one of the following is accomplished:
 - (1) A right-of-way for these facilities is offered for

dedication by the developer and is accepted by the township; it shall then be the responsibility of the township.

- (2) An easement acceptable to the township is established. In the case of a subdivision, the maintenance shall then be the responsibility of the individual lot owners over whose property the easement passes. For land developments, the maintenance shall then be the responsibility of the owner.
- (3) A home-owners association, approved by the township, assumes responsibility for the maintenance of the development, including the maintenance of the watercourses and/or drainage facilities.
- (c) It is the responsibility of any person, corporation, or other entity doing any act on or across a communal stream, watercourse or swale, or upon the flood plain or right-of-way during the period of the activity, to return it to its original or equal condition after such activity is completed.
- (d) 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 communal stream or watercourse without having obtained prior approval from the township and/or Department of Environmental Resources, whichever is applicable.
- (e) Each person, corporation or other entity which makes any surface changes shall be required to:
 - (1) Collect on-site surface run-off and dispose of it to the point of discharge into the common natural watercourse of the drainage area.
 - (2) Handle existing off-site run-off through his development by designing it to adequately handle storm run-off from a fully developed area upstream.
 - (3) Pay his proportionate share of the total cost of off-site improvements to the common natural watercourse, based on a fully developed drainage area.
 - (4) Provide and install at his expense, in accordance with municipal requirements, all drainage and erosion control improvements (temporary and permanent) as required by the Erosion and Sediment Control Plan.
- (f) It is the responsibility of the municipality to keep all major streams, not under the jurisdiction of another official agency, open and free-flowing.

5. Compliance with Regulations and Procedures

- (a) The Bucks County Planning Commission in its consideration of all preliminary plans of subdivision and land development shall condition its approval upon the execution of erosion and sediment control measures as contained in Sections 2, 3 and 4 of this article.
- (b) The installation and design of the required erosion and sediment control measures shall be in accordance with standards and specifications found in the "Erosion and Sediment Control Handbook" available through the District, Planning Commission or municipality.
 - (1) Debris Basin
 - (2) Grade stabilization structure
 - (3) Grassed waterway or outlet
 - (4) Mulching
 - (5) Sodding

- (6) Temporary cover on critical areas
 - (7) Temporary diversion (urban)
 - (8) Permanent diversion (urban)
 - (9) Permanent grass and legume cover on critical areas with prepared seedbed
 - (10) Permanent grass and legume cover on critical areas with unprepared seedbed
 - (11) Stream channel construction, bank erosion structures, bench terrace, and other temporary or permanent measures deemed appropriate by the municipality.
- (c) Stream channel construction on watersheds with a drainage area in excess of 320 acres, or in those cases where downstream hazards exist, shall be approved by the Pennsylvania Department of Environmental Resources prior to development.
 - (d) Final plans for minimizing erosion and sedimentation as approved will be incorporated into the agreement and bond requirements as required by the municipality.
 - (e) 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.
 - (f) At the time a building permit is applied for, a review shall be conducted by the engineer to insure conformance with the plan as approved. During the construction, further consultative technical assistance will be furnished, if necessary, by the County Engineer and the Bucks County Soil and Water Conservation District. During this development phase, the Engineer shall inspect the development site and enforce compliance with the approved plans.
 - (g) Permission for clearing and grading prior to recording of plats, may be obtained under temporary easements or other conditions satisfactory to the municipality.
 - (h) In the event the developer proceeds to clear and grade prior to recording plats, without satisfying conditions specified under sub-paragraph (f), the Bucks County Planning Commission may revoke its approval of the preliminary plan.

ARTICLE VI REQUIRED IMPROVEMENTS

Section 601 Purpose

- (a) The purpose of this article is to establish and define the public improvements which will be required by the planning commission and/or municipality to be constructed or cause to be constructed by the applicant. Inspection of improvements shall be the responsibility of the municipality in which the subdivision or land development is located.
- (b) All improvements shall be constructed in accordance with the specifications of the municipality in which the subdivision or land development is located.

Section 602 Application

- (a) The improvements included in this article are minimum requirements. However, the Bucks County Planning Commission reserves the right in any case to increase the same if conditions so warrant.
- (b) If any mandatory provisions of this Ordinance are shown by the applicant to be unreasonable and cause undue

hardship as they apply to his proposed subdivision, the County Planning Commission may grant a variance to such applicant from such mandatory provisions, so that substantial justice may be done and the public interest secured; provided that such variations will not have the effect of nullifying the intent and purpose of this Ordinance, and that the full enforcement of the provisions is not necessary to maintain or protect the public interest.

- (c) In granting variances and modifications, the County Planning Commission may impose such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

Section 603 Revision of Plans

When changes from the accepted drawings and specifications become necessary during construction, written acceptance by the planning commission with the advice of the Engineer shall be secured before the execution of such changes.

Section 604 Maintenance

Adequate provisions for the satisfactory maintenance of all streets shall be made by dedication to, and acceptance for maintenance by, the municipality, or by other acceptable means.

Section 605 Streets

- (a) The construction of streets, roads, lanes, and driveways, as shown upon final plans and as contained in contact agreements, shall in every respect conform to such requirements as the municipality may by resolution require for the construction of streets.
- (b) Specifications. The minimum requirements for improvements shall be those contained in the Pennsylvania Department of Transportation's Specifications (Form 408) as last revised.
- (c) All streets shall be graded to:
 - (1) The grades shown on the street profiles and cross-section plan submitted and approved with the final plan.
 - (2) The full width of the right-of-way.
- (d) Along the existing street on which a subdivision or land development abuts (hereinafter called a boundary street) improvements shall be made to the street. The improvements to the boundary street shall be determined by the width of the required cartway and built to the specifications established by the municipality.

At the discretion of the municipality, an escrow account may be established to be used by the municipality for the improvement of the cartway to the required standards.

Section 606 Street Signs

- (a) The developer shall erect at every street intersection a street sign or street signs having thereon the names of the intersecting streets. At intersections where streets cross, there shall be at least two (2) such street signs and at the intersections where one (1) street ends or joins with another street, there shall be at least one (1) such street sign.
- (b) Street signs are to be erected when the first dwelling on the street is occupied. Temporary street signs may be erected on the approval of the municipality but shall be made permanent before final offer for the dedication of roads is made.

Section 607 Street Lights

Where appropriate, the owner shall install or cause to be installed, at the owner's expense, metal pole street lights serviced by underground conduit in accordance with a plan to be prepared by the owner's engineer and approved by the Philadelphia Electric Company and by the planning commission. The equipment of metal poles may be waived in such instances as approved by the planning commission due to the existence of wooden poles already in place. Provision shall be made for energizing said lighting after fifty (50) percent or more of the dwellings in a given subdivision or land development or section of a subdivision or land development have been occupied. The owner shall be responsible for all costs involved in lighting the streets until such time that the streets are accepted or condemned as public streets by the municipality.

Section 608 Monuments

- (a) Monuments shall be placed at each change in direction of boundary; two (2) to be placed at each street intersection and one (1) on one side of each street at angle points and at the beginning and end of curves. Utility easements shall be monumented at their beginning and at their end; and areas to be conveyed for public use shall be fully monumented at their external boundaries.
- (b) Monuments shall be placed in the ground after final grading is completed, at a time specified by the County Engineer. The monument shall be concrete, the size and length as may be approved by the County Engineer.
- (c) All monuments shall be checked for accuracy by the Engineer, or their accuracy certified by the owner's engineer. Accuracy of monument shall be within three one-hundredths (3/100) of a foot.

Section 609 Sidewalks

- (a) Sidewalks shall be constructed as required by Section 507. These standards shall apply on all new streets and on existing streets, unless in the opinion of the Planning Commission and municipality they are unnecessary for public safety and convenience.
- (b) All sidewalks shall be constructed in accordance with Section 518 of this Ordinance and municipal specifications.
- (c) It is required to install sidewalks, on-site walks and curbs for convenience and access to all living units from streets, driveways, parking areas or garages, and for convenient circulation and access to all project facilities.
- (d) Width, alignment and gradient of walks shall provide safety, convenience and appearance for pedestrian traffic. Small jogs in the alignment shall be avoided.
- (e) The alignment and gradient of walks shall be coordinated with the grading plan to prevent the passage of concentrated surface water on or across the walk and to prevent the pocketing of surface water by walks.

Section 610 Curbs

- (a) Curbs shall be provided as required in Section 516, unless in the opinion of the Engineer they are unnecessary.
- (b) All curbs shall be designed and constructed in accordance with the standards and specifications of the municipality.

Section 611 Storm Sewerage System

The owner shall construct storm water drainage facilities, including curbs, catch basins and inlets, storm sewers, culverts, road ditches, open channels and other structures in order to prevent erosion, flooding and other hazards to life and property. All such facilities are to be of adequate size and grade to hydraulically accommodate maximum potential volumes of flow; and size, type, and installation of all storm drains and sewers shall be constructed in accordance with the plans.

Section 612 Public Water Supply

- (a) The owner shall construct water mains in such a manner as to make adequate water service available to each lot or dwelling unit within the subdivision or land development. A minimum pressure of 20 pounds per square inch shall be provided at each house or other building to be connected to the water supply main. The water supply must comply with the Regulations and the standards of the State Department of Environmental Resources.
- (b) The system shall also be designed with adequate capacity and appropriately spaced fire hydrants for fire-fighting purposes. Review and approval by the appropriate municipal or volunteer fire official shall be required in order to insure that adequate fire protection is provided.

Section 613 Private Water Supply

Where no public water is accessible, water shall be furnished by the owner on an individual lot basis. If wells are installed on each lot and the lot also contains its own sewage disposal facilities, the well shall be of the drilled type, cased and grout-sealed into the bedrock. The well will be required to have a production of not less than six (6) gallons per minute as established by bailor tests, and certified by the well driller. Before being placed in consumer use, it shall be disinfected by the use of sodium hypochlorite or other acceptable solutions, and a sample bacteriological examination collected by a licensed water analyst.

Section 614 Public Sanitary Sewers

- (a) Wherever practical, sanitary sewers shall be installed and connected to the Municipal Sanitary Sewer System. Where a sanitary sewer is not yet accessible, but is planned for extension 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 municipal sanitary 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 right-of-way line. The sewer installation shall include the construction within rights-of-way or easements to bring the sewer to the future connection with the municipal sanitary sewer system.
 - (1) 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.
 - (2) When capped sewers are provided, on-site disposal facilities shall also be provided.
- (b) All public sanitary sewers shall be designed and constructed in accordance with the "Sewerage Manual" issued by the Pennsylvania Department of Environmental Resources.

- (c) No public sanitary sewer or treatment plant shall be constructed until plans and specifications have been submitted to the State Department of Environmental Resources and the Municipal Authority and approved in accordance with existing laws.

Section 615 Private Sewage Disposal Systems

- (a) If public sewer facilities are not available, the owner shall provide for sewage disposal on an individual lot basis according to the rules, regulations, terms, definitions, and conditions of the Individual Sewage Disposal System application and certification procedure for Bucks County, Pennsylvania, adopted by the Bucks County Board of Commissioners on March 24, 1971, and any amendments made thereto.
- (b) When on-lot sewage disposal facilities are proposed, a satisfactory Bucks County Health Department Feasibility Report must be received by the Commission before approval of the final plan.

Section 616 On-Lot Sewer and Water Locations

The dimensioned location of the on-lot sewage system and the well must be shown on the plan prior to the issuance of a building permit.

Section 617 Capped Sewers

If, at the time of final approval, public sanitary sewer facilities are not available to the subdivision or land development, but will become available within a period of five (5) years, the owner shall be required to install or cause to be installed at his expense sanitary sewers and sewer laterals to the street line in accordance with the requirements and standards of the municipal authority; and shall cap all laterals.

Section 618 Electric, Telephone and Communication Facilities

- (a) All electric, telephone and communication service facilities, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility and other companies providing such services, except where it is demonstrated to the satisfaction of the Bucks County Planning Commission that the underground installation required herein is not feasible because of the physical condition of the lands involved.
- (b) Where practicable, all utilities shall be located within the street right-of-way; otherwise, easements or rights-of-way of sufficient width for installation and maintenance shall be provided.
- (c) Final plans shall show locations of all utilities and shall be coordinated with required street tree planning.

Section 619 Grading

Grading shall conform in all respects to the final plan.

Section 620 Planting

- (a) Street trees and other required planting shall be in accordance with Section 521 of this Ordinance.
- (b) Street trees and other required plant material shall not be planted until the finished grading of the subdivision or land development has been completed.
- (c) Plans for proposed street tree planting or buffer zone plantings shall be reviewed and approved by the plan-

ning commission.

Section 621 Community Facilities

Additional community facilities may be required to serve the proposed lots or dwellings in a subdivision or land development. Where a proposed park, playground or other public facility shown in the Comprehensive Plan or Community Facilities Plan or parts thereof is located in whole or in part in a subdivision or land development, the dedication or reservation of such area may be required by the Bucks County Planning Commission in those cases in which it deems such requirements to be reasonable.

Section 622 Special Drainage Problems - Flood Plain Area

- (a) The commission may, when it deems necessary for the health, comfort, safety, or welfare of the present and future population of the area, and necessary to the conservation of water, drainage and sanitary facilities, prohibit subdivision of any portion of the property which lies within the flood plain of any stream or drainage course.
- (b) The areas referred to in (a) above shall be preserved from any and all destruction or damage by clearing, grading, or dumping of earth, waste material, stumps, or other material of any kind.
- (c) Special exceptions may be granted by the commission when in its opinion certain fill, structures, parking areas, loading areas, recreational sites, or other specific use will not be detrimental to the health, comfort, safety or welfare of the public.
 - (1) Building Elevation. Every permitted building or structure shall be so placed that the basement floor or the main floor of buildings or structures without basements, shall be three (3) feet above the known high-water mark of the maximum flood of record.
 - (2) All other uses shall be so constructed that the finished elevation of the improvement will conform to (1) above.
 - (3) The subdivision must show, before the granting of permission to use any part of a flood plain area, that the proposed improvement will not adversely affect any property above or below the proposed improvement.
- (d) Whenever a stream or important drainage course is located within or along a proposed subdivision, the commission shall determine the method of treatment of such stream or drainage course, whether it shall remain in its natural state, whether it shall be straightened, widened, or otherwise left open in an appropriately constructed channel, or whether closed drainage structures shall be required. Said determination shall be incorporated into the plan. The commission may request dedication of a right-of-way or establishment of an easement along such stream or drainage course, sufficient in extent and width (but not less than twenty (20) feet wide) to provide proper space for the necessary public uses involved in such treatment, including extra space for a street if needed or for protection of the stream if it is to be left in the natural state, and for protection of the health and safety of abutting property owners and the public generally from flood waters.

ARTICLE VII. PLAN REQUIREMENTS

Section 701 Sketch Plan

A subdivision sketch plan may be submitted by the subdivider as a basis for informal discussion with the commission staff. Data furnished in a sketch plan shall include the following information:

- (a) Name of subdivision or land development.
- (b) Name and address of the owner/applicant.
- (c) Name and address of engineer, surveyor or architect.
- (d) Tract boundaries.
- (e) Municipality in which the subdivision is located.
- (f) North point.
- (g) Location map.
- (h) Streets on and adjacent to the tract.
- (i) Significant topographical and physical features.
- (j) Proposed general street layout.
- (k) Proposed general lot layout.
- (l) Contours-basis for topography; vertical datum base.

Section 702 Preliminary Plan

The preliminary plan shall show or be accompanied by the following information:

- (a) Drafting Standards
 - (1) The plan shall be drawn at a scale of 1" = 50' or 100'.
 - (2) Dimensions shall be set in feet and decimal parts thereof; and bearings in degrees, minutes and seconds.
 - (3) Each sheet shall be numbered and shall show its relationship to the total number of sheets.
 - (4) Where any revision is made, or when the plan is a revision of a previously approved plan, dotted lines shall be used to show features or locations to be abandoned and solid lines to show the currently proposed features.
 - (5) The plan shall be so prepared and bear an adequate legend to indicate clearly which features are existing and which are proposed.
 - (6) The boundary line of the subdivision shall be shown as a solid heavy line.
- (b) General information to be shown
 - (1) Name of subdivision or land development.
 - (2) Name and address of the owner/applicant.
 - (3) Name and address of the registered engineer, surveyor or architect responsible for the plan.

- (4) Municipality in which the subdivision or land development is located.
- (5) Type of water supply and sewage disposal facilities proposed, i.e., on-lot or public.
- (6) Zoning requirements including applicable district, lot size and yard requirements, and proof of any variances or special exceptions which may have been granted.
- (7) A location map for the purpose of locating the site to be subdivided at a scale of not less than eight hundred (800) feet to the inch showing the relation of the tract to adjoining property and to all streets, roads and municipal boundaries existing within one thousand (1,000) feet of any part of the property proposed to be subdivided.
- (8) Total acreage of the tract.
- (9) Date, north point and scale.

(c) Existing Features

- (1) Complete outline survey of the property to be subdivided or developed shall be provided, showing all courses, distances and area, and tie-ins to all adjacent intersections.
- (2) The location, names, and widths of streets, the location of property lines and names of owners, the location of water courses, sanitary sewers, storm drains and similar features within four hundred (400) feet of any part of the land to be subdivided or developed.
- (3) Location of all existing monuments.
- (4) Location, size, and ownership of all underground utilities, and any rights-of-way or easements within the property.
- (5) Contours at vertical intervals of two (2) feet for land with average natural slope of four (4) percent or less; vertical intervals of five (5) feet for more steeply sloping land.

Datum to which contour elevations refer. Where reasonably practicable, data shall refer to known, established elevations.
- (6) Location of existing buildings, species and size of large trees standing alone, the outline of all wooded areas, quarries, marshy areas, and areas subject to inundation.

(d) Proposed Layout

- (1) The layout of streets, including width of the streets, alleys and cross-walks.
- (2) The layout and approximate dimensions of lots.
- (3) The arrangement of buildings and parking areas in commercial and multi-family developments with all necessary dimensions shall be noted on the plan.
- (4) For multi-family developments, the total areas, total dwelling units, number of buildings, proposed density, total parking spaces, building coverage and the bedroom ratio shall be on the plan.

- (5) A plan for the surface drainage of the tract to be subdivided shall be provided. A plan to control erosion during and after the construction period may be required. This plan will receive approval if it has been prepared by the Bucks County Soil and Water Conservation District and reviewed by the Planning Commission.
- (6) Tentative typical cross-sections and center-line profiles shall be provided for each proposed street shown on the preliminary plan. These plans may be submitted as separate sheets.
- (7) Lots for which other than a residential use is intended shall be indicated.
- (8) A plan of proposed planting shall be provided, showing the locations for street trees and the landscape treatment and reverse frontage lots and any required buffer strips.
- (9) For subdivisions, the total area, number of lots, lot area for each lot, and length of proposed streets shall be noted on the plan and each lot numbered.
- (10) Building setback lines, established by zoning or other ordinances.
- (11) An indication of any lots in which other than a residential use is intended.
- (12) Rights-of-way and/or easements proposed to be created for all drainage purposes, utilities or other reasons.
- (13) Tentative typical cross-sections and centerline profiles for each proposed street shown on the preliminary plan. These plans may be submitted as separate sheets.
- (14) Where the preliminary plan covers only a part of the applicant's entire holding, a sketch shall be submitted of the perspective street layout for the remainder.

Section 703 Final Plan

The final plan shall show or be accompanied by the following information:

(a) Drafting Standards

- (1) The plan shall be drawn at a scale of 1" = 50' or 100'
- (2) Dimensions shall be set in feet and decimal parts thereof; and bearings in degrees, minutes and seconds.
- (3) Each sheet shall be numbered and shall show its relationship to the total number of streets.
- (4) Where any revision is made, or when the plan is a revision of a previously approved plan, dotted lines shall be used to show features or locations to be abandoned and solid lines to show the currently proposed features.

- (5) The boundary line of the subdivision or land development shall be shown as a solid heavy line.
 - (6) Final plans shall be on sheets either 18" X 22" or 36" X 44", and all lettering shall be so drawn as to be legible if the plan should be reduced to half size.
- (b) General information to be shown:
- (1) Name of subdivision or land development.
 - (2) Name and address of the owner/applicant.
 - (3) Name and address of the registered engineer, surveyor or architect responsible for the plan.
 - (4) Municipality in which the subdivision or land development is located.
 - (5) Type of water supply and sewage disposal facilities proposed, i.e., on-lot or public.
 - (6) Zoning requirements including applicable district, lot size and yard requirements, and proof of any variances or special exceptions which may have been granted.
 - (7) A location map for the purpose of locating the site to be subdivided at a scale of not less than eight hundred (800) feet to the inch showing the relation of the tract to adjoining property and to all streets, roads and municipal boundaries existing within one thousand (1,000) feet of any part of the property proposed to be subdivided.
 - (8) Total acreage of the tract.
 - (9) Date, north point and scale.
- (c) Existing Features
- (1) Complete outline survey of the property to be subdivided or developed shall be provided, showing all courses, distances and area, and tie-ins to all adjacent intersections.
 - (2) The location, names, and widths of streets, the location of property lines and names of owners, the location of watercourses, sanitary sewers, storm drains and similar features within four hundred (400) feet of any part of the land to be subdivided or developed.
 - (3) Location of all existing monuments.
 - (4) Location, size, and ownership of all underground utilities, and any rights-of-way or easements within the property.
 - (5) Contours at vertical intervals of two (2) feet for land with average natural slope of four (4) percent or less; vertical intervals of five (5) feet for more steeply sloping land.
 - (6) Location of existing buildings, species and size of large trees standing alone, the outline of all wooded areas, quarries, marshy areas, and areas subject to inundation.

(d) Proposed Layout

- (1) The layout of streets, including width of the streets, alleys and cross-walks.
- (2) The layout and approximate dimensions of lots.
- (3) The arrangement of buildings and parking areas in commercial and multi-family developments with all necessary dimensions shall be noted on the plan.
- (4) For multi-family developments, the total areas, total dwelling units, number of buildings, proposed density, total parking spaces, building coverage and the bedroom ratio shall be on the plan.
- (5) A plan for the surface drainage of the tract to be subdivided shall be provided. A plan to control erosion during and after the construction period may be required. This plan will receive approval if it has been prepared by the Bucks County Soil and Water Conservation District and reviewed by the Planning Commission.
- (6) Tentative typical cross-sections and center-line profiles shall be provided for each proposed street shown on the preliminary plan. These plans may be submitted as separate sheets.
- (7) Lots for which other than a residential use is intended shall be indicated.
- (8) A plan of proposed planting shall be provided, showing the locations for street trees and the landscape treatment and reverse frontage lost and any required buffer strips.
- (9) A satisfactory Bucks County Health Department Feasibility Report for all proposed lots.
- (10) For subdivisions, the total area, number of lots, lot area for each lot; length of proposed streets shall be noted on the plan and each lot numbered.
- (11) Building setback lines, established by zoning or other ordinances.

(e) Improvement Construction Plan (drainage and construction):

- (1) The improvement construction plan shall be at any of the following scales:

<u>Horizontal</u>	<u>Vertical</u>
20'/inch	2'/inch
50'/inch	5'/inch
100'/inch	10'/inch

Horizontal Plan (streets). The horizontal plan shall show details of the horizontal layout including:

- (2) Center line with bearings, distances, curve data and stations corresponding to the profile.
- (3) Right-of-way and curb lines with radii at intersections.
- (4) Beginning and end of proposed construction.
- (5) Tie-ins by courses and distances to intersection of all public roads, with their names and widths.
- (6) Location of all monuments with reference to them.
- (7) Property lines and ownership of abutting properties.

- (8) Location and size of all drainage structures, sidewalks, public utilities, lighting standards, and street name signs.

Horizontal Plan (storm drains and sanitary sewers)

- (9) Location and size of line with stations corresponding to the profile.
- (10) Location of manholes or inlets with grade between and elevation of flow line and top of each manhole or inlet.
- (11) Property lines and ownership, with details of easements where required.
- (12) Beginning and end of proposed construction.
- (13) Location of laterals.
- (14) Location of all other drainage facilities and public utilities in the vicinity of storm and/or sanitary sewer lines.
- (15) Hydraulic design data for culverts and/or bridge structures.

Profile (streets)

- (16) Profile of existing ground surface along center line of street.
- (17) Proposed center line grade with percent on tangents and elevations at fifty (50) feet intervals, grade intersection and either end of curb radii.
- (18) Vertical curve data including length, elevations and minimum sight distance as required by the engineer.

Cross-Section (streets)

- (19) Right-of-way width and location and width of paving.
- (20) Type, thickness, and crown of paving.
- (21) Type and size of curb.
- (22) Grading of sidewalk area.
- (23) Location, width, type and thickness of sidewalks.
- (24) Typical location of sewers and utilities with sizes.

Profile (storm drains and sanitary sewers)

- (25) Profile of existing ground surface with elevations at top of manholes or inlets.
- (26) Profile of storm drain or sewer showing type and size of pipe, grade, cradle, manhole, and inlet locations, and elevations along flow line at fifty (50) foot intervals.

Section 704 Minor Subdivision Plan

The minor subdivision plan shall show or be accompanied by the following information:

- (a) Drafting Standards
 - (1) The plan shall be drawn at a scale of 1" = 50' or 1" = 100'.
 - (2) Dimensions shall be in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.
- (b) General information to be shown
 - (1) Name of subdivision.
 - (2) Municipality in which the subdivision is located.
 - (3) Name and address of owner.

- (4) Name and address of the engineer or surveyor responsible for the plan.
- (5) Zoning classification and requirements.
- (6) Date, north point and scale.
- (7) A location map for the purpose of locating the site at a scale of not less than eight hundred (800) feet to the inch.

(c) Existing features

- (1) Complete outline survey of the property to be subdivided, showing all courses, distances, and area, and tie-ins to all adjacent street intersections.
- (2) The location, names and widths of streets, the location of property lines and names of adjacent owners, the location of watercourses, sanitary sewers, storm drains, easements or right-of-way, and similar features.
- (3) The location and character of existing buildings, wooded areas, and other features.

(d) Proposed Layout

- (1) Proposed lot layout.
- (2) Lots numbered.
- (3) Building set-back lines.
- (4) Total area of the tract lot size for each lot.

Section 705 Record Plan

The Record Plan shall be a clear and legible blue or black line print on white opaque linen and one paper print, and shall be an exact copy of the approved final plan on a sheet of the size required for final plans.

The following information shall appear on the record plan, in addition to the information required in Section 703 for the final plan:

(a) Seals:

1. The impressed seal of the licensed engineer or surveyor who prepared the plan.
2. The impressed corporation seal, if the subdivider is a corporation.
3. The impressed seal of a notary public or other qualified officer acknowledging owner's statement of intent.
4. The impressed seal of the municipality within which the subdivision is located, if the municipality has a seal.

(b) Acknowledgements:

1. A statement to the effect that the applicant is the owner of the land proposed to be subdivided and that the subdivision shown on the final plan is made with his or their free consent and that it is desired to record the same.

2. An acknowledgement of said statement before an officer authorized to take acknowledgements.
- (c) The following signatures shall be placed directly on the plan in black ink:
1. The signatures of the owner or owners of the land. If the owner of the land is a corporation, the signatures of the president and secretary of the corporation shall appear.
 2. The signature of the notary public or other qualified officer acknowledging the owner's statement of intent.
 3. The signatures of the licensed engineer or surveyor who prepared the plan.
 4. The signature of the chairman and secretary of the municipal planning commission.
 5. The signature of the engineer.
 6. The endorsement of the local governing body in the form of the following signatures: the president and secretary of borough council or the chairman and the secretary of the board of township supervisors in townships.
 7. The signatures of the chairman and the executive director of the Bucks County Planning Commission, acknowledging that the plan has been approved or reviewed by the commission. All of the above signatures shall appear on the plan when presented for the chairman's and executive directors' endorsement.

Section 706 Modification of Requirements

The above requirements for preliminary and final plans and for supporting data may be modified by the commission as warranted by special circumstances.

In subdivisions requiring no new streets, and in case of re-subdivision, the requirements for the contours may be waived at the discretion of the planning commission.

Article VIII Administration

Section 800 Hardship

- (a) If any mandatory provisions of these regulations are shown by the applicant, to the satisfaction of a majority of the commission present at a regular meeting, to be unreasonable and to cause undue hardship as they apply to his proposed subdivision, the commission shall grant a variance to such applicant from such mandatory provisions, so that substantial justice may be done and the public interest secured; provided that such variance will not have the effect of nullifying the intent and purpose of these regulations.
- (b) In granting variances and modifications, the commission may impose such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

Section 801 Fees

The applicant for a subdivision and land development approval shall at the time of making application, pay to the Bucks County Planning Commission for the use of the County a fee in accordance with a Fee Schedule adopted by resolution of the County Commissioners upon the enactment of those Regulations or as such schedule may be amended by resolution of the County Commissioners.

Section 802 Commission Records

- (a) The commission shall keep a record of its findings, decisions, and recommendations relative to all subdivision plans filed with it for review or approval.
- (b) All records of the commission shall be public records.

Article IX Amendments

Section 900 Power of Amendment

The Board of County Commissioners may from time to time amend, supplement, change, modify or repeal this ordinance. When doing so, the Commissioners shall proceed in the manner prescribed in this Article.

Section 901 Definition

The words "amend," "amendment," "amendments," or "amended" in this Ordinance shall be deemed to include any modification of the text or phraseology of any provision or amendment thereof, or any repeal or elimination of any such provision or part thereof, or any addition to the ordinance or to an amendment thereof.

Section 902 Initiation of Amendments

Proposals for amendment, supplement, change, modification or repeal may be initiated by the Board of County Commissioners on its own motion, by the Planning Commission.

- (a) Proposals originated by Board of County Commissioners.-- The Board of Commissioners shall refer every proposed amendment, supplement, change, modification, or repeal originated by said Board to the Planning Commission. Within thirty (30) days of the submission of said proposal, the Planning Commission shall submit to the Board of County Commissioners a report containing the Commission's recommendations, including any additions or modifications to the original proposal.

- (b) Proposals originated by the Planning Commission.--The Planning Commission may at any time transmit to the Board of County Commissioners any proposal for the amendment, supplement, change, modification, or repeal of this Ordinance.

Section 903 Hearings

Before voting on the enactment of an amendment, the Commission shall hold a public hearing thereon. No amendment shall become effective until after such hearing at which parties in interest and citizens shall have an opportunity to be heard. If, after any public hearing held upon an amendment, the proposed amendment is revised, or further revised, to include land not affected previously by it, the Commissioners shall hold another public hearing, pursuant to public notice, before proceeding to vote on the amendment.

Notice shall be given not more than thirty (30) days, and not less than fourteen (14) days, in advance of such hearing and shall be published in a newspaper of general circulation in the County, once each week for two successive weeks. Such notice shall state the time and place of the hearing and shall include either the full text of the proposed amendment, or a brief summary setting forth the principal provisions in reasonable detail, with reference to a place where copies of the proposed amendment may be examined.

No hearing shall be held before or during the thirty (30) day period in which the Planning Commission has been directed to review and report its recommendations to the Commissioners.

Section 904 Effective Date

The effective date of this Ordinance shall be December 29, 1971.

Section 905 Enactment

ENACTED AND ORDAINED this twenty second day of December, 1971

BOARD OF COMMISSIONERS OF BUCKS COUNTY

William Warden
Charles M. Meredith, III
Walter S. Farley, Jr.

Attest:

William H. Rieser

William H. Rieser
Chief Clerk