

6-1307
Res. 57
Subdivisions
& Land
Development

BUFFALO TOWNSHIP
ORDINANCE NO. 7 of 1960

AN ORDINANCE ADOPTING REGULATIONS FOR THE SUBDIVISION AND DEVELOPMENT OF LAND, THE REVISION OF EXISTING SUBDIVISIONS AND DEVELOPMENTS OF LAND. THE LAYING OUT, CONSTRUCTION, OPENING AND DEDICATION OF ROADS, STREETS, DRAINAGE FACILITIES, SEWERS AND OTHER PUBLIC IMPROVEMENTS INCIDENT TO THE SUBDIVISION AND DEVELOPMENT OF LAND IN BUFFALO TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA, TOGETHER WITH PROVIDING FOR THE ISSUANCE OF PERMITS AND PRESCRIBING PENALTIES FOR VIOLATION.

WHEREAS, by virtue of Act of Assembly of May 24, 1951, P.L. 370 as amended of the Township Code, power was granted to the townships of the second class to adopt by ordinance or resolution land subdivision regulations for the purpose of assuring sites suitable for building purposes and human habitation and to provide for the harmonious development of townships, for adequate open spaces for traffic, recreation, light and air, and for proper distribution of population, thereby creating conditions favorable to the health, safety, morals and general welfare of the citizens; and

WHEREAS, said Act of Assembly provides that such regulations may include definitions, designs, standards, plan requirements, plan processing procedures, improvements, construction requirements, and conditions of acceptance of public improvements by township; and

WHEREAS, existing regulations of the township relating to said matters have been found inadequate to create conditions favorable to the health, safety, morals and general welfare, or to assure adequate streets and other public improvements now therefore;

The Board of Road Supervisors of Buffalo Township, Washington County, Pennsylvania hereby ordains as follows:

SECTION I

The following words and phrases as used in this Ordinance shall have the meanings hereby ascribed thereto unless the context thereof clearly indicates a different meaning:

The word PERSON shall mean a natural person, association,

firm, partnership or corporation.

The word OWNER shall mean a person who is the registered owner of real estate to be subdivided and/or developed in accordance with the provisions of this Ordinance.

The word SUBDIVISION shall be used herein as defined in Section 16 of the Act of Assembly of May 24, 1951, see 53 P.S. 66254.

The word HIGHWAY shall mean the whole or any part of any public street, or avenue, public road, bridge or culvert, and shall include the cartway, gutter, curb, sidewalk and the whole legal width of the right-of-way.

The word ROAD shall mean a public right-of-way for travel.

The word STREET and/or AVENUE shall mean a public right-of-way in a subdivision or built-up community.

The singular shall include the plural and the masculine shall include the feminine and the neuter.

SECTION II

It shall be unlawful for the owner of any land in Buffalo Township to make a subdivision thereof, or to lay out, construct, open or dedicate for public use or travel, or for the common use of the occupants or buildings thereon, any street, sanitary sewer, water main, or other facilities in connection therewith unless and until a plan thereof shall have been prepared by a registered professional engineer or surveyor and submitted to the Board of Supervisors and approved by them.

SECTION III

Plans for subdivision shall be submitted to the Board of Road Supervisors for approval or rejection. The Board of Road Supervisors shall act upon any such plan within sixty (60) days after submission thereof to it.

SECTION IV

Subdivision plans submitted for approval shall include:

1. Complete block dimensions with bearings tangent distances, and include all curve data and corresponding to those used on the profile; lot numbers and lot dimensions with bearings; and shall show the profiles of the highways, the courses, structure and capacity of any drainage facilities and the method of drainage of adjacent or continuous territory.
2. Location of all street monuments at street intersections, angle points, and beginning and ending of curves.
3. Curb grades, profiles showing grades, cross sections, rate of grade and bench marks.
4. Width of rights of ways, cartways, and sidewalks, if any, all curbing at street intersections, if any, shall be circular curves with radius of not less than twenty (20) feet and larger for sharp corners.
5. Names of all existing highways shall be continued and there shall be no duplication of names existing elsewhere in the township, without consent of the Road Board.
6. Course, structure, capacity and design of all drainage appurtenances, including storm and sanitary sewers, if any, and any other utilities, if any.
7. Indicate a proposed right-of-way not less than fifteen (15) feet wide along natural water courses and where necessary for the township to construct and maintain sanitary and storm sewers.
8. Cross section of proposed street paving indicating depth and type of each course, and also the position and type of curbs and sidewalks and other improvements.
9. Original plans of highways and/or subdivisions signed by the owner, when approved by the Board shall be signed on behalf of the Township by the President of the Board and shall be attested by the Township Secretary.
10. All streets in any subdivision shall be shown as forty (40) feet in width. No street may show a closed or dead-end without adequate vehicle turning space with a minimum radius of forty (40) feet. Any such closed end shall first be approved by the Board of Road Supervisors if in the discretion of the Board it does not create a traffic hazard.
11. All alleys in any subdivision shall be not less than twenty (20) feet in width.
12. All residential lots shall provide a minimum area of one half (1/2) Acre and a minimum width of 100 feet for each lot.
13. Business or industrial lots shall be of such size and shape as may be suitable for their prospective use and to provide sufficient space for off-street parking and loading, and water supply and sanitary sewage disposal (if either or both are to be provided by individual on-lot facilities). The minimum lot dimensions shall be as approved by the Township Supervisors.

14. Lots shall be laid out so as to provide the possibility of positive drainage away from buildings, water wells and sewage disposal fields when developed.
15. Where either or both water supply and sanitary sewage disposal are to be provided by individual on-lot facilities the subdivider may be required to request the division of Environmental Hygiene of the State Department of Health to make such tests as are necessary to determine the adequacy of the proposed facilities in relation to the proposed lot size and existing grade and soil conditions. In all such cases, a certificate by the State Health Officer that the proposed facilities are adequate shall be prerequisite to final approval of the plan.
16. Where it is necessary for the owner or owners of lots in any subdivision to install a septic tank for the disposal of sewage such owner or owners shall install at least 150 feet of drainage pipes from said septic tanks.

SECTION V

The Board of Road Supervisors may require alterations, changes or modifications of any kind that it deems necessary in any plans submitted to it under this ordinance, and may refuse its approval until all such alterations, changes or modifications in the plan have been made.

SECTION VI

An approved duplicate copy of each subdivision plan approved as provided in this ordinance, shall, within thirty (30) days after the date of approval, be recorded by the owner in the office for the recording of deeds in this county, and the owner shall forthwith notify the Board in writing of the date of such recording. After a subdivision plan shall have been officially recorded, the streets, parks and other public improvements shown thereon shall be considered to be a part of the official plan of the Township. Every street, park or other improvement shown on a subdivision plan, that shall be recorded as provided herein, shall be deemed to be a private street, park or improvement, until such time as the same shall have been offered for dedication to the township and accepted, by ordinance or resolution, or until it shall have been condemned for use as a public street, park or other improvement.

SECTION VII

Before approving any subdivision plan, the Board of Road Supervisors shall require that each street laid out in the Plan be graded, and covered with a concrete or bituminous surface according to the specifications set forth by minimum state requirements, and the subdivider or owner shall enter into such contract and post such surety as the Board of Road Supervisors shall deem proper to guarantee completion of such plans.

SECTION VIII

(a) No person shall be allowed to construct any building within seventy-five (75) feet of the center line of any street in any plan and each plan for subdivision shall show a building line established at least seventy-five (75) feet from the center line of each street in said plan.

(b) No person shall be allowed to construct any building within seventy-five (75) feet of the center line of any State Highway or existing Township Road.

(c) The provisions of this section do not apply to the land lying between United States Route No. 40 and the Highway lying on the former location of United States Route No. 40.

SECTION IX

No lot in a subdivision may be sold, no land be sold in part or subdivided for sale, no permit to erect, or repair any building upon land in the subdivision may be issued and no building may be erected in a subdivision unless and until a subdivision plan has been approved and where required, recorded and until the improvements required by the Board of Township Supervisors in connection therewith have either been constructed or guaranteed as hereinbefore provided.

SECTION X

Penalties for violation of the within Ordinance are stipulated

P. L. 103 Act of Assembly of May 1, 1933, as amended by Act
of Assembly of May 24, 1951, P. L., 370, Section 16.

ORDAINED AND ENACTED INTO AN ORDINANCE THIS 4th day of
April, 1960.

Signed N. R. Moore
President of Road Supervisors

ATTEST:

F. W. B. [Signature]
Township Secretary