



Collier Township
Draft Subdivision and Land
Development (SALDO)
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CHAPTER 22

SUBDIVISION AND LAND DEVELOPMENT

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PART 1 GENERAL PROVISIONS

§ 22-101 Short Title.

This chapter shall be known and may be cited as the "Township of Collier Subdivision and Land Development Ordinance" or just the "Subdivision Regulations."

§ 22-102 Grant of Power.

This chapter is adopted in accordance with the authority granted to municipalities to regulate subdivision and land development by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, 53 P.S. § 10101 et seq.

§ 22-103 Purpose.

- 103.1. The purpose of this chapter is to regulate all subdivision, resubdivision, consolidation, and land development activities in the Township by providing for a uniform method for the submission of preliminary and final plats to ensure:
- A. The proper layout or arrangement of land and buildings;
 - B. The proper design of streets to accommodate projected traffic and facilitate fire protection;
 - C. The provision of adequate easements or rights-of-way, gutters, storm and sanitary drainage facilities, walkways, stormwater management, and other required public facilities; and
 - D. The proper design of land developments in accordance with the requirements of this chapter and the Township Zoning Ordinance [Chapter 27].

§ 22-104 General Intent and Community Development Objectives.

- 104.1 These Subdivision Regulations are made in accordance with the community development objectives set forth in the Township Zoning Ordinance [Chapter 27] and are intended to achieve the following goals:
- A. To promote, protect, and facilitate one or more of the following: the public health, safety, and general welfare; coordinated and practical community development; proper density of population; civil defense; disaster evacuation; the provision of recreation, open space and harmonious design; and the provision of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, public grounds, and other public requirements.
 - B. To prevent one or more of the following: overcrowding of land; blight; danger and congestion in travel and transportation; and loss of health, life, or property from fire, panic, or other dangers.

- C. To encourage the location, layout, phasing, and design of subdivisions and land developments in substantial conformance with the goals, policies, maps, and implementation strategies of the Township Comprehensive Plan, as amended.

§ 22-105 Interpretation and Definitions.

105.1 Interpretation. All words used in this chapter shall carry their customary definitions as provided in the most-recent edition of Webster's Collegiate Dictionary, except where specifically defined herein. For purposes of this chapter, certain words shall be interpreted as follows:

- A. The word "person" includes a corporation, association, partnership, or individual.
- B. The words "shall" and "will" are mandatory; the word "may" is permissive.
- C. The word "building" includes structure or any part thereof.
- D. Words used in the present tense include the future tense.
- E. The words "he" or "she" or "they" are to be used interchangeably with the word "person."
- F. The singular number shall include the plural, and the plural shall include the singular.
- G. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
- H. The words "include" or "including" shall not limit the term to the specified examples but are intended to extend the meaning to all other instances of like kind and character.
- I. The word "street" includes road, highway, avenue, boulevard or expressway.
- J. The word "stream" includes watercourse, creek or river, and where referenced, a seasonal or intermittent stream.
- K. The names of organizations, including government agencies, shall be construed to include their successors.

105.2 Definitions. As used in this chapter, the following terms shall have the meanings indicated. Unless expressly stated otherwise, any pertinent word or term not a part of this listing, but vital to the interpretation of this chapter, shall be construed to have its legal definition, or in the absence of a legal definition, its meaning as commonly accepted by practitioners, including civil engineers, surveyors, architects, landscape architects, and planners.

ACCELERATED EROSION — The removal of the surface of the land through the combined action of man's activities and natural processes as a rate greater than would occur from natural processes alone.

ACCEPTED ENGINEERING PRACTICE — That which conforms to accepted principles, tests or standards of nationally recognized technical, scientific, and/or engineering authorities.

ACCESSORY BUILDING — A building, the use of which is customarily incidental and subordinate to the principal building and located on the same lot with the principal building.

ACCESSORY USE — A use customarily incidental and subordinate to the principal use and located on the same lot with the principal use.

ALLEY — See "street, service."

APPLICANT — A landowner or developer who has filed an "application for development," including his or her heirs, successors, and assigns.

APPLICATION FOR DEVELOPMENT — Any application, whether preliminary or final, required to be filed and approved prior to the start of construction or development, including, but not limited to, an application for the approval of a subdivision or land development.

ARTERIAL STREET — See "street, arterial."

AVAILABLE SEWER — A Township sewer is considered available if:

- A. Connection is recommended and/or required by Collier Township or any other municipal authority incorporated in the Township.
- B. Connection is recommended and/or required by the regulations of the Pennsylvania Department of Environmental Protection pursuant to the Pennsylvania Sewage Facilities Act, 35 P.S. § 750.1 et seq.
- C. An existing Township sewer line is located within 1,000 feet of the nearest point of a subdivision, dependent upon a determination by the Board of Commissioners and/or its agents as to the feasibility thereof.

BLOCK — A tract of land bounded by streets, public lands, railroad rights-of-way, waterways, or municipal boundary lines.

BOARD OF COMMISSIONERS — The Board of Commissioners of the Township of Collier, Allegheny County, Pennsylvania.

BOND — Any form of surety bond in an amount and form satisfactory to the Township.

BUFFER AREA — A landscape area of a certain depth, width and plantings as specified by the Township Zoning Ordinance.

BUILDING — A roofed structure, whether or not enclosed by walls, to be used for shelter, enclosure, or protection of persons, goods, materials, animals, things, or an area of land.

BUILDING LINE — See "front building line."

CARTWAY — That portion of the street right-of-way which is surfaced for vehicular use, excluding shoulders and curbs.

CLEAR SIGHT TRIANGLE — A triangular area of unobstructed vision at the intersection of two streets or of a driveway and a street, defined by line of sight a given distance from the intersection of the center lines of two streets or the center lines of the driveway and the street.

CODE ENFORCEMENT OFFICER — The designated official or an authorized representative appointed by the Board of Commissioners whose duty it shall be to administer and enforce this chapter, the Township Zoning Ordinance [Chapter 27], the Township Building Code [Chapter 5, Part 1] and such other ordinances as the Board of Commissioners ordains.

COMMON OPEN SPACE — A parcel or parcels of land or an area of water, or a combination of land and water, within a development site designed and intended for the use or enjoyment of the occupants or residents of a development, not including streets, parking areas, or areas set aside for public facilities.

COMPREHENSIVE PLAN — The Collier Township Comprehensive Plan and amendments thereto, including maps, charts, and/or other descriptive matter officially adopted by the Township, indicating recommendations for the continuing development of the Township.

CONDOMINIUM — A building where each unit in the structure is individually owned and the owner of each unit has an undivided interest in the common areas and facilities of the structures and surrounding grounds.

CONSERVATION DISTRICT — The Allegheny County Conservation District.

CONSOLIDATION — The combination of two or more lots, tracts, or parcels of land into one lot, tract, or parcel for the purpose of sale, lease, or development of a building or lot.

CONTIGUOUS — Properties sharing a common boundary. Properties on opposite sides of a public right-of-way shall not be considered contiguous.

COUNTY — Allegheny County, Pennsylvania.

COUNTY PLANNING AGENCY — Allegheny County Department of Economic Development - Planning Division.

CROSSWALK — A publicly or privately owned right-of-way for pedestrian use extending from one curb to the opposite curb across a public or private street cartway.

CUL-DE-SAC — A street having one end open to traffic and being permanently terminated by a vehicle turnaround, including a court or dead-end street.

CUT — An excavation; the difference between a point on the original ground and a designated point of lower elevation on the final grade; also, the material removed in an excavation.

DECLARATION PLAN — A survey of property, prepared in accordance with the requirements of the Uniform Condominium Act which describes the unit boundaries and the common elements.

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

DEVELOPER'S AGREEMENT — A written document executed by the developer and the Township specifying the agreed upon terms and conditions of final approval of a subdivision or land development.

DOUBLE-FRONTAGE LOT — A lot having two or more of its nonadjoining property lines abutting a street or streets, usually having front and rear street frontage.

DRIVEWAY — A private vehicular way providing access between a public street and a parking area or garage located on a lot.

DWELLING UNIT — Two or more rooms designed for the use of one family only and containing sleeping facilities, cooking, and food storage facilities, and, in a separate room, a toilet and tub or shower, with hot and cold water supply, all for the exclusive use of the family occupying the dwelling unit.

DWELLING UNIT DENSITY — The number of dwellings authorized by the Township Zoning Ordinance [Chapter 27] per acre of land.

EARTHMOVING ACTIVITIES — Activity resulting in the movement of earth or stripping of vegetative cover from the earth.

EASEMENT — A right-of-way or other right to use property granted by the property owner to another, such as for access, drainage, utility lines, slope, or other purpose.

ENGINEER — A registered professional engineer licensed as such by the Commonwealth of PA.

ESCROW — A deposit of cash with the Township or escrow agent to secure the promise to perform some future act.

EVIDENCE OF PROPRIETARY INTEREST — Any contract, whether subject to any condition or not, or a certificate of title or other legal document whereby a person shall have the legal or equitable rights of the landowner in all matters relating to an application filed under this chapter.

FEE — The required charge payable to the Township which is established from time to time by resolution of Board of Commissioners to defray the costs of processing an application, reviewing an application, or inspecting the installation of improvements.

FILL — Any act by which natural materials are placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface, as well as the conditions resulting from such activities.

FINANCIAL SECURITY — A bond, irrevocable letter of credit, restrictive escrow account, cash deposit, or other security acceptable to the Township and authorized by the Pennsylvania Municipalities Planning Code, posted by an applicant to guarantee the completion, repair, replacement, or maintenance of improvements required by this chapter.

FINAL APPLICATION — The written and graphic materials specified by this chapter to be submitted to the Township in order to obtain final approval of a proposed subdivision or land development plan.

FINAL PLAT — The map or plan of a proposed subdivision or land development containing all the information required by this chapter and the Allegheny County Subdivision Regulations for final plat approval and in a form acceptable for recording in the office of the Allegheny County Recorder of Deeds.

FLOODPLAIN — Those areas subject to periodic flooding and delineated as such by the Federal Emergency Management Agency or Allegheny County.

FRONT BUILDING LINE — A line parallel to, or concentric with, the front lot line, the minimum measurement of which is the front yard depth required by the Zoning Ordinance [Chapter 27] for the zoning district in which the lot is located.

GRADE — The slope of a street, parcel of land, utility lines, drainageways, etc., specified in percent and shown on plans as required herein.

GREENWAY LAND — The portion of a site area that is set aside for the protection of natural features, farmland, scenic views, and other valuable features.

IMPROVED SURFACE — Surfaces with a coefficient of runoff greater than 0.85, including all buildings, roofed areas, parking areas, driveways, streets, sidewalks, and

areas paved in concrete and asphalt and any other areas determined by the Township Engineer to be impervious within the meaning of this definition.

INSPECTOR — The Township Engineer or his/her authorized representative assigned by Township Board of Commissioners to make any or all necessary inspections of the work performed and materials furnished by the developer or the contractors selected to complete the improvements required by this chapter.

LAND DEVELOPMENT — Any of the following activities:

- A. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
 - a. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively.
 - b. A single nonresidential building on a lot or lots regardless of the number of occupants or tenure.
 - c. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of, streets, common areas, leaseholds, condominiums, building groups, or other features.
- B. A subdivision of land.
- C. Developments authorized to be excluded from the regulation of land development by § 22-203 of this chapter.

LAND DEVELOPMENT PLAN — A plan, prepared in accordance with the application requirements of this chapter, for approval of a land development, as defined herein.

LAND DISTURBANCE — Any activity which causes land to be exposed to the danger of erosion, including clearing, grading, filling, plowing, or any other earthmoving, as defined.

LANDOWNER — The legal or beneficial owner or owners of land, including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition); a lessee, if he or she is authorized under the lease to exercise the rights of the landowner; or other persons having a proprietary interest in the land.

LANE, ACCELERATION OR DECELERATION — A lane of a cartway intended for use by vehicles entering, leaving, or crossing a lane of forward travel without interrupting the flow of traffic.

LOT — A designated parcel, tract, or area of land established by a plat or otherwise as permitted by law to be used, developed, or built upon as a unit.

LOT AREA — The total area within the lot lines, excluding the area within any street right-of-way.

LOT, CORNER — A lot at the intersection of, and fronting on, two or more street rights-of-way.

LOT DEPTH — The mean horizontal distance between the front lot line and the rear lot line.

LOT, FLAG — A lot which has a width less than the width required by the Zoning Ordinance [Chapter 27] as the street frontage or the minimum required building line.

LOT FRONTAGE — That portion of the lot which adjoins the street right-of-way or through which access is provided to a public street. Lot frontage shall be measured as the minimum straight-line distance between the points where each side lot line intersects the front lot line. If the front lot line is curved, frontage shall be measured as the minimum linear distance of the arc that connects the points where the side lot lines intersect the front lot line. In the case of multiple-family dwellings, lot frontage shall be measured for the entire length of the lot containing the dwelling and not for each individual dwelling unit within the multifamily dwelling.

LOT LINE — A line of record bounding a lot which divides one lot from another lot or from a public or private street or other public space.

LOT LINE, FRONT — That lot line which is contiguous with the street center line or the street right-of-way line. In the case of a lot which has no frontage on a street, the front lot line shall be the lot line through which vehicular access is provided, regardless of which way the dwelling faces.

LOT LINE, REAR — That lot line which is opposite and most distant from the front lot line.

LOT LINE, SIDE — Any lot line which is not a front lot line or a rear lot line.

LOT OF RECORD — Any lot which, individually, or as part of a subdivision, has been recorded in the office of the Recorder of Deeds of Allegheny County.

LOT WIDTH — The straight-line distance between the points of intersection of the front building line with the side lot lines.

MAINTENANCE BOND — Surety, in a form acceptable to the Township, in the form of cash, a certified check, an irrevocable letter of credit or a restrictive or escrow account in a federal or commonwealth chartered lending institution or a corporate bond from an approved surety company, which guarantees the repair or maintenance

of the public improvements required by this chapter for a specified period following their completion and acceptance by the Township.

MAINTENANCE GUARANTEE — Any security which may be required from the developer by the Township after final acceptance by the Township of improvements installed by the developer. Such security may include an irrevocable letter of credit, cash escrow account or surety bond with a bonding company or commonwealth or federally chartered financial institution as further specified in this chapter.

MAJOR LAND DEVELOPMENT — Any land development that involves the improvement of one lot of 20,000 square feet in area or more for one multifamily residential building or a group of two or more residential or nonresidential buildings or 10,000 square feet in area or more for one nonresidential building, regardless of the number of tenants; any change of use, addition to, or structural enlargement of a nonresidential structure which results in either an increase in the gross floor area of the principal building of 1,500 square feet or more or an increase in the gross floor area of the principal building and the paved area of the lot which, in combination, totals 1,500 square feet or more; or the division or allocation of land or space among two or more occupants by leasehold or condominium.

MAJOR SUBDIVISION — A subdivision containing six or more lots or any subdivision, regardless of the number of lots, which involves the creation, extension, or improvement of any public street.

MATURE TREE — Any tree of six inches or more in caliper, whether standing alone or in a tree mass or woodlands.

MEDIATION — A voluntary negotiating process in which parties in a dispute mutually select a neutral mediator to assist them in jointly exploring and settling their differences, culminating in a written agreement which the parties themselves create and consider acceptable.

MINOR LAND DEVELOPMENT — Any land development that involves the improvement of one lot of less than 20,000 square feet in area for one multifamily residential building or a group of two or more residential or nonresidential buildings or less than 10,000 square feet in area for one nonresidential building, regardless of the number of tenants; any change of use, addition to, or structural enlargement of a nonresidential structure which results in either: an increase in the gross floor area of the principal building of less than 5,000 square feet or an increase in the gross floor area of the principal building and the paved area of the lot which, in combination, totals less than 5,000 square; or the division or allocation of land or space among two or more occupants by leasehold or condominium.

MINOR SUBDIVISION — A subdivision containing not more than five lots, all of which have frontage on an improved public street, and which subdivision does not involve the construction or improvement of any public street, but which may or may not involve the extension or creation of any other public improvements and which

does not adversely affect the future development of the remainder of the parcel or any adjoining property.

MOBILE HOME — A transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assemble operations, and constructed so that it may be used without a permanent foundation.

MOBILE HOME LOT — A parcel of land in a mobile home park improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

MOBILE HOME PARK — A parcel or contiguous parcels of land which has been so designed and improved that it contains two or more mobile home lots for the placement of mobile homes.

MONUMENT — Designated survey reference points utilized in laying out a land subdivision or land development.

NATURAL FEATURE — A component of a landscape existing or maintained as part of the natural environment and having ecological value in contributing beneficially to, among other things, air and water quality, erosion control, groundwater recharge, noise abatement, visual amenities, growth of wildlife, human recreation, reduction of climatic stress and energy costs.

OFFICIAL DATE OF FILING — The date on which an application is accepted as complete for filing purposes in accordance with § 22-304 of this chapter.

OWNER — See "landowner."

PARCEL — A tract of land which is recorded in a plan of subdivision or any other tract of land described in a deed or legal instrument pursuant to the laws of the commonwealth which is intended to be used as a unit for development or transfer of ownership.

PARK — Any area which is predominantly open space, is used principally for active or passive recreation, and is not used for a profit-making purpose.

PATHWAY — A designated land corridor containing a route designed for nonmotorized travel that connects local facilities, neighborhoods, commercial districts, etc., to a larger trail or sidewalk network. Sidewalks are not considered pathways.

PENNSYLVANIA MUNICIPALITIES PLANNING CODE — The Municipalities Planning Code, originally enacted as Act 247 of 1968, which establishes the basic authority for the exercise of municipal land use controls in Pennsylvania. All subsequent amendments are included. Abbreviated as "MPC."

PERSON — An individual, proprietorship, partnership, corporation, association, or other legal entity.

PLANNING COMMISSION — The Planning Commission of Collier Township, Allegheny County, Pennsylvania.

PLAT — A map or plan, either preliminary or final, indicating the subdivision, consolidation or redivision of land or a land development.

PLAT ADJUSTMENT — Any of the following:

- A. Adjustment of lot lines between lots where no new lots are created.
- B. Consolidation of lot lines.
- C. Survey corrections.
- D. Final survey of property lines for townhouses and other attached dwellings after construction when in conformance with a previously recorded plan.

PRELIMINARY APPLICATION — The written and graphic materials specified by this chapter to be submitted to the Township in order to obtain preliminary approval of a proposed subdivision or land development.

PRELIMINARY PLAT — The map or plan of a proposed subdivision or land development which contains all of the information required by this chapter for approval of a preliminary plat.

PRIMARY CONSERVATION AREAS — Consist of wetlands; streams and other watercourses; ponds and other water bodies; floodplains; steep slopes greater than 25%; and slide-prone areas.

PRINCIPAL BUILDING OR STRUCTURE — The building or structure in which the principal use is conducted.

PRINCIPAL USE — The primary or predominant use to which the property is or may be devoted and to which all other uses on the premises are accessory.

PRIVATE IMPROVEMENTS — All roads, streets, walkways, gutters, stormwater management facilities, curbs, sewers, landscaping, and other facilities to be owned, maintained, or operated by a private entity, such as an individual, partnership, corporation, or homeowners' association, and constructed in accordance with the Township Construction Standards.

PUBLIC HEARING — A formal meeting held pursuant to public notice by the Board of Commissioners or the Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this chapter.

PUBLIC IMPROVEMENTS — All roads, streets, walkways, gutters, stormwater management facilities, curbs, sewers, landscaping, and other facilities to be dedicated to or maintained by the Township, for which plans and specifications shall comply with the Township Construction Standards.

PUBLIC MEETING — A forum held pursuant to notice under the Act of October 15, 1998, P.L. 729, No. 93, 65 Pa.C.S.A. § 701 et seq., as now or hereafter amended, known as the "Sunshine Act."

PUBLIC NOTICE — Notice published once each week for two successive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the public hearing and the particular nature of the matter to be considered at the public hearing. The first publication shall not be more than 30 days and the second notice shall not be less than seven days from the date of the public hearing.

RECREATION FEES — Fees authorized by Act 247, the Municipalities Planning Code, 53 P.S. § 10101 et seq., as amended, and imposed by this chapter instead of the dedication of land for active recreational use and the construction of recreational facilities upon agreement with the developer.

RECREATION FEES FUND — An interest-bearing account established by the Township in accordance with the Municipalities Planning Code, 53 P.S. § 10101 et seq., as amended, for the deposit of fees in lieu of dedication of recreation open space and/or recreation facilities.

RECREATIONAL FACILITY — An indoor or outdoor area, structure, improvement, equipment, or amenity designed or intended for active or passive recreational use, including, but not limited to, playgrounds, tot lots, athletic fields and courts, swimming pools, splash pads, trails and pathways, fitness stations, picnic areas and pavilions, community gardens, dog parks, and similar recreational amenities

RECREATION OPEN SPACE — An area of land suitable and intended for active or passive recreation and for the development or installation of recreational facilities and amenities. Such facilities and amenities may include, but are not limited to, tot lots, playgrounds, swimming pools, tennis, basketball and other sport courts, baseball, soccer, football and other athletic fields, golf, trails and pathways, fitness stations, picnic areas and pavilions, community gardens, dog parks, splash pads, and similar recreational improvements.

RECREATION PLAN — The Collier Township Recreation and Open Space Study that is adopted by the Township Commissioners.

RESUBDIVISION — A change in lot lines or the number of lots in a previously recorded final plat of subdivision.

REVERSE-FRONTAGE LOTTING — Lotting which extends between two streets of differing classifications, with vehicular access provided from the lesser street, in order to promote traffic flow and safety on the greater street.

RIGHT-OF-WAY — An area of land reserved or dedicated for public or private purposes.

RIGHT-OF-WAY, STREET — An area of land reserved or dedicated as a street for public or private purposes.

SECONDARY CONSERVATION AREAS — Consist of important natural and/or cultural features on the site area, in addition to the primary conservation areas, that are identified during the four-step design process. They shall include, but not be limited to: mature woodlands; moderately steep slopes of 12% up to 25%; natural heritage areas identified in the natural heritage inventory; historic features such as old stone walls and foundations; prime agricultural soils; and areas providing scenic vistas.

SEDIMENT — Solid material, both mineral and organic, that is in suspension, is being transported or has been moved from its site of origin by water.

SEWAGE FACILITIES — One of the following:

- A. INDIVIDUAL SYSTEM — The disposal of sewage by use of cesspools, septic tanks, or other safe and healthful means, approved by the Allegheny County Health Department, and generally within the confines of the lot on which the use is located.
- B. COMMUNITY SYSTEM — A sanitary sewage system, privately built and operated, in which sewage is carried from individual discharges by a system of pipes to one or more common treatment and disposal facilities. Treatment and disposal may occur either on site or off site and shall be approved by the Pennsylvania Department of Environmental Protection (PA DEP).
- C. PUBLIC SYSTEM — A system for the treatment and disposal of sewage in which sewage is conveyed by a system of pipes to an off-site, publicly operated treatment facility and disposed of through means approved by the Pennsylvania Department of Environmental Protection (PA DEP).

SITE — A tract of land or one or more contiguous lots proposed for development.

SITE AREA — The total area within the boundary lines of a site proposed for development, expressed in acres or square feet.

SLOPE — The degree of rise or descent of the land surface calculated by dividing the number of feet of vertical rise/descent in elevation by the number of feet of horizontal distance, expressed as a percentage.

SPECIMEN TREE — A unique, rare, or otherwise specifically selected plant or tree which most typically represents a whole class or group, specifically in shape, form, historical importance, or any other characteristic which may be designated as such by the Township.

STORMWATER — Water which surfaces, flows, or collects during a period subsequent to rain or snowfall.

STREET — A public or private recorded right-of-way which affords primary means of vehicular access to abutting property, but not including alleys.

STREET, ARTERIAL — A public street which serves large volumes of high-speed and long-distance traffic and which collects and distributes traffic from collector streets through the region.

STREET, COLLECTOR — A public street which, in addition to providing access to abutting lots, intercepts local streets and provides a route for carrying considerable volumes of local traffic to community facilities and arterial streets.

STREET, DEAD-END — A local street open at one end without special provision for vehicles turning around.

STREET, HALF — One side of a street divided longitudinally along the center line of the right-of- way.

STREET LINE — The legal right-of-way line which forms the dividing line between the street and the lot.

STREET, LOCAL — A public street designed to provide access to abutting lots and to discourage through traffic, which is not defined by this chapter as a collector street or an arterial street.

STREET, PRIVATE — A street, including the entire private right-of-way, which is privately owned and maintained through private agreement and which is intended for private use. A private street provides access to several lots or parcels which do not have access to a public street and which require access to a public street through the private street.

STREET, PUBLIC — A public right-of-way dedicated and open for public use which has been adopted by the Township, county, commonwealth, or other governmental body.

STREET, SERVICE — A short street or alley, whether public or private, designed only to provide secondary access to a structure or group of structures or to parking and loading facilities accessory to the structures and which is not intended for general traffic circulation.

STREET, SINGLE-ACCESS — A local street, including, but not limited to, a street with a loop design, which has only one point of intersection with a Township, county or state road carrying through traffic.

STRUCTURE — Any man-made object having an ascertainable stationary location on or in land or water, whether not affixed to the land.

SUBDIVISION — The consolidation of two or more lots or the division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines, for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

SURVEY — A plan prepared by a registered surveyor indicating the precise metes and bounds of a lot or parcel, showing all easements and rights-of-way of record and all other existing conditions which represent encumbrances or restrictions on the use of the property.

SURVEYOR — A registered professional land surveyor licensed as such by the Commonwealth of Pennsylvania.

SWALE — A low-lying stretch of land which gathers, or carries, surface water runoff.

TOWNSHIP — The Township of Collier, Allegheny County, Pennsylvania.

TOWNSHIP CONSTRUCTION STANDARDS — A document entitled "Collier Construction Standards," prepared by the Township Engineer, adopted and amended from time to time by resolution of the Board of Commissioners upon recommendation of the Township Engineer, copies of which are on file in the office of the Township Manager.

TOWNSHIP ENGINEER — A professional engineer licensed as such in the Commonwealth of Pennsylvania, with training and experience in civil engineering, duly appointed by the Board of Commissioners to serve as the Engineer for the Township.

TOWNSHIP SOLICITOR — The attorney appointed by the Board of Commissioners to serve as legal counsel for the Township.

TRAFFIC IMPACT ANALYSIS — A study prepared by a qualified traffic engineer, in accordance with technical requirements specified in this chapter, analyzing the expected trip generation from a proposed development using the Institute of Transportation Engineers (ITE) current standards and the impact of the traffic generated by the development on the capacities and levels of service of all streets and intersections in the vicinity of the site.

USE — The purpose, business, or activity for which any land or structure is utilized.

WATERCOURSE — A permanent stream, intermittent stream, river, brook, creek, channel, or ditch which carries water, whether natural or man-made.

WATER SUPPLY — One of the following:

A. **CENTRAL WATER SUPPLY SYSTEM** — A system for supplying water from a common source or sources to all dwellings and other buildings within a development. The water supply source may be located on site and/or off site. A central system can be further described as either of the following:

- a. **COMMUNITY WATER SUPPLY SYSTEM** — A system which is owned by a Township, a public company or a private company and which serves a single community or subdivision and is not interconnected with any other water supply system.
- b. **PUBLIC WATER SUPPLY SYSTEM** — A system which is owned by a Township, a public company or a private company which serves more than a single community or subdivision and may be interconnected with any other water supply system.

WOODLANDS — Areas, groves, or stands of mature or largely mature trees which are greater than six inches' caliper (diameter) at a height of 14 inches above the ground which cover a land area greater than 1/4 of an acre; or any grove of more than 10 individual trees which are mature, having a caliper (diameter) greater than 12 inches at a height of 14 inches above the ground.

YARD — A required open space located on a lot which is unobstructed by any portion of a principal structure, other than certain projections expressly permitted by this chapter.

YARD, FRONT — A yard extending between side lot lines across the full lot width from the street right-of-way line to a line parallel to the front lot line known as the "front building line," the minimum horizontal distance required by the Collier Township Zoning Ordinance [Chapter 27].

YARD, REAR — A yard extending across the rear of the lot between the required side yard lines parallel to the rear lot line, a minimum horizontal distance required by the Collier Township Zoning Ordinance [Chapter 27].

YARD, SIDE — A yard extending from the required front building line to the rear lot line parallel to the side lot line, the minimum horizontal distance required by the Collier Township Zoning Ordinance [Chapter 27].

ZONING OFFICER — The person or agency appointed by the Township to administer and enforce the provisions of the Zoning Ordinance. For purposes of ministerial administration of this chapter, including receipt of applications, completeness review, referral of applications, coordination of consultant review, and other planning-administration functions expressly assigned by this chapter, the Zoning Officer shall serve as the Township planning department. The term "Zoning Officer" shall also include any duly appointed staff or assistants. Nothing in this definition shall transfer any discretionary approval authority reserved by this chapter to the Planning Commission or the Board of Commissioners except where this chapter expressly so provides.

ZONING ORDINANCE — The Township of Collier Zoning Ordinance [Chapter 27], as now or hereafter amended.

PART 2

APPLICABILITY OF REGULATIONS

§ 22-201 Approval Required.

201.1 Approval in accordance with this chapter shall be required for:

- A. Any subdivision, as defined by this chapter, including the resubdivision or replatting of previously recorded lots or lot line adjustments for previously recorded lots.
- B. Any other land development, as defined by this chapter, other than those excluded by § 22-203 of this chapter.
- C. The consolidation, as defined by this chapter, of two or more lots, tracts, or parcels of land for the purpose of one development.
- D. Any proposal by a developer to construct a street or any other public improvement to be dedicated to the Township for public use.

§ 22-202 Compliance Required.

202.1 No lot in a subdivision or land development may be leased, transferred, or sold and no permit to erect, alter, repair, or occupy any building or use any land in any subdivision or land development may be issued unless and until such subdivision or land development shall have been approved and properly recorded and until such public and/or private improvements as required by this chapter shall have been constructed or guaranteed, as provided for by this chapter.

202.2 The description by metes and bounds in an instrument of transfer or other documents used for selling or transferring property shall not exempt the seller or transferor from complying with the requirements of this chapter.

§ 22-203 Exclusion of Certain Land Developments.

203.1 The following types of land developments are hereby excluded from the provisions of this chapter governing land developments, as defined herein:

- A. The conversion of an existing single-family dwelling or two-family dwelling into not more than three residential dwelling units, unless such units are intended to be a condominium.
- B. The addition of any accessory building or structure on a lot or lots subordinate to any existing principal building.

§ 22-204 Compliance With Other Codes and Regulations.

- 204.1. In addition to complying with the provisions of this chapter, all subdivisions and land developments within the Township shall comply with all applicable Township ordinances as amended or adopted from time to time.
- 204.2. Compliance with applicable Township, county, state, or federal regulations shall be a requirement for any approval under the provisions of this chapter.
- 204.3. Any violation of applicable Township, county, state, or federal regulations or permits shall be deemed a violation of this chapter and shall be subject to enforcement procedures authorized by this chapter.

§ 22-205. Restrictions on Revisions of Applications for Development.

- 205.1. In cases where an application for development is under review and the applicant submits a revised plat with substantial changes, a new ninety-day period for review shall automatically commence from the date of the submission of such revised plat, unless a different period shall be agreed to by the applicant and the Planning Commission or Board of Commissioners. The applicant shall accompany its submission of such revised plat with a written acknowledgment of the new ninety-day period or other agreed-to period. A revised plat shall not be deemed filed until the Township determines that the submission is complete and the required written acknowledgment has been received.
- 205.2. If the applicant fails to accompany its submission of a revised plat with substantial changes with a written acknowledgment of the new ninety-day or other agreed-to review period as described above, the revised submission shall not be accepted for filing and shall not commence a new review period. In such event, the Township may continue review of the application previously filed.
- 205.3. Upon acceptance of a revised submission for filing, the original application shall be deemed withdrawn and superseded by the revised submission. Township review shall proceed only on the revised submission.
- 205.4. "Substantial changes" in a plat resulting in a new ninety-day or other agreed-to review period shall include, without limitation, changes of the following kinds:
 - A. Revised site capacity/density calculations.
 - B. Revised stormwater runoff calculations that affect stormwater facilities design.
 - C. Revised locations or dimensions of roads, cartways or rights-of-way, lots, building lines, parking areas, sidewalks, easements, stormwater drainage facilities, lighting fixtures, signs, accesses, driveways, buffers or planting screens, fire hydrants, utilities, traffic open/green space/ conservation areas.

- D. Revised slopes, fills or cuts.
 - E. Revised road paving and/or curbing data or specifications.
 - F. Any other revisions which require the Township Engineer or other consultant to expend substantial time to review and respond.
- 205.5. It shall be the duty of the Zoning Officer to determine in the first instance whether a revised plat is "substantially changed." In making such determination, the Zoning Officer shall take into account the criteria set forth above, the number and degree of such changes, and the estimate of the Township Engineer or other consultant as to the amount of review time that will be required in order to review and respond to the revisions.
- 205.6. The Zoning Officer shall notify the applicant in writing if a revised plat is determined to be substantially changed and whether a new review period and written acknowledgment are required prior to acceptance of the revised plat for filing.

§ 22-206. Plat Adjustment.

- 206.1. The Zoning Officer may approve a plat adjustment involving:
- A. Adjustment of lot lines between existing lots where no additional lot is created.
 - B. Consolidation of two or more existing lots into a single lot.
 - C. Survey corrections.
 - D. Final surveys of townhouse or attached dwelling units following construction when consistent with a previously approved and recorded plan.
- 206.2. Review Standards. A plat adjustment shall comply with all applicable provisions of this chapter, the Township Zoning Ordinance [Chapter 27], and any other applicable Township ordinances.
- 206.3. Procedure. Applications for plat adjustments shall be submitted in accordance with the application requirements for a minor subdivision. The Township Engineer shall review the application and provide a recommendation to the Zoning Officer regarding compliance with applicable Township regulations. The Zoning Officer may approve, approve with conditions, or deny the application based upon compliance with applicable Township ordinances.
- 206.4. Recording. Upon approval, the applicant shall record the approved plat adjustment in the Office of the Recorder of Deeds of Allegheny County in accordance with the recording requirements applicable to minor subdivisions.

206.5. Effect of Approval. Approval of a plat adjustment shall not constitute a waiver or modification of any substantive requirement of this chapter, the Township Zoning Ordinance, or any other applicable Township ordinance.

PART 3

APPLICATION AND REVIEW PROCEDURES

§ 22-301. Applicability and Classification of Applications.

- 301.1. The following application types are established by this chapter:
- A. Minor Subdivision.
 - B. Major Subdivision.
 - C. Minor Land Development.
 - D. Major Land Development.
- 301.2. Applicability of each application type shall be determined in accordance with the definitions and thresholds established by this chapter.
- 301.3. Final approval authority for all subdivision and land development applications shall remain vested in the Board of Commissioners unless otherwise specifically provided by this chapter.

§ 22-302. Exemptions from Subdivision Approval.

- 302.1. A one-time transfer of property between adjoining landowners shall be permitted without recording a plan of subdivision, provided that:
- A. The property to be transferred either:
 - 1. Results from the abandonment or vacation of a public or private right-of-way; or
 - 2. The total area of the property to be transferred does not exceed 500 square feet and does not exceed 5% of the total area of the property from which it is transferred.
 - B. The transfer will not create any nonconforming lots or nonconforming structures.
 - C. The property to be transferred is unbuildable under applicable Township ordinances and relief by variance is not obtainable.
 - D. The deed conveying the property shall indicate that the transferred parcel is unbuildable.

§ 22-303. Preapplication Conference.

- 303.1. Prior to submission of an application, the applicant may request a preapplication conference with the Zoning Officer, Township Engineer, Planning Commission, or other Township representatives.
- 303.2. A preapplication conference is advisory only and shall not constitute formal submission of an application.

§ 22-304. Application Submission and Completeness Review.

- 304.1. Applications shall be submitted to the Township Zoning Officer on forms provided by the Township.
- 304.2. Applications shall include all required plans, supporting documentation, and fees required by this chapter.
- 304.3. Within seven (7) calendar days following receipt of an application, the Zoning Officer shall determine whether the application is complete for filing purposes.
- 304.4. If the application is incomplete, the applicant shall be notified in writing of the deficiencies.
- 304.5. If the application is complete, the application shall be accepted for filing and processed in accordance with this chapter.
- 304.6. Determination of completeness shall not constitute approval of the application nor a determination that the application complies with this chapter.
- 304.7. The official date of filing shall be the date the application is accepted as complete.

§ 22-305. Approval of Preliminary and Final Application for a Minor Subdivision.

- 305.1. Minor Subdivision Applications
 - A. Four (4) full-size copies and ten (10) half-size copies, together with one digital PDF copy of the completed application form supplied by the Township.
 - B. Application filing fee, as required by § 22-801.A of this chapter.
 - C. Proof of proprietary interest.
 - D. Written evidence of compliance with all other Township, county, state, or federal permits required for the plan, if any.

- E. A location map showing the plan name and location, major existing thoroughfares related to the site, including the distance therefrom, title, scale, and North point.
- F. A copy of any existing or proposed covenants or deed restrictions applicable to the property.
- G. Written evidence of any zoning variances granted which are applicable to the property. The application shall not be considered for final approval until any necessary zoning variances have been granted by the Zoning Hearing Board or until the plat is revised to conform to the zoning requirements at issue.
- H. A written statement requesting any waivers or modifications to this chapter in accordance with Part 7, if applicable.
- I. Four (4) full-size copies and ten (10) half-size copies of a final plat, all drawings on sheets not exceeding 24 inches by 36 inches, accurately drawn to a scale of not less than one inch equals 100 feet, prepared and sealed by a Pennsylvania registered land surveyor as to existing features, design features, and boundaries. The final plat shall contain the following information:
 - 1. Date of preparation. All revisions shall be noted and dated.
 - 2. Title of development; North arrow; scale; county tax parcel identification number; the name and address of the record owner; the name and address of the applicant; and the name and address, signature, license number, and seal of the surveyor preparing the subdivision. If the owner of the premises is a corporation, the name and address of the president and secretary shall be submitted on the application.
 - 3. All distances shall be in feet and decimals of a foot, and all bearings shall be given to the nearest 10 seconds.
 - 4. The names of all adjoining subdivisions, showing the location of the nearest streets in such plats.
 - 5. Survey data showing boundaries of the property, building, or setback lines and lines of existing and proposed streets and rights-of-way, lots, reservations, easements, and areas dedicated to public use, including grants.
 - 6. Restrictions, and rights-of-way, to be prepared by a licensed land surveyor. The name, address, signature, and seal of the surveyor shall be indicated.

7. Location of existing buildings and all other structures, including walls, fences, culverts, and bridges, with spot elevations of such buildings and structures. Structures to be removed shall be indicated by dashed lines; structures to remain shall be indicated by solid lines.
8. Area, to the nearest thousandth of an acre, of the tract to be subdivided and the area, in square feet, of all lots.
9. Plans of all existing or proposed sanitary and stormwater systems, showing feasible connections to existing or any proposed utility systems. Pipe sizes, grades and direction of flow, locations and inlets, manholes or other appurtenances and appropriate invert and other elevations shall be indicated.
10. An indication on the plat identifying the company or authority that will provide water, sewer, gas, electric, and other utility services, showing the existing or proposed location of the utilities.
11. A copy of the USGS Topographic Survey Map, with the boundaries of the project site outlined on the map.
12. If applicable, a notation on the plat that access to a state highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under Section 420 of the State Highway Law, P.L. 1242, No. 428, of June 1, 1945, 36 P.S. § 670.420, and that the approvals of the Collier Township Planning Commission and Township Board of Commissioners are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a highway occupancy permit.
13. Spaces for the signature of the Chairman and Secretary of the Planning Commission, the Chairman and Secretary of the Township Board of Commissioners, and the Township Engineer, and dates of approval.
14. Certification clauses as required by the Allegheny County Recorder of Deeds.
15. If the subdivision represents the resubdivision, replatting, or consolidation of lots of record in a previously recorded plat, reference shall be made in the title to the recorded plat which is being revised.
16. If applicable, flood hazard zone boundaries.

17. Plan monumentations, as required by § 22-501 of this chapter.

18. Construction drawings shall be included where the plan proposes the extension, creation, or installation of public improvements or other improvements required by this chapter.

305.2. Major Subdivision Applications.

A. Preliminary Plan Requirements.

1. The applicant shall submit four (4) full-size copies and ten (10) half-size copies, together with one digital PDF copy of an application for preliminary approval required by this section to the Township Zoning Officer at least 28 calendar days prior to the regular meeting of the Planning Commission. If the 28th day falls on a holiday, the application shall be filed by the close of business on the immediately preceding working day.
2. The preliminary application shall not be considered to be complete and properly filed unless and until all items required by this section of this chapter, including the application fee, have been received.
3. Immediately upon receipt, the application shall be stamped with the date of receipt by the Township, and one copy of the application shall be distributed to the Township Engineer.
4. The Township Zoning Officer shall submit one copy of the complete and properly filed application to the Allegheny County Department of Economic Development for review and comment, which shall be subject to payment of the prevailing county review fee by the applicant. Additional copies may be referred to any other appropriate review agency at the discretion of the Township Zoning Officer.

B. Final Plan Requirements. All applications for final approval of a major subdivision shall include the following:

1. Four (4) full-size copies and ten (10) half-size copies of the completed application form supplied by the Township.
2. Application filing fee, as required by § 22-801.A of this chapter.
3. One copy of the approved preliminary plat.
4. Written evidence of compliance with all other applicable Township, county, state, or federal regulations or permits.

5. Four (4) full-size copies and ten (10) half-size copies, of the final plat, prepared and sealed by a Pennsylvania registered professional land surveyor, in accurate and final form for recording, drawn to a scale not less than one inch equals 100 feet on sheets not exceeding 34 inches by 44 inches, which clearly delineates the following:
6. The name of the subdivision.
7. The name and address of the developer and, if the developer is not the landowner, the name and address of the landowner and the deed book and page number and tax parcel identification number of the parcel to be subdivided.
8. The name, address, signature, license number, and seal of the registered land surveyor who prepared the plat.
9. The North point, graphic scale, and date.
10. Accurate boundary lines, with dimensions and bearings. The boundary of the tract shall be determined by an accurate survey in the field, which must be balanced and closed and certified to be correct by a registered land surveyor.
11. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract of land described in the final plat.
12. The total area of the subdivision. The area of land dedicated for street right-of-way purposes. Each lot shall show the lot numbers, dimensions of each lot and the area of each lot, in square feet. All lots shall be numbered consecutively.
13. All dimensions shall be shown to the nearest 0.01 of a foot, United States standard measure.
14. Final building lines.
15. The location and dimensions of all easements for public improvements and any limitations on such easements.
16. Dimensions and bearings of any property to be reserved for public, semipublic or community use, if any.
17. Street names.

18. Complete curve data for all curves included in the final plat, including radius, arc length, chord bearing, and chord distance. Lines which join these curves that are nonradial or nontangential should be so noted.
19. Street lines with accurate dimensions in feet and hundredths of feet.
20. If applicable, a notation on the plat that access to a state highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under Section 420 of the State Highway Law, P.L. 1242, No. 428, of June 1, 1945, 36 P.S. § 670.420, and that the approvals of the Collier Township Planning Commission and Township Board of Commissioners are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a highway occupancy permit.
21. If applicable, a notation on the plat regarding any zoning variances granted by the Zoning Hearing Board, including the date of the decision, the appeal number and the nature of the variance granted.
22. Location, type, and size of all monuments and lot markers in accordance with the standards and requirements of § 22-501 of this chapter and the Allegheny County Subdivision and Land Development Ordinance and an indication of whether they were found or set.
23. Approved soil, erosion, and sedimentation control plan and NPDES permit, if required.
24. Where applicable, evidence of approvals from the Allegheny County Soil Conservation District, Pennsylvania Department of Environmental Protection or the United States Army Corps of Engineers and any other applicable county, state, or federal agency.
25. Spaces for the signatures of the Chairman and Secretary of the Planning Commission, the Chairman and Secretary of the Township Board of Commissioners, and the Township Engineer, and dates of approval.
26. Certification clauses required by the Allegheny County Recorder of Deeds' office.
27. Certificate of completion of public improvements in the plan or a performance bond to guarantee proper installation of the public improvements in the plan, as required by this section of this chapter.

28. Financial security and/or a development agreement, where required by this chapter.
29. Two copies of construction plans for public improvements, prepared by a registered professional engineer, drawn on sheets measuring 24 inches by 36 inches, showing the following. All construction drawings shall be prepared according to accepted engineering practice.
30. Conformity with the design standards specified in Part 6 of this chapter and the Infrastructure Improvement and Development Specifications.
31. Street plan and profile of each street in the plan, including the terminus of all streets in the plan and any area beyond the limits of the plan where grading is proposed to construct the street. Street plan and profile drawings shall include all drainage easements over property, location of catch basins, inlets, manholes, headwalls, and endwalls of the stormwater system. Top and invert elevations shall be shown along with the pipe size. Profile of storm sewer pipes shall show any crossing sanitary sewer lines, water lines, or other utility lines. Lot lines and lot numbers shall be included in the street plan view.
32. At least three cross sections at intervals not to exceed 100 feet and extending 50 feet on each side of the street center line or 25 feet outside of the street right-of-way, or to the limits of grading, whichever is greater.
33. Sanitary sewer plan and profile drawing, which shall include lot lines and lot numbers on the plan view. The location of the sanitary sewers, manholes and location of each "Y" proposed for installation shall be shown. The grade line, distance, and pipe size of each line shall be indicated on the plan and profile. The top and invert elevation of each manhole plus pipe invert grades at fifty-foot intervals shall be provided.
34. Final grading plan which demonstrates compliance with the Township Grading and Excavating Regulations [Chapter 9].
35. Plans showing compliance with recommendations of the soils report or wetlands delineation report, if applicable.
36. Final design of stormwater management facilities and final calculations as required by § 22-608 of this chapter.

37. Where required by § 22-508 of this chapter, a draft of a deed of dedication of recreation open space and a certificate of title in a form acceptable to the Township Solicitor or a letter of intent for payment of the recreation fee in lieu of the dedication or an agreement for the reservation of private land or agreement to construct a recreational facility.

305.3. Minor Land Development Applications. The application for preliminary and final approval of a minor land development shall be submitted in accordance with § 22-304 of this chapter and shall include the following information:

- A. our (4) full-size copies and ten (10) half-size copies of the completed application form supplied by the Township.
- B. Application filing fee, as required by § 22-801.A of this chapter.
- C. Proof of proprietary interest.
- D. Written evidence of compliance with all other Township, county, state, or federal permits required for the plan, if any.
- E. If the proposed use is a conditional use or use by special exception, an application for approval of the conditional use or use by special exception shall accompany the application for preliminary and final approval of the minor land development. Preliminary and final approval of the minor land development shall not be granted unless the conditional use or use by special exception is approved prior to or concurrent with the preliminary and final minor land development plan.
- F. Wherever public improvements are proposed and where evidence exists of deep mining, strip mining, landslide-prone soils, or other geologic hazards on the site, a geologic report by a qualified registered professional engineer acceptable to the Township regarding soil and subsurface conditions and the probable measures needed to be considered in the design of the development, the location of structures and the design of foundations, if any.
- G. A wetlands determination report for all sites which have hydric soils or soils with hydric inclusions and, if applicable, a wetlands delineation report for all jurisdictional wetlands on the site and the design techniques proposed to accommodate them.
- H. Four (4) full-size copies and ten (10) half-size copies of a preliminary and final plat, accurately drawn to a scale of not less than one inch equals 50 feet, on a survey prepared by a Pennsylvania registered land surveyor. The preliminary and final plat shall include or be accompanied by the following information and shall

be prepared and sealed by a Pennsylvania registered land surveyor, engineer, architect, or landscape architect:

1. Date of preparation. All revisions shall be noted and dated.
2. A location map showing the location of the tract with reference to the surrounding properties, existing streets, and streams within 1,000 feet of the land development.
3. Name of the development, including the words "Preliminary and Final Land Development Plan"; North arrow; graphic scale; County Assessment Map and parcel number; the name and address of the record owner; the name and address of the applicant; and the name and address, signature, license number, and seal of the registered professional preparing the survey. If the owner of the premises is a corporation, the name and address of the Chairman and Zoning Officer shall be submitted on the application.
4. All distances shall be in feet and 0.01 of a foot, and all bearings shall be given to the nearest one second.
5. The zoning district in which the parcel is located, together with the zoning classification of properties within 200 feet of the boundaries of the property for which the application is made.
6. Property survey showing survey data, including boundaries of the property, building, or setback lines and lines of existing and proposed streets, lots, reservations, easements, and areas dedicated to public use, including grants, restrictions, and rights-of-way, to be prepared by a licensed land surveyor. The name, address, signature, and seal of the surveyor shall be indicated.
7. A copy of any existing or proposed covenants or deed restrictions which are applicable to the property.
8. A written statement requesting any waivers or modifications to this chapter in accordance with Part 8, if applicable.
9. A written statement identifying any zoning variances which will be needed or which have been granted to the property by the Zoning Hearing Board.
10. The distance, measured along the right-of-way lines of existing streets abutting the property, to the nearest intersections with other public streets within 200 feet of the site boundaries.

11. The location and dimensions of proposed buildings and structures, all accessory structures and fences, if any, including front, side, and rear yard setbacks, height of buildings, first- floor elevations of all structures, and floor plans and elevation plans of the proposed building addition and its relationship to the existing building.
12. If applicable, flood hazard zone boundaries, as identified on the current Official Map for the Township issued by the Federal Insurance Administration.
13. Existing contours shall be shown at not more than five-foot intervals where the slope is greater than 10% and at not more than two feet where the slope is less than 10%. Contours shall not be plotted from the MPC Quadrangle Maps.
14. A slope map showing the location and the area (in square feet) of land which has a slope of 25% or greater.
15. Certification by a registered professional geotechnical engineer regarding the feasibility of any proposed grading on slopes greater than 25%, the stability of the finished slopes, measures to mitigate landslides, soil erosion, sedimentation, stormwater runoff, and potential impacts on adjacent properties.
16. A grading plan, with proposed contours shown at two-foot vertical intervals, and written or graphic evidence that all earthmoving activities shall conform to the Township's Grading and Excavating Regulations [Chapter 9].
17. Location of existing rock outcrops, high points, watercourses, depressions, ponds, marshes, wooded areas, and other significant existing features, including previous flood elevations of watercourses, ponds, and marsh areas as determined by field survey.
18. Any and all existing streets related to the proposed development; including the names, cartway widths, approximate gradients, and sidewalk widths.
19. If any new streets are proposed, profiles, indicating grading, and cross sections showing the width and design of roadways and sidewalks.
20. Area, to the nearest thousandth of an acre, of the site to be developed for nonresidential purposes and/or the area, in square feet, of each lot to be developed for residential purposes.

21. Plans of proposed stormwater systems showing feasible connections to existing or any proposed utility systems.
22. All stormwater facility plans shall be accompanied by a separate sketch showing all existing drainage within 500 feet of any boundary and all areas and any other surface area contributing to the calculations, and showing methods to be used in the drainage calculations.
23. Stormwater management plans, as required by § 22-608 of this chapter.
24. The location and size of all existing sanitary sewers and the location and size of all proposed sanitary sewers.
25. The location and size of all existing and proposed waterlines, valves and hydrants.
26. The location, width and purpose of all existing and proposed easements and rights-of-way.
27. The location, type and approximate size of existing utilities to serve the development and written verification from each utility that service will be provided to the development.
28. All woodland areas as defined in this chapter.
29. The number and density of dwelling units (if residential).
30. All means of vehicular access for ingress and egress to and from the site onto public streets, showing the size and location of internal streets or driveways and curb cuts, including the organization of traffic channels, acceleration and deceleration lanes, additional width and any other improvements on the site or along the site's street frontage necessary to prevent a difficult traffic situation. All pedestrian walkways and provisions for handicapped facilities in compliance with the requirements of the Americans with Disabilities Act (ADA) for an accessible site shall also be shown.
31. Computation of the number of parking spaces to be provided, the location and design of off-street parking areas and loading areas showing size and location of bays, aisles, and barriers and the proposed direction of movement.

32. Tabulation of site data, indicating zoning requirements applicable to the site and whether the proposed site development features comply.
33. Proposed screening and landscaping, including a preliminary planting plan.
34. The methods, placement, and screening of solid waste disposal and storage facilities.
35. If applicable, a detailed proposal, including covenants, agreements, or other specific documents, showing the ownership and method of assuring perpetual maintenance to be applied to those areas which are to be used for recreational or other common purposes.
36. Written or graphic evidence that all public and/or private improvements will comply with the design standards of this chapter and the Infrastructure Improvement and Development Specifications.
37. If the plan is to be completed in phases, the proposed sequence of development, with a projected time schedule for completion of each of the several phases.
38. If applicable, a notation on the plat that access to a state highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under Section 420 of the State Highway Law, P.L. 1242, No. 428, of June 1, 1945, 36 P.S. § 670-420, and that the approvals of the Collier Township Planning Commission and Township Board of Commissioners are conditional, subject to action by the Pennsylvania Department of Transportation pursuant to application for a highway occupancy permit.
39. Spaces for the signature of the Chairman and Secretary of the Planning Commission and the Chairman and Secretary of the Township Board of Commissioners, and dates of approval.
40. Plan monumentations, as required by § 22-801 of this chapter

305.4. Major Land Development Applications.

- A. Preliminary Plan Requirements. All Applications. The application for preliminary approval of a major land development shall be submitted in accordance with § 22-304 of this Part and shall include the following information:
 1. Twelve copies of the completed application form supplied by the Township.

2. Application filing fee, as required by § 22-801.A of this chapter.
3. Proof of proprietary interest.
4. Written evidence of compliance with all other Township, county, state, or federal permits required for the plan, if any.
5. If the proposed use is a conditional use or use by special exception, an application for approval of the conditional use or use by special exception shall accompany the application for preliminary approval of the major land development. Preliminary approval of the major land development shall not be granted unless the conditional use or use by special exception is approved prior to or concurrent with the preliminary major land development plan.
6. For all applications which propose 25 or more dwelling units or any nonresidential building or buildings (existing and proposed) that generate 100 or more vehicle trips per day, a traffic report prepared by a qualified traffic engineer shall be submitted detailing the nature and extent of trip generation expected to result from the proposed development based on the ratios and methodology contained in the current edition of the Manuals of the Institute of Transportation Engineers. The report shall include current and projected capacities and levels of service of all streets and intersections within 1,000 feet of the site proposed for development or the next nearest intersection and recommendations for improvements to streets and/or traffic control devices within the site or immediately adjacent to the site. The traffic report shall be signed and sealed by a registered professional traffic engineer.
7. Wherever any public improvements are proposed and where evidence exists of deep mining, strip mining, landslide-prone soils or other geologic hazards on the site, a geologic report by a qualified registered professional engineer acceptable to the Township regarding soil and subsurface conditions and the probable measures needed to be considered in the design of the development, the location of structures and the design of foundations, if any.
8. A wetlands determination report for all sites which have hydric soils or soils with hydric inclusions and, if applicable, a wetlands delineation report for all jurisdictional wetlands on the site and the design techniques proposed to accommodate them.
9. Written evidence on the plan or in letter form indicating whether the applicant is proposing to dedicate recreational open space or make payment to the Recreation Fund.

10. Twelve copies of a preliminary plat, accurately drawn to a scale of not less than one inch equals 50 feet, on a survey prepared and sealed by a Pennsylvania registered land surveyor. The preliminary plat shall include or be accompanied by the following information and shall be prepared and sealed by a registered professional engineer or registered professional land surveyor:
 - a. Date of preparation. All revisions shall be noted and dated.
 - b. A location map showing the location of the tract with reference to the surrounding properties, existing streets and streams within 1,000 feet of the land development.
 - c. Name of the development, including the words "Preliminary Land Development Plan"; North arrow; graphic scale; County Assessment Map and parcel number; the name and address of the record owner; the name and address of the applicant; and the name and address, signature, license number and seal of the Pennsylvania registered land surveyor preparing the survey. If the owner of the premises is a corporation, the name and address of the corporation's presiding officer and project contact person shall be submitted on the application.
 - d. All distances shall be in feet and 0.01 of a foot, and all bearings shall be given to the nearest one second.
 - e. The zoning district in which the parcel is located, together with the zoning classification of properties within 200 feet of the boundaries of the property for which the application is made.
 - f. Property survey showing survey data, including boundaries of the property, building, or setback lines and lines of existing and proposed streets, lots, reservations, easements, and areas dedicated to public use, including grants, restrictions, and rights-of-way, to be prepared by a licensed land surveyor. The name, address, signature, and seal of the surveyor shall be indicated.
 - g. A copy of any existing or proposed covenants, and deed restrictions, which are applicable to the property.
 - h. A written statement requesting any waivers or modifications to this chapter in accordance with Part 7, if applicable.

- i. A written statement identifying any zoning variances which will be needed or which have been granted to the property by the Zoning Hearing Board.
- j. The distance, measured along the right-of-way lines of existing streets abutting the property, to the nearest intersections with other public streets within 200 feet of the site boundaries.
- k. The location and dimensions of proposed buildings and structures, all accessory structures and fences, if any, including front, side, and rear yard setbacks, height of buildings, first- floor elevations of all structures, and floor plans and elevation plans of each building.
- l. If applicable, flood hazard zone boundaries, as identified on the current Official Map for the Township issued by the Federal Insurance Administration.
- m. Existing contours shall be shown at not more than five-foot intervals where the slope is greater than 10% and at not more than two feet where the slope is less than 10%. Contours shall not be plotted from the MPC Quadrangle Maps.
- n. Written or graphic evidence that all earthmoving activities shall comply with the Township Grading and Excavating Regulations [Chapter 9] of the Code of Ordinances of the Township.
- o. Location of existing rock outcrops, high points, watercourses, depressions, ponds, marshes, wooded areas, and other significant existing features, including previous flood elevations of watercourses, ponds, and marsh areas as determined by field survey.
- p. A slope map showing the location and the area (in square feet) of land which has a slope of 25% or greater.
- q. Certification by a registered professional geotechnical engineer regarding the feasibility of any proposed grading on slopes greater than 25%, the stability of the finished slopes, measures to mitigate landslides, soil erosion, sedimentation, stormwater runoff, and potential impacts on adjacent properties.
- r. A grading plan with proposed contours shown at two-foot vertical intervals, and written or graphic evidence that all earthmoving activities shall conform to the Township's Grading and Excavating Regulations [Chapter 9].

- s. Any and all existing streets related to the proposed development; including the names, cartway widths, approximate gradients, and sidewalk widths.
- t. If any new streets are proposed, profiles, indicating grading; and cross sections showing the width and design of roadways and sidewalks.
- u. Area, to the nearest thousandth of an acre, of the site to be developed for nonresidential purposes and/or the area, in square feet, of each lot to be developed for residential purposes.
- v. Plans of proposed stormwater systems showing feasible connections to existing or any proposed utility systems. All stormwater facility plans shall be accompanied by a separate sketch showing all existing drainage within 500 feet of any boundary, and all areas and any other surface area contributing to the calculations, and showing methods to be used in the drainage calculations.
- w. Stormwater management plans, as required by § 22-608 of this chapter.
- x. The location and size of all existing sanitary sewers and the location and size of all proposed sanitary sewers.
- y. The location and size of all existing and proposed waterlines, valves and hydrants.
- z. The location, width and purpose of all existing and proposed easements and rights-of-way.
- aa. The location, type and approximate size of existing utilities to serve the development and written verification from each utility that service will be provided to the development.
- bb. A soil erosion and sedimentation control plan, prepared by a person trained and experienced in control methods and techniques, which conforms to the requirements of the Pennsylvania Clean Streams Law, 35 P.S. § 691.1 et seq., and Chapter 102 of the Rules and Regulations of the Pennsylvania Department of Environmental Protection governing erosion control, 25 Pa. Code Chapter 102, and documentation that the County Soil Conservation Service has issued an NPDES permit if required.

- cc. The number and density of dwelling units (if residential).
- dd. All means of vehicular access for ingress and egress to and from the site onto public streets, showing the size and location of internal streets or driveways and curb cuts, including the organization of traffic channels, acceleration and deceleration lanes, additional width, and any other improvements on the site or along the site's street frontage necessary to prevent a difficult traffic situation. All pedestrian walkways and provisions for handicapped facilities in compliance with the requirements of the Americans with Disabilities Act (ADA) for an accessible site shall also be shown.
- ee. Computation of the number of parking spaces to be provided, and the location and design of off-street parking areas and loading areas, showing size and location of bays, aisles and barriers and the proposed direction of movement.
- ff. Tabulation of site data, indicating zoning requirements applicable to the site and whether the proposed site development features comply.
- gg. Proposed screening and landscaping, including a preliminary planting plan.
- hh. The methods, placement and screening of solid waste disposal and storage facilities.
- ii. If applicable, a detailed proposal, including covenants, agreements, or other specific documents, showing the ownership and method of assuring perpetual maintenance to be applied to those areas which are to be used for recreational or other common purposes.
- jj. Written or graphic evidence that all public and/or private improvements will comply with the design standards of this chapter and the Infrastructure Improvement and Development Specifications.
- kk. If the plan is to be completed in phases, the proposed sequence of development, with a projected time schedule for completion of each of the several phases.
- ll. If applicable, a notation on the plat that access to a state highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under Section 420

of the State Highway Law, P.L. 1242, No. 428, of June 1, 1945, 36 P.S. § 670-420, and that the approvals of the Collier Township Planning Commission and Township Board of Commissioners are conditional, subject to action by the Pennsylvania Department of Transportation pursuant to application for a highway occupancy permit.

mm. Spaces for the signature of the Chairman and Secretary of the Planning Commission and the Chairman and Secretary of Township Board of Commissioners, and dates of approval.

nn. Plan monumentations, as required by § 22-501 of this chapter.

B. Final Plan Requirements. All applications for final approval of a major land development shall include the following:

1. Twelve copies of the completed application form supplied by the Township.
2. Application filing fee, as required by § 22-801.A of this chapter.
3. One copy of the approved preliminary plat.
4. Twelve copies of a final plat, drawn at a scale of not less than one inch equals 100 feet. The final plat shall show or be accompanied by the following information and shall be prepared and sealed by a Pennsylvania registered land surveyor or engineer:
 - a. Date, name, and location of the land development, the name of the owner, graphic scale and the words "Final Major Land Development Plan."
 - b. Tract boundary lines, right-of-way lines of streets, street names, easements and other rights-of-way, land reserved or dedicated to public use, all lot lines and other boundary lines; with accurate dimensions, bearing or deflection angles, and radii, arcs, and central angles of curves; and the area of each lot.
 - c. The names, exact location, and widths of all existing and recorded streets intersecting or paralleling the plot boundaries within a distance of 200 feet or the next nearest intersection.
 - d. The purpose, location, and dimensions of any easement or land reserved for or dedicated to public use shall be designated.

- e. Lot and block numbers assigned to the property by the County Assessment Office, including lot and block numbers of immediately abutting property.
- f. Certification by the applicant's surveyor as to accuracy of details of the plat. The error of closure shall not be less than one in 15,000.
- g. Dates of preparation and dates of all revisions to the plan.
- h. Name, address, signature and seal of the professional or professionals who prepared the plans, including the following mandatory requirements:
 - i. Registered engineer for stormwater management plans and construction drawings for public and private improvements.
 - j. Registered land surveyor shall prepare property survey.
- k. The name, address, signature, and seal of the professional or professionals who prepared the plans, including the following optional requirements:
 - i. A registered architect may prepare building drawings, only.
 - ii. In lieu of a registered engineer or registered land surveyor, a registered landscape architect may prepare grading or landscaping plans, only.
 - iii. Evidence of required permits from applicable federal, state, and county agencies.
 - iv. Certification of service from all applicable utility companies.
 - v. A design view of the front, side and rear elevations of the proposed structures.
 - vi. Location, height, and use of all existing and proposed structures on the property, indicating structures to be removed, if any, and the distances between proposed structures or additions to existing structures and adjacent property lines.
 - vii. A site lighting plan showing details of all exterior lighting fixtures and supports, the location of exterior lighting fixtures proposed to light the buildings, parking areas, sidewalks, and any other areas proposed for public use and showing compliance with §§ 22-505 and 22-610.

- viii. Layout and design of proposed parking and loading areas, including the gradient of proposed driveways and parking facilities and the proposed pattern of traffic circulation on the site, including pavement markings, islands, curbs, bumper guards, and similar facilities.
- ix. Sidewalks or walkways, if any, proposed for pedestrian circulation on the site.
- x. The type of paving material to be used for all sidewalks, walkways, driveways, and parking facilities.
- xi. A final landscaping plan showing the type, size, and location of any plant material proposed and all areas proposed to be seeded and the parties responsible for future maintenance.
- xii. Construction materials of all fences, walls, or screens.
- xiii. A final grading plan, demonstrating compliance with Chapter 9 of the Code of Ordinances of the Township ("Grading and Excavating"), including erosion and sedimentation control measures.
- xiv. If applicable, a notation on the plat that access to a state highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation under Section 420 of the State Highway Law, P.L. 1242, No. 428, of June 1, 1945, 36 P.S. § 670-420, and that the approvals by the Collier Township Planning Commission and Township Board of Commissioners are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to an application for a highway occupancy permit.
- xv. Soil erosion and sedimentation control plan and narrative.
- xvi. If applicable, an NPDES permit obtained from the Allegheny County Conservation District or the Pennsylvania Department of Environmental Protection.
- xvii. Final stormwater management calculations and construction drawings for stormwater management facilities as required by § 22-608 of this chapter.
- xviii. Storm drainage plan, including location, pipe size, grade, direction of flow, capacity, and material of all storm sewers and connections to existing systems; location and invert and

other elevations of all catch basins, manholes, culverts, and other appurtenances; location and width of all storm drainage easements; and location of surface swales, if any.

- xix. Plans showing compliance with recommendations of the soils report, wetlands delineation report or geotechnical engineer's report, if applicable.
- xx. Written evidence that an amenities bond for private improvements, as required by § 22-412 of this chapter, will be submitted at the time of execution of the development agreement.
- xxi. If any public improvements are proposed, written evidence that a performance bond, as required by § 22-411 of this chapter, will be submitted at the time of execution of the development agreement.
- xxii. Spaces for signatures of the Chairman and Secretary of Township Board of Commissioners and the Chairman and Secretary of the Planning Commission, and dates of approval.
- xxiii. Plan monumentations, as required by § 22-501 of this chapter.

§ 22-306. Distribution and Agency Review.

- 306.1. Following acceptance for filing, the Township shall distribute copies of the application to appropriate Township, County, State, and Federal agencies as necessary.
- 306.2. The application shall be forwarded to the Allegheny County Department of Economic Development for review and comment.

§ 22-307. Planning Commission Review and Recommendation.

- 307.1. The Planning Commission shall review the application and provide a recommendation to the Board of Commissioners.
- 307.2. The recommendation may be approval, approval with conditions, or denial.
- 307.3. Any recommendation for denial shall identify the applicable ordinance provisions not satisfied.

§ 22-308. Action by the Board of Commissioners.

- 308.1. The Board of Commissioners shall approve, approve with conditions, or deny the application within the time period required by the Pennsylvania Municipalities Planning Code.
- 308.2. Written notice of the decision shall be provided to the applicant in accordance with the MPC.

§ 22-309. Conditional Approvals.

- 309.1 Conditional Approval. If the Township Board of Commissioners determines that certain conditions are warranted to be attached to preliminary and final approval to protect the public interest and guarantee compliance with the requirements of this chapter, the conditions of approval shall be specified, in writing, in the notice of conditional approval required by Subsection X of this section.
- 309.2 The applicant shall accept or reject the conditions attached to preliminary and final approval by giving written notice to the Township Manager within 30 days of the date of the meeting of the Township Board of Commissioners at which preliminary and final approval is granted. If the applicant rejects any of the conditions or if the applicant fails to give written notice to the Township Manager regarding acceptance or rejection of the conditions attached to preliminary and final approval within the required 30 days, preliminary and final approval shall automatically be rescinded without written notice to the applicant

§ 22-310. Mediation.

- 310.1. The Township may offer the mediation option as an aid in completing the proceedings authorized by this chapter. Mediation shall supplement, not replace, those procedures in this chapter once they have been formally initiated. Nothing in this section shall be interpreted as expanding or limiting the Township's police powers or as modifying any principles of substantive law.
- 310.2. Participation in mediation shall be wholly voluntary. The appropriateness of mediation shall be determined by the particulars of each case and the willingness of the parties to negotiate. In offering the mediation option, the Township shall assure

that in each case, the mediating parties, assisted by the mediator as appropriate, develop terms and conditions for:

- A. Funding mediation.
- B. Selecting a mediator who, at a minimum, shall have a working knowledge of municipal zoning and subdivision procedures and demonstrated skills in mediation.
- C. Completing mediation, including time limits for such completion.
- D. Suspending time limits otherwise authorized in this chapter or in the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101 et seq., provided there is written consent by the mediating parties, and by the applicant or Township Board of Commissioners, if either is not a party to the mediation.
- E. Identifying all parties and affording them the opportunity to participate.
- F. Subject to legal restraints, determining whether some or all of the mediation sessions shall be open or closed to the public.
 - 1. Assuring that mediated solutions are in writing and signed by the parties and become subject to review and approval by the Township Board of Commissioners pursuant to the procedures for approval set forth in this Part.
- G. No offers or statements made in the mediation sessions, excluding the final written mediated agreement, shall be admissible as evidence in any subsequent judicial or administrative proceedings.

§ 22-311. Recording of Approved Plans.

- 311.1. A land development plan shall not be required to be recorded in the Allegheny County Recorder of Deeds' office, if the land development is proposed on a lot or lots of record, unless a declaration plan is required to be recorded by the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. § 3101 et seq., for a condominium.
- 311.2. Any land development plan which involves the subdivision, resubdivision, or consolidation of property or the dedication of easements or rights-of-way for public improvements shall present a final plat for recording purposes with the application for final approval of the land development. The final plat for recording shall be prepared in accordance with the requirements of § 22-304 of this chapter for a minor subdivision.

§ 22-312. Reinstatement of Approval.

- 312.1. In the event that an approved subdivision or land development plan is not recorded within the time required by this chapter, or final approval expires due to the applicant's failure to execute a required development agreement, post required financial security, or satisfy other conditions of approval, the Township Zoning Officer is authorized to reinstate the signatures of the appropriate Township officials indicating approval.
- 312.2. The applicant shall submit an application for reinstatement of approval together with the required fee established by resolution of the Board of Commissioners.
- 312.3. Approval may be reinstated provided that:
 - A. No changes have been made to the subdivision or land development plan previously approved by the Township.
 - B. All requirements of this chapter regarding execution of development agreements, posting of performance bonds, amenities bonds, maintenance guarantees, or other required financial security have been satisfied.
 - C. The request for reinstatement is submitted within one hundred eighty (180) days of the date of the original approval granted by the Board of Commissioners.
- 312.4. Upon determining that the requirements of this section have been satisfied, the Township Zoning Officer may reinstate the signatures of the appropriate Township officials without further action by the Planning Commission or Board of Commissioners.
- 312.5. Any request for reinstatement submitted more than one hundred eighty (180) days after the date of the original approval by the Board of Commissioners shall require submission of a new application in accordance with the requirements of this chapter.
- 312.6. Reinstatement of approval shall not extend any approval beyond the period authorized by the Pennsylvania Municipalities Planning Code and shall not relieve the applicant from complying with any conditions of approval previously imposed by the Township.

§ 22-313. Filing of Copies.

Within 90 days of the date of recording of the final plat in the office of the Allegheny County Recorder of Deeds, the applicant shall deliver to the Township Zoning Officer one Mylar print and one electronic copy on State Plane Coordinates in AutoCAD or similar format on CD of the final plat as recorded, containing all required signatures and dates of approval.

§ 22-314. Installation of Public Improvements.

Any subdivision or land development which proposes the extension, installation, or construction of public improvements, as defined by this chapter, shall be subject to the applicable requirements of this chapter governing the installation of public improvements, execution of development agreements, and posting of performance bonds or other financial security to guarantee their proper installation and completion

PART 3A CONSERVATION DESIGN STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENTS

§ 22-3A01. Applicability.

The provisions of this Part shall apply only to Planned Residential Developments authorized pursuant to Part 17 of the Township Zoning Ordinance [Chapter 27]. Conservation design shall not constitute an independent subdivision type and shall only be permitted where a Planned Residential Development is authorized by the Zoning Ordinance. All Conservation Design PRDs shall comply with the Planned Residential Development regulations of Part 17 of the Township Zoning Ordinance. In the event of conflict, the Zoning Ordinance shall control.

§ 22-3A02. General Review and Approval.

All preliminary and final applications shall be reviewed by the Planning Commission and may be reviewed by any municipal consultants approved by the Township Commissioners. All preliminary and final applications shall be approved or disapproved by the Township Commissioners in accordance with the procedures specified in this chapter.

§ 22-3A03. Application Procedures. [Ord. 686, 8/12/2015]

3A03.1. Preapplication Conference. The applicant shall request a preapplication conference with Township Zoning Officer and other Township officials in accordance with Part 3 of this chapter. The applicant may also request a preapplication conference with the Planning Commission. This meeting introduces the applicant to the Township's zoning and subdivision regulations and procedures and is used to discuss the applicant's objectives and to schedule site visits, meetings and application submissions as described below.

3A03.2. Existing Resources and Site Analysis (ER/SA) Plan.

- A. Applicants shall submit an ER/SA plan to the Township. The purpose of this plan is to familiarize officials with existing conditions on the site area and within its immediate vicinity and to provide a complete and factual reference for the site visit.
- B. The ER/SA plan shall be provided along with a site context map prior to or at the site visit and forms the basis for the design shown on the preliminary application.
- C. Contents. The ER/SA plan shall be prepared to provide the applicant and the Township with a comprehensive analysis of existing conditions, both on the proposed site area and within 500 feet of the site. Conditions beyond the site area boundaries may be described based on existing published data available from governmental agencies and from aerial photographs. The following information shall be shown:

1. Existing Natural Features.

- a. A vertical aerial photograph at a scale that matches the scale of the ER/SA plan, with property lines shown.
- b. Topography. Contour line intervals shall be not more than two feet, determined by photogrammetry, for land with an average natural slope of 10% or less, and at intervals of not more than five feet for land with an average slope exceeding 10%. Ten-foot intervals interpolated from USGS published maps are permissible beyond the parcel boundaries. Slopes between 12% and 25% and exceeding 25% shall be clearly indicated. Slope shall be measured over three or more two-foot contour intervals. Topography shall be prepared by a professional land surveyor or professional engineer from an actual field survey of the site or from stereoscopic aerial photography and shall be coordinated with official USGS benchmarks. Data to which contour elevations refer shall be noted.
- c. The location and delineation of wetlands, ponds, streams, drains, and natural drainage swales, as well as the one-hundred-year floodplains.
- d. Vegetative cover conditions on the property according to general cover type, including cultivated land, permanent grassland, meadow, pasture, and woodlands. Vegetative types shall be described by plant community, relative age and condition.
- e. Soil series, types and phases, as mapped by the USDA Natural Resources Conservation Service in the published soil survey for Allegheny County, and accompanying data tabulated for each soil relating to its suitability for construction. The following soil types shall be specifically identified:
 1. Alluvial soils.
 2. Redbeds and other slide-prone soils.
 3. Seasonal high-water-table soils.
 4. Hydric soils.
 5. Class I and II agricultural soils.

- 6. Soil hydrologic group (i.e., Group A, B, C or D).
- f. Ridgelines and watershed boundaries.
- g. Geologic formations, including rock outcroppings and cliffs, based on available published information or more-detailed data obtained by the applicant.
- h. Any portion of the site area identified as a Pennsylvania Natural Diversity Inventory (PNDI) site or that is included on a county or local natural areas inventory.
- i. A viewshed analysis showing the location and extent of views into the property from public roads and from public parks and conservation lands. Significant scenic views out from the property shall also be delineated.

2. Existing man-made features, including:

- a. Location, dimensions, and use of existing buildings, driveways and any other man-made features on the site.
- b. Location, names, widths, center-line courses, paving widths, identification numbers, and rights-of-way of existing streets and alleys.
- c. Locations of trails that have been in public use (pedestrian, equestrian, bicycle) or are proposed on the Township's Comprehensive Park, Recreation or Open Space Plan.
- d. Location and size of existing utilities.
- e. Any easements, deed restrictions, rights-of-way, or any other encumbrances upon the land, including location, size and ownership.
- f. Site features or conditions such as hazardous waste, dumps, underground tanks, active and abandoned wells, quarries, landfills, or other artificial land conditions.
- g. Locations of historically significant sites or structures on the site area, including, but not limited to, foundations, cellar holes, stone walls, earthworks, burial sites, and any historical resources identified in the Township's Comprehensive Plan.

3. Planned or Proposed Features. Streets, trails, utility corridors and other public infrastructure planned or proposed in Township, regional or county plans or official maps shall be delineated.

3A03.3. Site Visit.

- A. After preparing the ER/SA and site context map, applicants shall arrange for a site visit with Township staff and any consultants the Township wishes to include. Members of the Planning Commission shall be encouraged to attend. The applicant shall provide sufficient copies of the ER/SA plan to distribute to all Township representatives attending the site visit. The purpose of the site visit is to familiarize Township officials with the property's existing conditions and special features, to identify potential site design issues and to provide an informal opportunity to discuss site design concepts, including the general layout of greenway land and potential locations for proposed buildings and street alignments.
- B. The site visit shall be an advertised meeting, in accordance with the Sunshine Law, 65 Pa.C.S.A. § 701 et seq., if a quorum or more of the Planning Commission members attend.
- C. Comments made by Township officials or their staff and consultants are only suggestions. No formal recommendations shall be offered and no official decisions shall be made at the site visit.

- 3A03.4. Presubmission Conference. Following the site visit and prior to the submission of the preliminary application, the applicant shall meet with the Planning Commission to discuss the findings of the site visit and to develop a mutual understanding on the general approach for subdividing and/or developing the site area. At the discretion of the Planning Commission, this conference may be combined with the site visit. No formal recommendations shall be offered and no official decisions shall be made at the presubmission conference. The Planning Commission may waive the requirement of a presubmission conference should it determine that such conference is unnecessary or would cause unneeded delay in review.

- 3A03.5. Commencement of Review. None of the following actions or occurrences, alone or in any combination, shall constitute the filing of an application or otherwise cause the time for review of an application to commence running:

- A. A preapplication conference.
- B. Submission of an ER/SA plan.
- C. A site visit.
- D. A presubmission conference.

3A03.6. Preliminary Application Submission and Review. In addition to the requirements of § 22-304 of this chapter, a preliminary application for a conservation subdivision shall consist of and be prepared in accordance with the following standards:

A. Site Context Map. A map showing the location of the proposed subdivision or land development within its neighborhood context shall be submitted.

1. For sites under 100 acres, such maps shall be at a scale not less than one inch equals 200 feet and shall show the relationship of the subject property to natural and man-made features existing within 1,000 feet of the site. For sites of 100 acres or more, the scale shall be one inch equals 400 feet and shall show the above relationships within 2,000 feet of the site.

2. The features to be shown on a site context map include:

- a. Topography (from the most-current USGS maps).
- b. Streams and watercourses, drainage basins and subbasins.
- c. Wetlands (from the most-current maps published by the United States Fish and Wildlife Service or the USDA Natural Resources Conservation Service).
- d. Woodlands over 1/2 acre in area (from aerial photographs).
- e. Ridgelines.
- f. Public roads, trails, utility easements, pipelines and rights-of-way.
- g. Public land and land protected under conservation easements.
- h. Zoning district boundaries.
- i. Existing property lines.
- j. Names of owners of all properties and the names of all subdivisions.

3. The above information may be superimposed on an aerial photograph.

B. ER/SA plan, prepared in accordance with Subsection 3A03.2 above, and revised to incorporate any changes agreed to between the applicant and the Township during the site visit.

- C. Worksheet for conservation subdivisions, showing all required calculations of minimum greenway land, maximum dwelling units and whether the units can be built within the buildable area after greenway land is set aside.
- D. Four-Step Design Process for Conservation Subdivisions. Preliminary applications for conservation subdivisions shall include documentation of the four-step design process set forth in § 22-3A04.2 below, used in determining the layout of greenway land, dwelling units, streets, stormwater management facilities and lot lines. When requested by the Planning Commission, the applicant shall submit four separate sheets indicating the delineation of each step of the design process.
- E. Preliminary Improvements Construction Plan. The plan shall include the following:
 - 1. Historic resources, trails and significant natural features, including topography, areas of steep slopes, wetlands, one-hundred-year floodplains, swales, rock outcroppings, vegetation, existing utilities, and other site features, as indicated on the ER/SA plan.
 - 2. Existing and approximate proposed lot lines, lot areas, any existing easements and rights- of-way.
 - 3. Approximate location, alignment, width and tentative names of all proposed streets and street rights-of-way, including all street extensions or spurs that are reasonably necessary to provide adequate street connections to adjoining development.
 - 4. Approximate location of proposed swales, drainage easements, and other stormwater management facilities.
 - 5. The applicant shall provide a statement of proposed ownership and responsibility for operation and maintenance.
 - 6. The conceptual layout of proposed water distribution facilities, including water mains, fire hydrants, and storage tanks.
 - 7. Limit-of-disturbance line (must be exact in relation to the retention of existing vegetation proposed to be saved).
 - 8. Approximate location and dimensions of proposed playgrounds, public buildings, public areas and parcels of land proposed to be dedicated or reserved for public use.
 - 9. If land to be subdivided lies partly in or abuts another municipality, the applicant shall submit information concerning the location and conceptual design of streets, layout and size of lots and provisions of

public improvements on land subject to his control within the adjoining municipalities. The design of public improvements shall provide for a smooth, practical transition where specifications vary between municipalities. Evidence of approval of this information by appropriate officials of the adjoining municipalities also shall be submitted.

10. Where the applicant proposes to install the improvements in phases beyond the five-year period described in Section 508(4) of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10508(4), he shall submit with the preliminary application a delineation of the proposed sections and a schedule of deadlines within which applications for final approval of each section are intended to be filed in accordance with the Municipalities Planning Code, 53 P.S. § 10101 et seq., as amended.
11. Typical cross-section drawing(s) for all proposed streets shall be shown, including details relating to thickness, crowning and construction materials and methods.
12. Location of all proposed street, traffic and other signs, including identification and entrance signs, indicating the type, material, and any lighting of such sign.
13. Lighting plan.
14. Utilities and easements.
 - a. Utility easement locations.
 - b. Layout of all proposed sanitary and storm sewers and location of all inlets and culverts, and any proposed connections with existing facilities (these data may be on a separate plan). All construction of water systems and sanitary sewers shall be in accordance with the standards and specifications adopted by the Township, and the plan shall be so noted.
15. Approximate location of proposed shade trees and landscaping, plus locations of existing vegetation to be retained.
16. Detail sheet(s) providing sufficient details and notes to define the construction methods and materials of proposed improvements.
17. Signature blocks for the Municipal Planning Commission, Township Commissioners and the County Planning Commission shall be

provided on the right-hand side of the preliminary improvements construction plan.

- F. Preliminary Community Association Document. A community association document, also known as a "homeowners' association document" or a "condominium association document," shall be provided for conservation subdivision applications which propose lands or facilities to be used or owned in common by all the residents of that subdivision and not deeded to the Township or a land trust. Such document shall be in compliance with the Pennsylvania Uniform Planned Community Act (as to a homeowners' association document), 68 Pa.C.S.A. § 5101 et seq., or the Pennsylvania Uniform Condominium Act (as to a condominium association document), 68 Pa.C.S.A. § 3101 et seq., as the case may be. The elements of the community association document shall include, without limitation, the following:
1. A description of all lands and facilities to be owned by the community association. This description shall include a map of the proposal indicating the precise location of those lands and facilities.
 2. Statements setting forth the powers, duties, and responsibilities of the community association, including the services to be provided.
 3. A declaration of covenants, conditions, and restrictions, giving perpetual easement to the lands and facilities owned by the community association. The declaration shall be a legal document, which also provides for automatic association membership for all owners in the subdivision and shall describe the mechanism by which owners participate in the association, including voting, elections, and meetings. Furthermore, it shall give power to the association to own and maintain the common property and to make and enforce rules.
 4. Statements prescribing the process by which community association decisions are reached and setting forth the authority to act.
 5. Statements requiring each owner within the subdivision to become a member of the community association.
 6. Statements setting cross covenants or contractual terms binding each owner to all other owners for mutual benefit and enforcement.
 7. Statements that the community association document shall be provided to all prospective lot buyers/owners at the time of the agreement of sale and shall be referenced on the deed for each lot.
 8. Requirements for all owners to provide a pro rata share of the cost of the operations of the community association.

9. A process of collection and enforcement to obtain funds from owners who fail to comply.
10. A process for transition of control of the community association from the developer to the unit owners.
11. Statements describing how the lands and facilities of the community association will be insured, including limit of liability.
12. A requirement for the association to be responsible for and require association members to pay towards the cost of stormwater maintenance.
13. A requirement for a general easement among and between all property owners for drainage, to ensure that drainage problems encountered at a later time can be solved without purchasing new easements from property owners.
14. A requirement that the association will assume responsibility for the maintenance of stormwater BMPs as provided for in Collier Township's Stormwater Management Ordinance [Chapter 23] and will execute a stormwater BMP operation and maintenance agreement of the type provided for in such ordinance with respect to all stormwater BMPs in the plan not dedicated to and accepted by the Township, regardless of where in the plan such stormwater BMPs are located.
15. A requirement that the association be ultimately responsible should an owner, builder or developer fail to install decorative lamps and/or trees as required by the Zoning Ordinance [Chapter 27] or this chapter.
16. A requirement that the developer or homeowners' association will be responsible for salting, plowing and maintaining streets prior to acceptance by the Township.
17. A requirement that none of the above-referenced provisions be amended without prior written consent of the Township.
18. Disclosure of the community association document shall be provided to all prospective lot buyers/owners at the time of agreement of sale and shall be referenced on the deeds for all lots within the subdivision.

G. Preliminary Open Space Preservation Documents. A preliminary draft conservation easement, deed restriction, or other legal instrument acceptable to the Township shall be submitted to permanently preserve required open space areas in accordance with the Planned Residential Development regulations of [Chapter 27]. Where greenway land totals less than five acres, deed restrictions may be provided in lieu of a conservation easement.

H. Preliminary Greenway Land Ownership and Management Plan.

1. Using the ER/SA map as a base map, the boundaries, acreage and proposed ownership of all proposed greenway land shall be shown, including a plan containing the following information:
 - a. Proposed ownership, use restrictions, and limitations on buildings and improvements.
 - b. Necessary regular and periodic operation and maintenance tasks and responsibilities for the various forms of greenway lands (i.e., lawns, playing fields, meadow, pasture, cropland, woodlands and other greenway elements), including mowing, control of invasive species, etc.
 - c. Estimate of staffing needs, insurance requirements, and associated costs, and defining the means for funding the maintenance of the greenway land on an ongoing basis. Such funding plan shall include the means for funding long-term capital improvements as well as regular yearly operating, maintenance and capital reserve costs.
2. At the Township's discretion, the applicant may be required to post a maintenance bond for the maintenance of greenway land for up to 18 months or such other financial security acceptable to the Township Solicitor. Any maintenance bond shall conform to the terms of § 22-706 of this chapter.
3. Changes to the management plan shall require approval by the Zoning Officer upon recommendation by the Township Engineer.

I. Preliminary engineering certification.

- J. Review and approval of the preliminary application shall be conducted in accordance with § 22-304 of this chapter.

3A03.7. Final Application Submission and Review. Final applications shall be consistent with the terms of preliminary application approval, including any conditions specified by the Township Commissioners, and modified as necessary to reflect the proposal for final application approval. In addition to the elements required under § 22-304 of this chapter, final applications shall consist of and be prepared in accordance with the following standards:

- A. Deed Descriptions. Prior to final application approval, the applicant shall submit to the Township deed descriptions, prepared by a registered land surveyor, for:

1. Any areas reserved for greenway land.

2. Any lots on which deed restrictions or easements are a condition for final application approval.

B. Final title plan.

C. Final ER/SA plan.

D. Final worksheet for conservation subdivisions.

E. Final improvements construction plan.

F. Final stormwater management and erosion and sedimentation control plan.

G. Final greenway ownership and management plan.

H. Final executed conservation easement (or deed restrictions, where appropriate).

I. Final Landscape Plan. The final landscape plan shall meet the following requirements:

1. The applicant shall submit a master landscape plan showing all areas of the conservation subdivision, including greenway lands. This plan shall be prepared by a landscape architect registered by the Commonwealth of Pennsylvania. A signed and sealed plan shall be submitted prior to final approval.
2. The landscape plan shall show the location of all proposed trees, shrubs, perennials, ground covers and other plantings.
3. The landscape plan shall show the location, species, approximate size and approximate quantity of all existing vegetation to be preserved. Fencing or other means of tree protection shall also be shown on the plan.
4. The landscape plan shall include a schedule of all proposed landscaping, providing the following information:
 - a. Common and scientific name.
 - b. Size, including caliper, height, spread and pot size, as applicable.
 - c. Remarks regarding spacing, habit or other planting instructions as necessary.
 - d. Remarks or symbols clearly indicating any plant material proposed to meet a specific planting requirement.

5. The landscape plan shall show all utilities, above or below ground, in order to avoid conflicts between plantings and pipes, structures or wires.
6. The landscape plan shall include notes stating the following:
 - a. That all landscaping shall be guaranteed for 18 months from the time of acceptance by the Township. Should the eighteen-month maintenance period end after November 15 and before May 15 of the following year, the maintenance period shall be extended until May 15 or a time when the plant material is in full leaf, whichever comes later.
 - b. That the developer shall be required to post a performance bond with the Township to ensure that any tree that dies within the maintenance period shall be replaced.
 - c. That all plant material shall be of satisfactory health, size and condition in accordance with the standards set forth by the American Nursery and Landscape Association in the most-recent edition of the American Standards for Nursery Stock.
 - d. That any proposed plan modifications, including relocation of proposed plant material or substitutions for size or species, must be submitted to the Township for approval prior to any changes in the field.
- J. Final Community Association Document. The final community association document shall be consistent with the terms of preliminary application approval and modified as necessary to reflect the proposal for final approval.
- K. Performance Guarantee. The applicant shall execute an escrow agreement to cover the cost of all required improvements and common amenities. Where intended as common or public amenities, all landscape improvements, plantings, trails, and recreational facilities within greenway land shall be provided by the developer. A performance bond or other security acceptable to the Township shall be required to cover the costs of installation of such improvements in the greenway land. The performance bond or other security shall be in the same form and adhere to the same conditions as otherwise required for proposed improvements by this Part.
- L. Review and approval of the final application shall be conducted in accordance with Part 3 of this chapter.

§ 22-3A04. Design Process for Conservation Subdivisions.

- 3A04.1. An existing resources/site analysis plan, described in § 22-3A03.2, shall be completed prior to starting the four-step design process.
- 3A04.2. Four-Step Design Process. Residential subdivisions using conservation subdivision design shall follow the four-step design process described below. Applicants are required to document the design process in accordance with § 22-3A03.6D.
- A. Step 1: Delineation of Greenway Land. General locations for greenway land, including stormwater management areas, shall be delineated according to the following procedure:
1. Using the ER/SA plan as a base map, primary and secondary conservation areas shall be delineated. These areas shall be consistent with greenway corridors and other conservation lands proposed in the Township's Comprehensive Parks, Recreation and Open Space Plan.
 2. Greenway land shall include all primary conservation areas plus enough secondary conservation area to meet or exceed the minimum acreage requirement for greenway land calculated in accordance with the Zoning Ordinance [Chapter 27]. Secondary conservation areas shall be included based on the following factors:
 - a. Priorities established under § 22-6A05.1B below.
 - b. Additional design standards set forth in § 22-6A05.2 below.
 - c. Practical considerations given to the site area's configuration and its context in relation to resources on adjoining properties.
 - d. Written recommendations provided by the Township following the site visit regarding the delineation of secondary conservation areas.
 - e. The applicant's subdivision objectives.
 3. Greenway land shall be delineated in a manner clearly indicating greenway land boundaries as well as the types of resources included within them.
 4. Remaining lands of the site area outside the greenway land shall constitute the development areas, where streets, dwellings, and lots are to be delineated in accordance with Steps 2, 3, and 4 below.
- B. Step 2: Alignment of Streets and Trails.

1. The applicant shall delineate a street system that conforms to the site area's natural topography and provides a safe pattern of vehicular and pedestrian access to, from and within the subdivision. Streets shall be subject to the special design standards referenced in § 22-3A06, below.
2. Streets and driveways crossing wetlands and traversing slopes over 12% shall be avoided to the greatest extent practicable.
3. Lots shall generally be accessed from interior streets, rather than from roads bordering the site area.
4. A tentative network of trails shall be shown, where appropriate, providing access to natural and cultural features in the greenway land. Potential trail connections to adjacent parcels shall also be shown in areas where a county or municipal trail network is envisioned.

C. Step 3: Locations for Dwelling Units. Dwelling units shall be sited to:

1. Fit the site area's natural topography and minimize earthmoving activity.
2. Provide views of and access to adjoining greenway land.
3. Be located at least 100 feet from primary conservation areas and 50 feet from secondary conservation areas.

D. Step 4: Design of Lot Lines. Lot lines shall be drawn in to follow the configuration of dwelling locations and streets in a logical and flexible manner.

§ 22-3A05. Design Review Standards for Greenway Land.

3A05.1. The applicant shall demonstrate, to the satisfaction of the Township, that the following resources are incorporated into greenway land:

A. Primary conservation areas, all of which must be included, consisting of:

1. Streams and other watercourses.
2. Ponds and other water bodies.
3. Lands within the one-hundred-year floodplain.
4. Wetlands.
5. Steep slopes of 25% or more (excluding contiguous areas less than 100 square feet) which shall be added to the extent.

6. Slide-prone soils (excluding contiguous areas less than 100 square feet).

B. Secondary conservation areas, which shall be added to the primary conservation areas, so as to constitute the amount of required greenway land determined under Zoning Ordinance [Chapter 27]. The determination about which secondary conservation areas are to be included shall be made on a case-by-case basis, taking into consideration the value of such resources on the site area and the desire to create contiguous greenway corridors both within the site and throughout the Township. This determination shall be made by the applicant in consultation with Township staff and the Planning Commission. The following resources shall be considered when adding the secondary conservation areas:

1. Significant habitat of species listed as endangered, threatened, or of special concern, such as those listed in the Pennsylvania Natural Diversity Inventory and county and local natural areas inventories.
2. Slopes of 12% through 24% (excluding contiguous areas less than 100 square feet), which shall be added to the extent. In determining which slopes to include, particular attention shall be given to those adjoining watercourses and ponds, to protect against flooding and erosion that is detrimental to water quality.
3. Healthy woodlands, particularly those performing important ecological functions such as soil stabilization and protection of streams, wetlands and wildlife habitats.
4. Existing or proposed trails connecting the site area to other locations in the Township.
5. Areas where precipitation is most likely to recharge local groundwater resources because of topographic and soil conditions affording high rates of infiltration and percolation.
6. Areas of prime agricultural soils.
7. Historic structures and sites.
8. Visually prominent topographic features, such as knolls, hilltops and ridges, and scenic views as seen from public roads (particularly those with historic features). Significant views from within the site outward shall also be considered.

3A05.2. Additional Design Standards. When determining how to assemble primary and secondary conservation areas into greenway land, the following additional design standards shall be followed:

- A. Greenway land shall be free of all structures, except historic buildings, structures related to greenway uses and stormwater management areas as defined below.
 - 1. The Township Commissioners may grant approval for stormwater management areas in the greenway land, provided they meet the guidelines in the Pennsylvania Stormwater Best Management Practices Manual. In no case shall more than 50% of the greenway land be occupied by stormwater management areas, including:
 - a. Infiltration basins, provided that berms do not exceed 36 inches in height.
 - b. Subsurface infiltration beds.
 - c. Infiltration trenches.
 - d. Rain gardens.
 - e. Vegetated swales.
 - f. Infiltration berms, provided that berms do not exceed 24 inches in height.
 - 2. The acreage of land used for stormwater management shall not be credited towards minimum greenway land acreage requirements for the site area, unless the land it occupies is appropriate for passive recreational use.
- B. Greenway land shall be undivided by public or private streets, except where necessary for proper traffic circulation.
- C. Greenway land shall be interconnected wherever possible to provide a continuous network within and adjoining the subdivision.
- D. The conservation subdivision shall provide for pedestrian paths and trails for use by the residents of the subdivision and/or the Township. Consideration shall be given to providing for public access on such trails if they are linked to other publicly accessible pathway systems within the Township.
- E. The conservation subdivision shall provide pedestrian and maintenance access to greenway land such that no more than 15 lots shall be contiguous to each other without a centrally located access point. Access to greenway land used for agriculture or horticulture may be restricted or prohibited for public safety and to prevent interference with agricultural operations.
- F. Recreation Open Space.

1. The recreation open space requirements of § 22-508 of this chapter shall apply to all conservation subdivisions; provided, however, that the amount of land to be dedicated as recreation open space shall be credited by the Township toward meeting the minimum greenway land requirement of this Part..
 2. If the Board of Commissioners adopts an ordinance allowing for the payment of a fee in lieu of the recreation open space requirement, then the applicant may request and the Board of Commissioners grant that the recreation open space requirement be satisfied by payment of a fee in accordance with the terms of such ordinance. In such case, the applicant shall pay the fee and deduct the amount of land that otherwise would have been dedicated from the greenway land to be set aside. In no case shall such deduction include primary conservation areas or exceed 20% of the minimum greenway land.
- G. Greenway land shall generally not include parcels smaller than three acres, have a length-to- width ratio of less than 4:1, or be less than 75 feet in width, except for such lands specifically designed as neighborhood greens, playing fields, trail links and cul-de-sac islands.
- H. In the R-1 District, at least 3/4 of the lots shall directly abut greenway land or face it across a street. In the R-2 and R-3 Districts, at least 60% of the units shall have views of greenway land.
- I. The layout shall minimize views of new dwellings from exterior roads and abutting properties by the use of changes in topography, existing vegetation, or additional landscaping which meets the landscaping requirements of this chapter.
- J. Greenway land that is not wooded or farmed shall be landscaped in accordance with the landscaping requirements and greenway land management plan standards of this chapter.
- K. Greenway lands shall be delineated by any or all of the methods listed below. The Township Commissioners shall have the sole discretion of approving the location, design and materials used for the delineation of greenway lands.
1. Markers.
 2. Small signs, no larger than 1.5 square feet.
 3. Individual sections of split-rail or post-and-rail fencing, as long as the fencing is not continuous and does not restrict or prohibit public access.
 4. Vegetative plantings, landscaping.

3A05.3. Ownership and Maintenance. Applicants shall demonstrate compliance with the requirements of ownership and maintenance, set forth in the Zoning Ordinance [Chapter 27]

§ 22-3A06. Special Provisions for Street Design.

Any application for a conservation subdivision shall apply the special road and intersection standard details that can be found in the Collier Township Infrastructure Improvement and Development Specifications that are an Appendix to Chapter 10, Part 2, of the Code of Ordinances.

PART 4

INSPECTION AND ACCEPTANCE OF IMPROVEMENTS

§ 22-401. Progress Inspections.

- 401.1. The contractor shall notify the inspector at least 72 hours prior to beginning any installation of public improvements in an approved plan. While work is in progress, the contractor shall notify the inspector at least 72 hours prior to the time that the following required progress inspections are scheduled:
- A. Inspection of subgrade of streets prior to laying of base.
 - B. Inspection of base prior to final paving of streets.
 - C. Inspection of installation of sanitary sewer lines, storm sewers, and drainage facilities before they are covered.
- 401.2. At the Township Engineer's discretion, the Township Engineer or his/her designated inspector may be required to be present at the site on a continual basis while work is in progress. The cost of providing a full-time or part-time inspector shall be charged to the developer in accordance with § 22-501.C of this chapter.
- 401.3. The inspector shall maintain a daily log of all inspections, including the description of the work inspected, results, and the time spent on the inspection. The log shall be kept in a survey field book and shall be turned over to the Township Engineer upon completion of the project. The inspection reports will be submitted to the Township as part of its infrastructure improvement acceptance verification.

§ 22-402. Notice of Completion.

- 402.1. Public Improvements. When the contractor has completed the required public improvements in a plan, the developer shall notify the Township Manager, with a copy to the Township Engineer, in writing, by certified or registered mail. Within 10 days of the receipt of such notification, the Township Board of Commissioners shall authorize the Township Engineer to conduct a final inspection of the public improvements in the plan to determine compliance with the design standards specified in Part 6 of this chapter and the Infrastructure Improvement and Development Specifications.
- 402.2. Private Improvements. When the developer has completed the required private improvements in an approved land development plan, the developer shall make a request, in writing, to the Township Manager for a final inspection as a prerequisite to the certificate of completion required by § 22-410 of this chapter.

§ 22-403. Filing of As-Built Plans.

Upon completion of the public and/or private improvements in a plan, "as-built" plans and profiles of the public and/or private improvements, as constructed, shall be filed with the Township Zoning Officer by the developer within 10 days of the mailing of the notice of completion. An electronic form of the plan, compatible with the Township's graphic information system, and a sepia and print of each "as-built" drawing for public and/or private improvements shall be submitted. "As-built" plans and profiles shall be marked "as-built" and shall contain the final grade of all sanitary and storm sewers and appurtenances.

§ 22-404. Final Inspection and Approval of Public Improvements.

- 404.1. Township Engineer's Report. Upon authorization by the Township Board of Commissioners, the Township Engineer shall perform a final inspection of the public improvements in the plan. Within 30 days of receiving the authorization by the Township Board of Commissioners, the Township Engineer shall file a report, in writing, with the Township Board of Commissioners indicating approval or rejection of the improvements, either in whole or in part, and in the case of rejection, shall provide a statement of the reasons for such rejection. The Township Engineer shall promptly mail a copy of said report to the developer by certified or registered mail.
- 404.2. Notification of Developer by the Township. The Township Board of Commissioners shall notify the developer, in writing, by certified mail, within 15 days of receipt of the Township Engineer's report, of the action of the Township Board of Commissioners with relation to approval or rejection of the public improvements.
- 404.3. Failure of the Township to Comply. If the Township Board of Commissioners or the Township Engineer fails to comply with the time limitation provisions contained in § 22-404, all public improvements will be deemed to have been approved and the contractor shall be released from all liability pursuant to its performance guaranty bond or other security agreement.
- 404.4. Completion of Rejected Public Improvements. If any portion of the public improvements shall not be approved or shall be rejected by the Township Board of Commissioners, the contractor shall proceed to make the required corrections or additions and, upon completion, the same procedure of notification, inspection and approval, as outlined in this Part, shall be followed.
- 404.5. Developer's Rights. Nothing in this Part, however, shall be construed to limit the developer's right to contest or question, by legal proceedings or otherwise, any determination of the Township Board of Commissioners or the Township Engineer.

404.6. Release of Performance Bond.

- A. Upon approval of all of the public improvements in the plan, the developer shall be released from any liability pursuant to the performance bond posted to guarantee the proper installation of those improvements.
- B. From time to time, during the installation of the public improvements, the contractor may request partial release of the performance bond in an amount necessary for payment of contractors performing the work. Any such request shall be in writing and shall be addressed to the Township Board of Commissioners. The Township Board of Commissioners shall have 45 days from the receipt of such request to allow the Township Engineer to certify, in writing, that such portion of the installation of public improvements has been completed in accordance with the requirements of this chapter and the approved final plat and approved final construction plans.
- C. Upon such certification by the Township Engineer, the Township Board of Commissioners shall authorize release of an amount as estimated by the Township Engineer which fairly represents the value of the improvements completed. The Township Board of Commissioners shall require retention of 10% of the estimated cost of such improvements until such time as all improvements have been installed and the performance bond is released in its entirety.

§ 22-405. Acceptance of Public Improvements.

- 405.1. Upon completion of the final inspection and subject to the completion by the developer of any conditions for acceptance that are set forth in the developer's agreement and approval of the public improvements, the developer shall submit a request to the Township Board of Commissioners, in writing, to accept the dedication of the public improvements.
- 405.2. The request for acceptance shall include deeds of dedication and all other legal descriptive documents necessary to prepare an ordinance and shall be submitted at least 10 calendar days prior to the regular meeting of the Township Board of Commissioners. At the regular meeting, the Township Board of Commissioners shall enact an ordinance accepting the public improvements as part of the Township's public facilities, subject to the posting of the maintenance bond required by § 22-304 of this chapter and subject to the completion by the developer of any conditions for acceptance that are set forth in the developer's agreement.
- 405.3. No property or public improvements shown on a final plat shall be considered to have been finally accepted by the Township until the dedication thereof has been officially accepted by adoption of an ordinance of the Township, duly enacted and advertised in accordance with law.

§ 22-406. Acceptance of Public Streets.

- 406.1. The following conditions must be met prior to the acceptance of public streets in the Township:
- A. Delivery of a maintenance bond acceptable to the Township Engineer and Township Solicitor.
 - B. Receipt of a certificate from the Township Engineer stating that said improvements have been completed in accordance with the approved plans, including, but not limited to, satisfaction of any comments issued in letter form by the Township Engineer.
 - C. Receipt of a certificate from the developer stating that bills in connection with the improvements have been paid.
 - D. Proof of clear title to the property being dedicated in a form reasonably acceptable to the Township Solicitor.
 - E. Complete and satisfactory performance of the developer's obligations under the developer's agreement, including, but not limited to, payment of all expenses incurred by the Township that are reimbursable thereafter.
 - F. Delivery of "as-built plans" as required in § 22-304 of this chapter.
 - G. Receipt by the Township of copies of all applicable permits required by any other governmental body.
- 406.2. At least 80% of the residential dwelling units and 100% of any nonresidential structures to be accessed by streets must be built before the street will be accepted. If dwellings units are occupied on a street that is built generally to the Township's specifications but has not yet been accepted by the Township due to insufficient build-out, the Township will provide the same salting and snow removal service delivered to Township streets, provided that the Township is reimbursed for the equivalent to the dollar amount per lane mile that the Township is offered by PennDOT in a given year for salting and removing snow from PennDOT-owned roads in the Township. Payment shall be made by October 31 preceding the winter months during which the salting and plowing is to be provided. The Township reserves the right at any time to refuse to salt or plow should the road surface or other conditions present, in the opinion of the Township Engineer or the Township Road Supervisor, an unreasonable obstacle or danger to Township road crews or vehicles.

§ 22-407. Posting of Maintenance Bond for Public Improvements.

- 407.1. When Township Board of Commissioners accepts the dedication of all or some of the required public improvements in a plan, following their completion, the Township Board of Commissioners shall require the posting of a maintenance bond, as defined by this chapter, to insure the structural integrity of the improvements and to guarantee the proper functioning of those improvements in accordance with the design standards of Part 6, the Infrastructure Improvement and Development Specifications and the specifications of the final plat.
- 407.2. The term of the maintenance bond shall be for a period of 18 months from the date of the acceptance of the public improvements by Township Board of Commissioners. The amount of the maintenance bond shall be 15% of the actual cost of installation of the public improvements.

§ 22-408. Remedies to Effect Completion of Improvements.

- 408.1. In the event that improvements required by this chapter are not installed in accordance with the approved plan, development agreement, or the requirements of this chapter, the Township shall have the authority to enforce any financial security posted pursuant to this chapter by any legal or equitable remedy authorized by the Pennsylvania Municipalities Planning Code.
- 408.2. If the proceeds of the financial security are insufficient to complete, repair, or replace the required improvements, the Township may institute any appropriate legal or equitable action to recover the costs necessary to complete the required improvements.
- 408.3. Any proceeds recovered from the financial security shall be used solely for the completion, repair, replacement, or correction of the improvements for which the financial security was posted.

§ 22-409. Final Inspection of Private Improvements.

- 409.1. Within 30 days of receiving a written notice of completion from the developer, and the as-built plans required by § 22-304, the Township Zoning Officer and the Township Engineer shall perform a final inspection of the private improvements to determine compliance with the design standards of Part 6 of this chapter and all applicable requirements of the Township Zoning Ordinance [Chapter 27]. The Township Engineer and the Township Zoning Officer shall each sign the certificate of completion required by § 22-410 only if all features of the approved plan have been constructed and the required as-built plans have been received.

- 409.2. If deficiencies are found, the Township Zoning Officer shall issue a written notice to the developer, including written comments from the Township Engineer, if applicable. The developer shall proceed to make the required corrections or additions and, upon completion shall follow the same procedure of notification, inspection, and approval outlined in §§ 22-402, 22-409, and 22-410 of this chapter.

§ 22-410. Certificate of Completion of Private Improvements.

If, upon final inspection of the site by the Township Engineer and the Township Zoning Officer, the installation of all private improvements has been satisfactorily completed in accordance with the provisions of this chapter, all applicable provisions of the Township Zoning Ordinance [Chapter 27], and the terms of the approved plan, the Township Zoning Officer shall issue a certificate of completion which bears the signatures of the Township Engineer and the Township Zoning Officer. The certificate of completion shall be prerequisite to the issuance of the permanent certificate of occupancy required by the Township Zoning Ordinance [Chapter 27].

§ 22-411. Release of Financial Security

- 411.1. Upon completion and approval of the improvements secured by financial security posted pursuant to this chapter, the Township shall authorize release of such financial security in accordance with the procedures of the Pennsylvania Municipalities Planning Code.
- 411.2. Release of financial security shall not constitute acceptance by the Township of ownership, operation, or maintenance responsibility for any private improvement.
- 411.3. Unless specifically accepted for dedication by the Township, all private improvements shall remain the responsibility of the property owner, homeowners' association, or other responsible entity identified on the approved plan.

§ 22-412. Maintenance of Private Improvements After Completion.

Following issuance of the certificate of completion and release of the amenities bond, the landowner shall be responsible for maintaining all private improvements in good condition and repair to the satisfaction of the Township. All private improvements shown on the approved land development plan shall be maintained in the location shown on the approved plan and in conformance with the specifications shown on the approved plan, unless a revised plan is subsequently approved by the Township. Failure to continue to maintain private improvements in an approved plan or any deviation from the terms of the approved plan without prior approval of the Township shall constitute a violation of this chapter and, if requirements of the Township Zoning Ordinance [Chapter 27] are involved, a violation of the Township Zoning Ordinance, as well, and shall be subject to the applicable enforcement provisions of that ordinance.

PART 5 REQUIRED IMPROVEMENTS

§ 22-501. Survey Monuments and Markers.

- 501.1. At least two permanent concrete monuments shall be set for each new street, as described in the Collier Township Infrastructure Improvement and Development Specifications. Concrete monuments shall be set along street tangents at angle points or tangent points of curves. Monuments/survey markers shall be set at all corners, angle points and terminal points of curves in the boundary of the subdivision and lots and parcels within the subdivision. All new monuments shall be of a durable material of sufficient length and cross-sectional area to be reliably permanent, and should be detectable with conventional ferrous metal or magnetic locators, and shall be defined as to size, shape, and material.
- 501.2. In minor subdivisions, the Township Board of Commissioners, upon recommendation of the Township Engineer, may waive the requirement for the number of monuments.
- 501.3. The installation and certification shall be made by a registered surveyor prior to final approval of the subdivision. In lieu of such prior installation, the applicant shall furnish a cash deposit in the form of a certified check to guarantee the proper installation of the required monuments and benchmarks. The refundable deposit shall be in an amount established from time to time by resolution of the Township Board of Commissioners.
- 501.4. The location and tie-in dimensions of all monuments shall be shown on the plan for recording. No public improvements shall be accepted by the Township until all monuments have been set and certified to by a registered surveyor.

§ 22-502. Service Utilities.

- 502.1. Each lot in a major subdivision shall be served by public water, and the developer shall be responsible for obtaining all necessary approvals and entering into an agreement with the water company servicing the area or its assigns to provide such facilities in accordance with its rules and regulations.
- 502.2. In major subdivisions, sanitary sewers, storm sewers and drainage facilities shall be provided by the developer in each plan and shall be constructed in accordance with the design standards of Part 6 and the Infrastructure Improvement and Development Specifications. If required by § 22-608 of this chapter, stormwater management facilities shall be constructed in accordance with the Township's requirements.

- 502.3. The extension of a sanitary sewer mainline by the Developer shall include all pipeline and appurtenant facilities required to convey sanitary sewage from the point of connection to the existing Township collection system to and across the entire frontage of each property proposed for service. If the adjacent property cannot be served by this extension, the Developer shall submit supporting data demonstrating that service to the adjacent property is not feasible and shall verify that the property has been identified for sewer service in accordance with the Township's and/or ALCOSAN's Act 537 Plan, as applicable.
- 502.4. The developer shall be responsible for contracting with private utility companies and for providing any easements required by those utility companies to guarantee that each lot shall be served by telephone, gas, electricity, cable television, and other utility services.
- 502.5. To the fullest extent practicable, utility easements, sanitary sewer easements, storm sewer easements, and drainage easements shall be located adjacent to rear or side lot lines and shall be designed to minimize conflicts with future residential accessory structures, patios, decks, pools, and similar improvements. Such facilities shall be designed to minimize conflicts with future residential accessory structures, including decks, patios, swimming pools, sheds, and similar improvements.
- 502.6. Sanitary sewer mains shall not be located within the principal buildable area of residential lots where a reasonable alternative alignment exists.
- 502.7. The location and type of fire hydrants shall be subject to review and approval by the Township Fire Marshal or the authority having jurisdiction in these matters.

§ 22-503. Streets.

Each lot shall have frontage on a public street, as defined by this chapter, or frontage on a public right-of-way designated for future use as a public street, unless an exception or modification to this requirement is granted in accordance with the provisions of Part 7 of this chapter.

§ 22-504. Sidewalks.

- 504.1. In all subdivisions, land developments and changes in use from residential to nonresidential, sidewalks shall be required to be installed along all existing and proposed public and private streets, common driveways and common parking areas, except where, in the judgment of the Commissioners, after recommendation from the Planning Commission, the inclusion of sidewalks would be out of character with abutting properties.
- 504.3. Sidewalks shall be installed in accordance with the design standards of Part 6 of this chapter and the Infrastructure Improvement and Development Specifications.

§ 22-505. Streetlights.

- 505.1. A final zoning certificate of use, occupancy, and compliance for the structure shall not be issued until all of the requirements of this section have been met.
- 505.2. Streetlights shall be installed along arterial and collector streets, at intersections, and at other locations where the Board of Commissioners, upon recommendation of the Township Engineer, determines streetlighting is necessary to protect public health, safety, and welfare. Streetlights shall be installed in accordance with the specifications of the applicable utility provider and Township standards.

§ 22-506. Street Signs.

Street name signs and traffic control signs shall be designed, purchased, and installed by the Township. The cost of the street name signs and traffic control signs and posts and installation shall be assumed by the developer.

§ 22-507. Street Trees.

- 507.1. Trees shall be installed in the front yard of each lot in compliance with the following requirements:
- A. One shade tree shall be planted in the front yard of each lot for each 50 feet of lot frontage, or part thereof, along all public rights-of-way.
 - B. Trees shall be planted so as not to interfere with utilities, roadways, or sidewalks.
 - C. Trees shall have a minimum caliper of 2 1/2 inches and have a minimum height of six feet when planted.
- 507.2. A final zoning certificate of use, occupancy, and compliance for the structure shall not be issued until all of the requirements of this section have been met.

§ 22-508. Recreation Open Space.

- 508.1. Major subdivisions and major land developments shall dedicate recreation open space land suitable for park, recreation, conservation, trail, or open space purposes in accordance with the requirements of this section.
- A. Major subdivisions and major land developments shall provide recreation open space (ROS) suitable for park, recreational, conservation, or open space purposes in accordance with the requirements of this section.

- B. Minor subdivisions and minor land developments shall be exempt from the requirements of this section unless otherwise required by the Board of Commissioners as a condition of approval.

508.2 Recreation open space (ROS) shall meet the following standards:

A. Minimum Size:

1. Single-family detached: 2,500 square feet per unit or lot, whichever is greater.
2. Two-family and single-family attached: 2,000 square feet per unit or lot, whichever is greater.
3. Multifamily apartments: 1,500 square feet per unit or lot, whichever is greater.
4. Nonresidential: 1% of gross acreage or lot, whichever is greater.
5. Should the amount of land required to be utilized for parks and/or recreation purposes exceed the required land for dedication regarding open space requirements, the lesser amount shall apply.

- B. Size and Shape. The ROS shall be one continuous lot with a shape suitable for development of a recreation open space, and no one side of the lot shall amount to more than 35% of the perimeter. The lot shall have frontage on a public road, and the width of the lot frontage shall not be less than the minimum lot width required by the Zoning Ordinance [Chapter 27].

- C. Location. The ROS shall be reasonably accessible to all residents within the development site, on a single parcel of land, and shall not be divided by a public or private road.

- D. Minimum Frontage. The ROS shall have frontage on a public street a minimum equal to the width of two lots as prescribed by the Zoning Ordinance [Chapter 27] for the district in which the ROS is located.

- E. Maximum Finished Slope and Land Disturbance. The finished grade of the ROS shall not exceed 4%, and no land with a natural grade in excess of 15% shall be disturbed to meet these requirements.

- F. Access to Public Utilities. The lot to be dedicated as the ROS shall have access to the sewer, water and electric utilities designed to serve the subdivision.

- G. Access by Pedestrians and Vehicles. The ROS shall be accessible to at least one public street for vehicular and pedestrian access. Additional access points may be required where pedestrianways can be created from public roads to the ROS from public roads not more than 150 feet from any boundary of the ROS.
- H. Use Limitations. The ROS shall be free from encumbrances or liens which prevent, limit, or restrict its use in any way.
- I. Wetlands may be included within a recreation open space area provided they do not comprise more than fifty percent (50%) of the required recreation open space and provided the recreation open space remains suitable for its intended purpose.
- J. Floodplains, floodways, steep slopes, woodlands, wetlands, and other natural resource areas may be included within recreation open space where such areas contribute to conservation, passive recreation, environmental protection, trail systems, or similar public benefits. The Board of Commissioners may limit the percentage of constrained lands counted toward the recreation open space requirement when necessary to ensure usability of the site.
- K. Recreational Facilities for Residential Developments.
 - 1. Applicability. In addition to the recreation open space required by this section, any major subdivision or major land development containing residential dwelling units shall provide for recreational facilities in accordance with this subsection, regardless of the type of dwelling units proposed or whether the development is submitted as a conventional subdivision, land development, planned residential development, mobile home park, or other residential development plan.
 - 2. Phased or Related Developments. Where a residential development is proposed in phases, or where adjoining or related development phases are under common or affiliated ownership or control, the total number of dwelling units and total gross site acreage proposed for all phases shall be used to determine the applicable recreational facility requirement. A development shall not be divided into separate phases or applications for the purpose of avoiding the requirements of this subsection.
 - 3. Neighborhood-Scale Recreational Facility. A residential subdivision or land development containing 100 or more dwelling units or 30 or more acres of gross site area, whichever threshold is reached first, shall provide for at least one tot lot, playground, or comparable neighborhood-scale recreational facility containing a minimum of 5,000 square feet of contiguous usable area.
 - 4. Multipurpose Recreational Field. A residential subdivision or land development containing 200 or more dwelling units or 60 or more acres of gross site area, whichever threshold is reached first, shall provide for the recreational facility

required by Subsection 3 and at least one multipurpose recreational field containing a minimum of one acre of contiguous usable land.

5. Location and Access. Required recreational facilities shall be centrally and conveniently located, safely accessible to the residents they are intended to serve, and connected to the development's pedestrian circulation system where practicable.
 6. Usable Land. Land used to satisfy this subsection shall exclude stormwater management facilities, wetlands, floodways, steep slopes, required buffer areas, utility facilities, and other land that would prevent or materially restrict the intended recreational use.
 7. Alternative Facilities. The Board of Commissioners may approve an alternative recreational facility or combination of facilities where the applicant demonstrates that the alternative will provide equal or greater recreational value based on the anticipated residents, age groups expected to be served, characteristics of the site, and the availability of other recreational facilities.
 8. Relationship to Recreation Open Space. Land occupied by a required recreational facility may be counted toward the recreation open space required by this section, provided the land otherwise complies with the applicable recreation open space standards. The requirements of this subsection shall not be reduced by § 22-508.2.A.5.
 9. Recreational Facility Plan. Required recreational facilities shall be identified on the preliminary and final plans. The plans shall show the type, location, dimensions, grading, pedestrian access, utilities, ownership, maintenance responsibilities, and anticipated construction schedule for each facility.
 10. Method of Compliance. The recreational facility requirement shall be satisfied through the construction of facilities, dedication or private reservation of improved recreational land, payment of a fee in lieu, improvements to another recreation site, or an approved combination of these methods, as agreed upon by the Township and the applicant and documented in accordance with § 22-508.3 and the applicable developer's agreement.
- 508.3. Alternatives to the Dedication of Park and Recreational Land. Upon agreement of both the Township and the applicant, the recreation open space and recreational facility requirements of this section may be satisfied through one or more of the following methods. The approved method of compliance shall be identified on the final plan and incorporated into the developer's agreement, where applicable.

- A. Fee-in-lieu payments shall be deposited into a separate interest-bearing account and shall be used in accordance with the Pennsylvania Municipalities Planning Code for the acquisition, development, improvement, operation, or maintenance of park and recreational facilities serving Township residents.
 - B. Improvements to Other Recreation Sites. The applicant may, through an agreement with the Township, construct recreational facilities on existing or proposed parkland that is readily accessible to residents of the proposed development as defined in this section. The value of such improvements shall be comparable to the fee in lieu of dedication that would have otherwise been required, based upon the applicant's estimates, as reviewed by the Township Engineer.
 - C. Private Preservation of Land. In lieu of dedicating recreation open space, the Township, at its discretion, may require the creation of a homeowners' association or similar entity charged with the maintenance of the site. The Township may also grant the developer permission to retain ownership. In all cases, ownership by any entity other than the Township shall require deed restrictions, requiring the maintenance of the approved facilities on the site. The Township shall be a party to an agreement providing for the enforcement of the aforesaid restrictions. The site shall meet all the standards in this section and be available for use by Township residents.
 - D. A combination of land dedication and/or alternative approaches listed herein may be pursued, based upon an agreement between the applicant and the Commissioners.
- 508.4. Use of Fees. Fee-in-lieu payments shall be used to expand and improve existing public parks or to acquire land and develop new recreational facilities. Fees received for a particular development shall be expended on sites or facilities accessible to residents of the proposed development as defined below:
- A. The Township shall use fees collected within the recreation service area from which funds were collected for the purpose of purchasing land or constructing or purchasing any equipment, structures, courts, fields or other recreational facilities. All improvements or purchases shall be associated with facilities accessible to the residents of the development. Fees collected may also be used for facilities accessible and designed for use by all residents of the Township.
 - B. A fee authorized by this chapter shall, upon receipt by the Township, be deposited in an interest-bearing account, designated as the "Township Parks and Recreation Fund." Interest earned on such accounts shall become funds of that account. Funds from such accounts shall be expended only upon the design, construction, or acquisition of specific recreational facilities as approved by the Commissioners.

- C. Upon request of an applicant who has paid fees under this chapter, the Township shall refund such fees, plus interest accumulated thereon from the date of payment, if the Township has failed to utilize said funds for recreation purposes within three years from the date that the fees were paid.

508.5. Mobile Home Park. Anything to the contrary in this Chapter 22, Subdivision and Land Development, notwithstanding, mobile home parks shall be governed by the following standards:

- A. Minimum Size and Facilities. At least 5% of the land within a mobile home park shall be reserved or dedicated for recreational purposes. Mobile home parks shall also comply with the recreational facility requirements of § 22-508.2.K. For purposes of applying § 22-508.2.K, each mobile home lot shall be counted as one dwelling unit. The recreation open space shall comply with §§ 22-508.2.B through J, subject to the following exceptions:
 - 1. Requirements for frontage upon or access to a public street shall instead be applied to require frontage upon or access to a private street.
 - 2. All streets internal to the mobile home park shall be private streets, subject to the requirements of § 22-607.1.B(1) governing private street frontage.

§ 22-509. Preservation and Protection of Existing Vegetation.

509.1. Preservation of Existing Vegetation.

- A. All subdivisions and land developments shall be laid out in such a manner as to minimize the removal and/or disturbance of healthy trees, shrubs, and other vegetation on the site. Special consideration shall be given to mature specimen trees and ecologically significant vegetation.
- B. Removal or disturbance of vegetation in environmentally sensitive areas, including wetlands, floodplains, steep slopes, riparian corridors, wildlife habitats, and ecologically significant woodlands as identified in the Allegheny County Natural Heritage Inventory or other sources shall be undertaken only as permitted in § 22-509.1D(1) to minimize the adverse effects of such actions.
- C. The applicant shall prove to the satisfaction of the Commissioners that vegetation removal is minimized. A written document or plan may be requested to be performed by a registered landscape architect or other qualified professional showing that no more-desirable layouts are possible and no alternative clearing or grading plan would reduce the loss of mature trees, tree masses, and woodlands.

D. Each freestanding mature tree, tree mass, or woodland on the site shall be designated "to remain" or "to be removed" in accordance with the following criteria:

1. A mature tree, tree mass, or woodland may be designated "to be removed" only if it meets any of the following criteria:
 - a. The outermost branches of the tree(s) are at least five feet or the trunk of the tree at least 20 feet, whichever is less, from any proposed buildings, structures, paving, parking, or utilities (overhead or underground).
 - b. The outermost branches of the tree(s) are at least five feet or the trunk of the tree is at least 20 feet, whichever is greater, from any proposed changes in grade or drainage, such as excavations, mounding, or impoundments.
 - c. The tree(s) interfere with traffic safety or are located within proposed sight triangles.
 - d. The tree(s), by its location or apparent health, poses any undue threat to the health, safety, and welfare of the community.
2. Mature trees, tree masses, or woodlands that do not fit the above criteria should be designated "to remain."
3. Unique or specimen trees should be preserved.

509.2. Protection of Existing Vegetation. Existing vegetation designated "to remain," in accordance with § 22-509.1D(1), as part of the landscaping of a subdivision or land development shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process. A temporary, sturdy, physical barrier, such as a snow fence, shall be erected a minimum of one foot outside the dripline or a minimum of 20 feet from the tree's trunk, whichever is greater, on all sides of freestanding trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to or compaction of soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the erosion and sedimentation control plan and the landscape plan. Reference to the installation of tree protection should be included in the sequence of construction notes to ensure incorporation of tree protection before the earliest stages of site disturbance.

- 509.3. Credit for Preserved Trees. Requirements for street trees and buffer plantings may be met, whenever possible, by preserving existing trees. Credit for existing trees which are "to remain," as determined in § 22-509.1A(3), to offset either the street tree or buffer planting requirements are to be calculated as follows:

Preserved Tree (dbh)	Number of Trees Credited (2 1/2 inches' caliper)
36 inches or greater	8 trees
18 to 35 inches	6 trees
12 to 17 inches	4 trees
8 to 11 inches	2 trees

509.4. Tree Replacement Planting Requirements.

- A. Any subdivision or land development proposal which will result in the destruction of 25% of the existing trees six inches' dbh or greater on a lot shall replace the removed trees. The total tree removal impact of woodland areas designated "to be removed" shall be measured by a forest density survey that calculates the approximate quantity of trees (with six inches' or greater dbh) per square foot area. Calculated woodland tree removals and individual mature tree removals shall be listed on the plan.
- B. Each tree six inches' dbh or greater that is destroyed shall be replaced with one tree with a caliper of 2 1/2 inches.
- C. Replacement trees shall be planted on the site to mitigate for the existing trees removed, in addition to other landscaping requirements. Proposed replacement tree plantings shall be listed on the plan.
- D. If the site does not reasonably contain enough room for the required replacement trees, the Township may allow the developer to locate some or all of the replacement trees on public lands or accept an equivalent fee in lieu of plantings, at its discretion.
- E. Calculation and estimation of existing trees shall be performed before any clearing commences and shall be documented on the plan.
- F. Calculation and estimation of the existing trees remaining after construction shall be performed and compared with the calculations of the approved plan. Any tree

removals additional to those on the approved plan shall be replaced as required by this section prior to the issuing of any occupancy permits.

§ 22-510. Connectivity.

- 510.1. When a subdivision or land development includes an existing or proposed trail with public access customarily used by pedestrians, bicyclists and/or equestrians as delineated in the Township's adopted Open Space or Recreation Plans, the applicant shall make provision for the continued recreational use of the trail, subject to alterations of the course of the trail within the boundaries of the development under the following conditions:
- A. The points at which the trail enters and exits the tract shall remain unchanged.
 - B. The proposed alteration will not diminish the trail design and function.
 - C. Where an existing trail runs coincidentally with the paved road intended for use by motorized vehicles, landscaping and other physical structures shall be used to increase the separation between the trail and the road.
 - D. No impediment to trail use, in the form of structures, utilities, landscaping or other obstructions that may burden future public acquisition of a public trail easement, shall be located within the area defined on the plan as available for future recreational use of the trail.
 - E. A notation shall be placed on the plan to state that the pathway for a potential trail is to remain free of structures, utilities, landscaping or other obstructions to use of the trail.
 - F. No grading shall be permitted that would render the potential trail area unsuitable for pedestrian/ bicycle use.
- 510.2. When existing developed parcels adjacent to a proposed subdivision or land development allow for dedicated public access through a defined area for the purpose of connecting to a local or regional trail, this connection should be continued through a dedicated public accessway to serve the proposed development.
- 510.3. When a subdivision or land development lies adjacent to a park, school, or other pedestrian destination, pedestrian connections should be made to that destination.
- 510.4. All trails and pathways shall be constructed before occupancy of residences and other buildings adjoining the trail.

- 510.5. When trails are intended for public use, they shall be protected by a permanent access easement on the properties on which they are located. The width of the protected area in which the trail is located shall be a minimum of 20 feet. The language of the easement shall be to the satisfaction of the Township upon recommendation of the Township Solicitor.
- 510.6. Trails and pathways shall have adequate access for use by all residents of the development or, preferably, the general public.
- 510.7. Trails shall be landscaped to help delineate the route of the trail and screen surrounding properties from trail users. Maintenance of the landscaping shall be the responsibility of the owner of the trail/ easement.

PART 6 DESIGN STANDARDS

§ 22-601. Applicability.

Any application for approval of a subdivision or land development shall conform to the standards set forth in this Part. The standards specified in this Part are minimum design requirements.

§ 22-602. Review by Township Engineer.

In reviewing any application for approval of a subdivision or land development, the Board of Commissioners shall refer the application to the Township Engineer for a recommendation concerning the application's compliance with these design standards and with the Infrastructure Improvement and Development Specifications adopted by the Township.

§ 22-603. Site Development.

- 603.1. Grading, Filling, Removal of Topsoil, Erosion and Sedimentation Control. All grading, filling, removal of topsoil, and erosion and sedimentation control shall be performed in accordance with the requirements of Chapter 9 the Code of Ordinances of the Township ("Grading and Excavating") and the requirements of the Pennsylvania Clean Streams Law, 35 P.S. § 691.1 et seq., and Chapter 102 of the Rules and Regulations of the Pennsylvania Department of Environmental Protection governing erosion control, 25 Pa. Code Chapter 102.
- 603.2. Planting and Cutting of Trees; Removal of Debris.
 - A. Large shade trees shall be adequately protected from injury and preserved to the extent practical.
 - B. All lot areas which slope towards streets or adjacent lots shall be required to be seeded with grass or planted with ground cover so as to prevent washing and erosion.
 - C. During construction, the developer shall remove and dispose of all uprooted trees, stumps, brush, rubbish, unused building materials, and debris promptly in the interest of public safety.
- 603.3. Flood-Prone Areas. Land identified as flood-prone on maps issued by the Federal Insurance Administration shall be subject to the regulations of the National Flood Insurance Program and shall comply with the provisions of the Township Floodplain Ordinance [Chapter 8].

§ 22-604. Streets.

604.1. Layout.

- A. Streets shall be planned as to conform with the layout of existing and planned streets and so located as to allow proper development of surrounding properties. Local streets shall be laid out so as to discourage through traffic. Collector streets shall be designed to provide adequate flow of traffic from local streets to major community facilities and to arterial streets.
- B. Intersections of more than two streets at one point shall not be permitted. Dead-end streets shall not be permitted, unless the requirements of Subsection 604.5 or 604.6 are met. Half streets shall not be permitted.
- C. Emergency Access Roads; Road Access Points.
 - 1. Where a street in a residential subdivision or land development is proposed to serve as the sole street access for between five and 50 dwelling units, or to serve a lot or lots which under applicable zoning could be developed to contain between five and 50 dwelling units, and where such street has fewer than two points of intersection with a Township, county or state road carrying through traffic, an emergency access road shall be installed to connect to such street. The emergency access road shall be installed in accordance with the following standards:
 - a. Shall connect with such a street at the most practical location most remote from the entrance to such street.
 - b. Shall be designed to transport vehicular traffic from such street to a public street carrying through traffic.
 - c. Shall consist of a bituminous surface with a minimum six-inch subbase, four-inch bituminous binder and double seal coat.
 - d. Shall have a fifteen-foot minimum cartway width with stabilized shoulders.
 - e. Shall be a maximum 15% grade with vertical curves at connection points.
 - f. Bollards or gates will be installed to restrict access to the emergency access road, with detail for bollards or gates to be approved by the local Fire Chief and the Police Chief.

- g. Auto-turn data shall be provided by the developer for vertical and horizontal for the size of trucks specified by the local Fire Chief.
 - 2. Where a street in a residential subdivision or land development is proposed to serve as the sole street access for over 50 dwelling units, or to serve a lot or lots which under applicable zoning could be developed to contain over 50 dwelling units, the following standards shall apply:
 - a. Such street may not be a single access street and shall have at least two points of intersection with a Township, county or state road carrying through traffic, hereinafter referred to as "intersection points."
 - b. An additional emergency access road is encouraged, such road to meet the standards referenced in § 22-604.1C(1) above to the extent feasible.
 - c. The configuration, number and location of the proposed intersection points shall be supported by the findings of a signed and sealed traffic study prepared by a qualified traffic engineer. The traffic study shall include a letter from the appropriate public safety officials regarding the location and number of intersection points.
- 604.2. Topography. Proposed streets shall be planned to conform to the contour of the land, to the fullest extent possible to provide buildable lots, to have a suitable alignment and grade and to allow proper drainage. Streets shall comply with the street grade requirements of the Collier Township Infrastructure Improvement and Development Specifications.
- 604.3. Street Grades. No grade of less than 1 1/2% nor more than 12% will be permitted. No change in grade can be at a greater rate than 1% in 10 feet on local streets or 1% in 20 feet on collector or arterial streets. When grades on any street at the approach to an intersection exceed 5%, a leveling area shall be provided with a transitional grade not to exceed 2% for a distance of 25 feet from the nearest right-of-way line of the intersection.
- 604.4. Right-of-Way and Paving Widths; Curbs; Shoulders.
 - A. Minimum widths of rights-of-way and minimum widths of paving shall be provided in accordance with the Collier Township Infrastructure Improvement and Development Specifications.

- B. Curbs shall be provided on all streets in accordance with the Collier Township Infrastructure Improvement and Development Specifications.
- C. Street shoulders shall be constructed which are uniformly and thoroughly compacted by rolling and which are level with the tops of curbs.

604.5. Culs-de-Sac and Single-Access Streets.

- A. A cul-de-sac or single-access street shall not be approved when a through street is practical and shall not be more than 600 feet in length. Culs-de-sac or single-access streets may be extended up to 1,200 feet in length, provided an emergency access road is provided somewhere between the midpoint of the length of the cul-de-sac or single-access street and the end of the cul-de-sac or single-access street. The emergency access road shall be designed and constructed in accordance with the Collier Township Infrastructure Improvement and Development Specifications. The length of a cul-de-sac or single-access street shall be measured from the point of intersection of the center lines of the two intersecting streets to the back of the curb of the cul-de-sac turnaround or, in the case where a single-access street has a loop design, to the point where the loop intersects itself.
- B. A cul-de-sac shall have a minimum right-of-way radius and an outer minimum paving radius as specified in the Collier Township Infrastructure Improvement and Development Specifications.

604.6. Temporary Turnarounds. A temporary turnaround may be required where a road is constructed to an adjoining property line or where the terminus of a road adjoins property in a future phase of the plan. The temporary turnaround shall be paved. The right-of-way width required for a temporary turnaround shall be a minimum of 100 feet, and the paving radius of the temporary turnaround shall be 40 feet, exclusive of the required curb.

604.7. Visibility.

- A. No fence, hedges, shrubbery, walls, planting (other than trees and grass), or similar obstructions shall be located within the right-of-way, and no such obstruction shall obscure visibility at any intersection. The location of fences and walls shall be further subject to the requirements of the Township Zoning Ordinance [Chapter 27].
- B. A clear sight triangle, as defined by this chapter, shall be maintained free of any obstructions at intersections so that there shall be a minimum clear sight triangle measured along the center line from the points of intersection in accordance with the requirements of the Collier Township Infrastructure Improvement and Development Specifications. The clear sight triangle shall be shown on the final plat for recording.

- 604.8. Street Names. All new streets, public, and private, shall be named. All new street names shall be approved by the Township, Allegheny County 911, and the Post Office. Names of new streets shall be sufficiently different in sound and spelling from existing names of streets in the Township, postal zip code, or in the 911 service area so as not to cause confusion. Any street which is planned as a continuation of an existing street shall bear the same name. Street signs shall be provided in accordance with § 22-506 of this chapter.
- 604.9. Sidewalks. The width of sidewalks shall conform to the standards specified in the Collier Township Infrastructure Improvement and Development Specifications. Sidewalks shall be located in line with existing sidewalks on adjacent lots or, where none exist, shall be located minimum of two feet from the edge of any curb or paving where practical. The grade and paving of the sidewalk shall be continuous across driveways. All sidewalks shall be constructed in accordance with the Collier Township Infrastructure Improvement and Development Specifications.
- 604.10. Crosswalks. Crosswalks may be required wherever necessary to facilitate pedestrian circulation and to give access to community facilities such as parks, playgrounds, schools, or public buildings.

§ 22-605. Service Streets.

Service streets, as defined by this chapter, may be permitted in commercial and industrial developments where needed for loading, unloading, or secondary access. Service streets shall be constructed in accordance with the Collier Township Infrastructure Improvement and Development Specifications.

§ 22-606. Easements.

Easements for sanitary sewers, waterlines, and stormwater management facilities shall be required to have a minimum width of 20 feet. Where a subdivision or land development is, or will be, traversed by a watercourse, there shall be provided a stormwater easement or drainage right-of-way of a width sufficient for the purpose, but not less than 20 feet.

Utility easements shall be provided where necessary to accommodate public or private utility facilities. Where approved by the Township Engineer and applicable utility provider, utility easements serving multiple lots within townhouse, condominium, mixed-use, or similar developments may be established through recorded declarations, reciprocal easement agreements, or blanket utility easements in lieu of individual easements on each lot. All such easements shall be clearly identified on the approved plan or in recorded documents referenced on the approved plan.

§ 22-607. Lots.

607.1. The following standards shall apply to all lots proposed to be subdivided or developed in accordance with this chapter:

A. Area.

1. Minimum lot areas shall conform to the requirements of the Township Zoning Ordinance [Chapter 27].
2. When a tract is subdivided into lots that are larger than the minimum lot area required by the Zoning Ordinance [Chapter 27], such lots or parcels shall be so arranged as to permit a logical location and opening of future streets and resubdividing with provisions for adequate utility connections for each subdivision.

B. Frontage. All lots created by a subdivision shall have frontage along the right-of-way of a public street or along the right-of-way of a private street, provided criteria in Subsection 607.1A through G are met, and shall have the width of the frontage as required by the Township Zoning Ordinance [Chapter 27]. Every lot shall be accessible to emergency service, public safety and firefighting vehicles and equipment.

1. Private Street Frontage.

- a. A private street may be recorded to serve only those lots within an approved mobile home park, planned residential development, or condominium plan.
- b. A private street right-of-way width shall be 50 feet.
- c. Private streets shall be designed to provide the required frontage to all lots in the subdivision, including the parcel from which the subdivision is created.
- d. A notation shall be placed on the plat for recording indicating that the Township has no maintenance responsibilities for the private street.
- e. The plat for recording and the deeds for each lot shall contain a statement that any future request by the lot owners to have the street accepted by the Township as a public street shall be subject to the owners assuming the total cost of improving the private street to the current Township Infrastructure Improvement and Development Specifications.

- f. An association or other legally binding organization of landowners with access rights on the private street shall be formed and administrated for the purpose of maintenance of the private street.
 - g. The maximum length of a private street shall be 600 feet.
- C. Double Frontage. Double-frontage lots shall be avoided; however, where a double-frontage lot is the only practical alternative, vehicular access shall be limited to only one street, and that street shall be the street with the lower volume of traffic, if physically feasible. The final plan shall contain a notation restricting vehicular access to one street frontage.
- D. Side Lines. Whenever practical, the side lines of a lot shall be at right angles or radial to the right-of-way lines of streets.
- E. Front Building Lines. Front building lines of lots shall conform to the minimum requirements of the Township Zoning Ordinance [Chapter 27] and shall be shown on the final plat.
- F. Grading of Lots. Lots shall be graded to provide drainage away from buildings and water shall be drained from the lot in a manner consistent with the stormwater management plan approved as part of the subdivision. All grading shall comply with the requirements of the Township Grading Ordinance [Chapter 9].
- G. Driveways.
 - 1. No driveway shall have a slope of more than that permitted by the Collier Township Infrastructure Improvement and Development Specifications, driveway standards. Driveways may extend from the right-of-way line of the street to the cartway of the street but shall not change the grade or contour of the street right-of-way, nor shall any person cut into, fill, or in any way alter any gutter, curbing, drainage ditch or storm sewer within the right-of-way of a street or easement for the purpose of extending a driveway, or for any other purpose, without first obtaining a permit therefor from the Township. All curb cuts shall conform to Township specifications. Paved driveways shall have a joint at the public street right-of-way. Driveways shall not be constructed in such a way that creates a drainage problem on adjoining property. No catch basin shall be placed where a driveway intersects a street.
 - 2. Driveways intersecting Township streets shall have an improved surface with a minimum thickness of four inches' bituminous concrete or six inches' cement concrete. Driveways intersecting state roads shall be constructed in accordance with the Pennsylvania Department of

Transportation Design Manual, Part 2, Chapter 18. Driveways intersecting county roads shall be subject to a permit from the Allegheny County Department of Public Works.

3. Driveways which are shared among two or more lots shall have a minimum improved surface 12 feet in width. Common driveways shall be within a recorded easement at least 15 feet in width and shall be subject to a recorded agreement for maintenance which is noted on the plat and referenced in the deeds for each lot the driveway serves.
- H. Accessibility. Every lot, building and structure shall be accessible to emergency and public safety vehicles.
- I. House Numbers. House numbers shall be assigned by the developer, subject to the approval of the Township, United States Postal Service and Allegheny County 911 and consistent with the basic house numbering system known as the "equal interval addressing system," also known as the "uniform measurement system," "century system" or "benchmark system." House numbers shall be posted at each house or at the front of the lot, so as to be readable from the street, and shall be comprised of Arabic numerals at least three inches high and with a minimum width stroke of 1/2 inch.
- J. Mailboxes.
1. Mailboxes installed in the public right-of-way shall be designed and constructed to meet the requirements of the United States Postal Service. Mailboxes in the street right-of-way may not obstruct pedestrian or vehicular traffic and may not obstruct visibility at intersections.
 2. Cluster mailboxes, when required by the U.S. Postal Service, shall be placed and designed in accordance with the Township of Collier Standard Details entitled "Parallel Parking for Cluster Box Unit Option 1," "Parallel Parking for Cluster Box Unit Option 2," "Parking Lot for Cluster Box Unit Option 3," "Cluster Box Unit Concrete Pad Mounting," and "Cluster Box Unit Shelter," however, that as to the parking details, the applicant may comply with either Option 1, 2 or 3.

§ 22-608. Stormwater Management.

Stormwater management facilities shall be provided for all subdivisions and land developments in accordance with the Collier Township Stormwater Management Ordinance [Chapter 23] and all applicable state and county regulations.

§ 22-609. Water Supply.

The developer shall connect to the public water supply and construct a system of water mains with a connection for each lot.

§ 22-610. Additional Standards for Private Improvements in Land Development Plans.

610.1. In addition to all applicable design standards specified in §§ 22-601 through 22-609, and 22-611, all land developments shall comply with the following design standards:

A. Lighting of Property.

1. Parking and pedestrian areas on the property shall be lighted to create a level of not less than one footcandle when measured three feet above the pavement throughout the paved areas on the property. Such lighting may be from freestanding lampposts within the parking areas, from nearby streetlights or from lights mounted on buildings. Lighting shall be shielded or aimed so as not to create glare conditions on adjacent streets or properties. All lighting shall be the full cutoff design to ensure that no lighting goes beyond the property boundary. Lighting shall be designed so that spillover lighting on adjacent properties shall not occur.
2. Light standards in parking areas shall be protected from accidental damage by vehicles.

B. Landscaping.

1. All areas of the property not paved or occupied by buildings shall be landscaped and maintained in grass, shrubs, trees, ground cover, mulching materials, or other natural materials planted in accordance with accepted minimum standards. At least 5% of the total area of the property shall be set aside for landscaping. Lot areas not covered by buildings, sidewalks, pavement or other improvements shall be seeded with grass or other appropriate ground cover material compatible with the landscape and architectural design and condition of the surrounding areas. Landscaping materials shall not obstruct sight distances at access points to the property.
2. Where required by the Township Zoning Ordinance [Chapter 27], buffer areas shall be provided which comply with the design standards specified in the Zoning Ordinance [Chapter 27]. A landscaping plan shall be submitted which shows compliance with this chapter, any buffer area requirements and required landscaping and screening of parking areas and loading areas.

- C. Garbage and Trash Containers. All organic rubbish and discarded materials shall be placed in tight verminproof containers on the property and shall be secured in side or rear yards screened from public view by means of a solid face fence or wall. Containers shall be emptied not less frequently than once a week. On properties where food is served in paper containers, covered waste receptacles shall be conspicuously located on the premises for use by patrons. The management shall be responsible for maintaining the property free of litter.
- D. Parking Areas. Parking areas shall be designed in accordance with the provisions of the Township Zoning Ordinance [Chapter 27]. Ingress and egress and interior circulation on the site shall be designed to ensure safety and minimize congestion. Adequate provision shall be made for safe pedestrian circulation within the parking areas and from the parking areas to the buildings. Fire lanes shall be adequately marked and maintained in locations approved by the Township.

§ 22-611. Handicapped Accessibility.

All subdivision and land development plans shall be designed to meet the current standards of the commonwealth and federal law with respect to handicapped accessibility, and verification of compliance shall be provided to the Township by the applicant.

PART 7

WAIVERS AND MODIFICATIONS

§ 22-701. Waivers for Revisions to Previously Recorded Plans.

In the case of lot line adjustments involving no more than three lots of record in plans previously approved by the Township and recorded in the office of the Allegheny County Recorder of Deeds, the preliminary and final application requirements of Part 3 shall be waived, and the approval of the revised plat for recording shall be granted by the Township Zoning Officer, subject to the recommendation of the Township Engineer, provided that all lots comply with the minimum requirements of the Township Zoning Ordinance [Chapter 27]. The Township Zoning Officer shall authorize the proper offices of the Township to sign the plat for recording purposes.

§ 22-702. Waiver of Certain Application Requirements for Minor Subdivisions and Minor Land Developments.

In minor subdivisions and minor land developments, where existing conditions are well-defined, the Planning Commission, upon recommendation of the Township Engineer, may exempt the applicant from complying with some of the requirements of Part 3 regarding application content, if warranted. Applicants desiring to obtain a waiver of certain application requirements under the provisions of this section shall submit a written request when submitting an application for preliminary and final approval. The Planning Commission may grant a waiver to any of the application requirements of Part 3 of this chapter, if warranted, provided that such waiver is not contrary to the public interest and such waiver is not in conflict with the requirements of any other applicable county or state law or regulation. In the event that the Planning Commission does not grant a waiver of the application requirements, the application shall be considered incomplete, and the Commission shall return the application for resubmission and compliance with all requirements of Part 3.

§ 22-703. Waivers and Modifications Due to Physical Hardship.

The Board of Commissioners may grant a waiver or modification of one or more requirements of this chapter where literal compliance would exact undue hardship because of peculiar conditions pertaining to the land in question, provided that the waiver or modification is not contrary to the public interest and the purpose and intent of this chapter is observed. A waiver may be granted where strict compliance with a requirement is unnecessary or impractical under the circumstances. A modification may be granted where an alternative design, improvement, or standard will substantially achieve the purpose of the requirement being modified.

§ 22-704. Waivers and Modifications for Alternative Standards.

The Board of Commissioners may grant a waiver or modification to permit alternative materials, construction methods, specifications, designs, or improvements where the applicant demonstrates that the alternative standard will provide an equal or greater level of performance, durability, safety, environmental protection, or public benefit than that otherwise required by this chapter. In granting a waiver or modification, the Board of Commissioners may attach reasonable conditions necessary to protect the public health, safety, and welfare.

§ 22-705. Procedure for Authorizing Waivers and Modifications.

- 705.1. Any request for a waiver or modification of any requirement of this chapter authorized by this Part shall be submitted in writing by the applicant as part of the application for approval, stating the specific requirements of this chapter for which relief is requested and the reasons and justification for the request.
- 705.2. The request for a waiver or modification shall be considered by the Board of Commissioners at a public meeting.
- 705.3. If the Planning Commission or Township Engineer has not made a recommendation on the request for a waiver or modification, the Township Board of Commissioners shall refer the request to the Planning Commission and/or Township Engineer for a recommendation prior to taking action on the request for a waiver or modification. In all cases, the Planning Commission recommendation and Township Engineer's recommendation shall be entered into the official record of the meeting.
- 705.4. The reasons relied upon by the Township Board of Commissioners in approving or disapproving the waiver or modification request also shall be entered into the minutes of the meeting, and any resolution or ordinance adopted governing an application which contains a request for a modification shall include specific reference to the waiver or modification and the reasons for approval or disapproval.
- 705.5. If a waiver or modification is granted by the Board of Commissioners, a notation shall be placed on the final subdivision plat or land development plan indicating the nature of the waiver or modification granted and the date of approval by the Board of Commissioners.

PART 8

ADMINISTRATION AND ENFORCEMENT

§ 22-801. Application Filing Review and Inspection Fees.

801.1. All applications submitted for approval of a subdivision or land development shall be subject to the following fees:

A. Application Filing Fees. A schedule of application filing fees shall be established, from time to time, by resolution of the Township Board of Commissioners. The application filing fees shall cover the administrative costs associated with processing an application for approval of a subdivision or land development and shall be payable to the Township at the time of submission of the application.

B. Application Review Fees.

1. An application review escrow deposit in an amount established from time to time by resolution of the Township Board of Commissioners also shall be payable at the time of submission of the application to guarantee payment of the estimated application review fees required by this subsection. The actual amount of the review fees in excess of the escrow deposit shall be payable within 10 days of billing by the Township. Any monies remaining in the escrow account after all review fees have been paid shall be returned to the applicant.
2. Failure to pay the required escrow deposit or any additional review fees required by this subsection shall cause the application to be determined to be incomplete, and the application shall not be scheduled for review by the Planning Commission or Township Board of Commissioners until such fees are paid.
3. Application review fees shall include reasonable and necessary charges by the Township's professional consultants, Township Engineer or by the Township's Solicitor, to the extent permitted by law, for review and report on the application to the Township. Such review fees shall be based upon a schedule established from time to time by resolution of the Township Board of Commissioners. Such review fees shall be reasonable and in accordance with the ordinary and customary charges by the Township Engineer or other professional consultants for similar service in the community, but in no event shall the fees exceed the rate or cost charged by the Township Engineer or other professional consultants to the Township when fees are not reimbursed or otherwise imposed on applicants.
4. In the event the applicant disputes the amount of any such review fees, the applicant shall, within 10 days of the billing date, notify the

Township Zoning Officer that such fees are disputed, in which case the Township shall not delay or disapprove a subdivision or land development application due to the applicant's request over disputed fees.

5. In the event that the Township and the applicant cannot agree on the amount of review fees which are reasonable and necessary, then the applicant and the Township shall follow the procedure for resolution of disputes as set forth below in Subsection 801.1C of this section, provided that the professionals resolving such dispute shall be of the same profession or discipline as the consultants whose fees are being disputed.

C. Inspection Fees.

1. The applicant shall reimburse the Township for the reasonable and necessary expense incurred for the inspection of improvements. Such reimbursement shall be based upon a schedule established from time to time by resolution of the Township Board of Commissioners. Such expense shall be reasonable and in accordance with the ordinary and customary fees charged by the Township Engineer or consultant for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the Township Engineer or consultant to the Township when fees are not reimbursed or otherwise imposed on applicants.
2. An inspection fee escrow deposit in an amount established from time to time by resolution of the Township Board of Commissioners shall be payable at the time of execution of the development agreement required by Part 3 of this chapter to guarantee payment of the estimated inspection fees required by this section. The actual amount of the inspection fees in excess of the escrow deposit shall be payable within 10 days of billing by the Township. Any monies remaining in the escrow account after all inspection fees have been paid shall be returned to the applicant.
3. In the event the applicant disputes the amount of any such expense in connection with the inspection of improvements, the applicant shall, within 10 working days of the date of billing, notify the Township Zoning Officer that such expenses are disputed as unreasonable or unnecessary, in which case the Township shall not delay or disapprove a subdivision or land development application or any approval or permit related to development due to the applicant's request over disputed engineer expenses.

4. If, within 20 days from the date of billing, the Township and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then the applicant and the Township shall jointly, by mutual agreement, appoint another professional engineer licensed as such in the Commonwealth of Pennsylvania to review the said expenses and make a determination as to the amount thereof which is reasonable and necessary.
5. The professional engineer so appointed shall hear such evidence and review such documentation as the professional engineer, in his or her sole opinion, deems necessary and render a decision within 50 days of the billing date. The applicant shall be required to pay the entire amount determined in the decision immediately.
6. In the event that the Township and the applicant cannot agree upon the professional engineer to be appointed within 20 days of the billing date, then upon application of either party, the President Judge of the Court of Common Pleas of the judicial district in which the Township is located or, if at the time there be no President Judge, then the senior active judge then sitting shall appoint such engineer, who, in that case, shall be neither the Township Engineer nor any professional engineer who has been retained by, or performed services for, the Township or the applicant within the preceding five years.
7. The fees of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the applicant if the amount of payment required in the decision is equal to or greater than the original bill. If the amount of payment required in the decision is less than the original bill by \$1,000 or more, the Township shall pay the fee of the professional engineer, but otherwise the Township and the applicant shall each pay 1/2 of the fee of the appointed professional engineer.

§ 22-802. Procedure for Amendments.

- 802.1. Township Board of Commissioners may, from time to time, amend this chapter in accordance with the following provisions:
- A. Planning Commission Review. In the case of amendments other than those prepared by the Township Planning Commission, the Township Board of Commissioners shall submit the proposed amendment to the Planning Commission for recommendations at least 30 days prior to the date fixed for the public hearing on the proposed amendment.
 - B. County Planning Agency Review. The proposed amendment shall be submitted to the Allegheny County Planning Office for review and recommendations at least 30 days prior to the Township Supervisor's public hearing on the amendment.

C. Public Hearing. Amendments to this chapter shall become effective only after a public hearing conducted by Township Board of Commissioners which is held pursuant to public notice, as defined herein.

D. Publication, Advertisement, and Availability of Ordinance.

1. Proposed amendments shall not be enacted unless public notice, as defined herein, of the proposed enactment is given, including the time and place of the meeting at which passage will be considered and reference to a place within the Township where copies of the proposed amendment may be examined without charge or obtained for a charge not greater than the cost thereof.
2. The Township Board of Commissioners shall publish the proposed amendment once in one newspaper of general circulation in the Township not more than 60 days nor less than seven days prior to passage. Publication of the proposed amendment shall include either the full text thereof or the title and a brief summary prepared by the Township Solicitor and setting forth all the provisions in reasonable detail. If the full text is not included:
 - a. A copy thereof shall be supplied to a newspaper of general circulation in the Township at the time the public notice is published.
 - b. An attested copy of the proposed amendment shall be filed in the County Law Library or other County Clerk office, who may impose a fee no greater than that necessary to cover the actual costs of storing said ordinances.
 - c. In the event substantial amendments are made in the proposed amendment, before voting upon enactment, the Township Board of Commissioners shall, at least 10 days prior to enactment, readvertise, in one newspaper of general circulation in the Township, a brief summary setting forth all the provisions in reasonable detail together with a summary of the amendments.
 - d. Subdivision and land development amendments may be incorporated into official ordinance books by reference with the same force and effect as if duly recorded therein.

E. Filing After Enactment. Within 30 days after adoption, the Township Zoning Officer shall forward a certified copy of the amendment to the Allegheny County Department of Economic Development.

§ 22-803. Appeals.

Appeals from decisions rendered pursuant to this chapter shall be made in accordance with the procedures and time limitations established by the Pennsylvania Municipalities Planning Code, as amended.

§ 22-804. Preventive Remedies.

- 804.1. The Township may institute and maintain actions at law or in equity to restrain, correct, or abate violations of this chapter and to prevent unlawful construction, development, subdivision, occupancy, or use of land in accordance with the Pennsylvania Municipalities Planning Code, as amended

§ 22-805. Enforcement Remedies.

- 805.1. Any person, partnership, corporation, or other entity violating the provisions of this chapter shall be subject to the enforcement remedies, penalties, and procedures authorized by the Pennsylvania Municipalities Planning Code, as amended.

§ 22-806. Conflicts of Laws.

Whenever there is a difference between a minimum standard or dimension specified in this chapter and those contained in another official regulation, resolution or ordinance of the Township or any other restriction or covenant, the most-restrictive standard shall apply. If a question of conflict arises between various portions of this chapter, the most-restrictive term shall apply.

PART 9 MOBILE HOME PARKS

§ 22-901. Applicability; Conflict with Other Provisions.

Mobile home park developments shall comply with all applicable requirements of the Collier Township Code, including, without limitation, this Chapter 22, of Allegheny County, and of the Commonwealth of Pennsylvania. Where there is a conflict between the requirements of Part 9 and other parts of this chapter, the more-restrictive requirements shall govern.

§ 22-902. General requirements.

- 902.1. Mobile home parks shall meet the requirements provided in § 27-1806.37 of Chapter 27 (Zoning) of the Collier Township Code of Ordinances.
- 902.2. Mobile home parks shall provide a continuous, compact evergreen hedge or line of evergreen trees that will grow together when mature and that are a minimum of six feet in height at the time of planting. The evergreen planting area shall cover an area at least six feet in depth along the rear and side property lines.
- 902.3. All mobile homes shall be required to have skirting installed.
- 902.4. All service and accessory buildings, including management offices, community centers, clubhouses, storage areas, laundry buildings and indoor recreation areas, shall be adequately constructed, ventilated and maintained so as to prevent decay, corrosion, termites and other destructive elements from causing deterioration. Service and accessory buildings shall be used only by the occupants of the mobile home park or their guests.
- 902.5. No part of any mobile home park shall be used for nonresidential purposes, except uses required for the management and maintenance of the park.
- 902.6. No central toilet or washroom facilities shall be constructed in any mobile home park.
- 902.7. The drainage of all surface water shall be in compliance with the Collier Township Stormwater Management Ordinance. [Chapter 23].

§ 22-903. Preliminary Plan.

- 903.1. The mobile home park developer shall meet with the Township staff, prior to formal application, to discuss the plans and shall prepare a suitable sketch plan that is sufficient to give a general understanding of the proposed project. The Township staff shall inform the developer as to the general suitability of the plans and of any modifications required by these regulations.

- 903.2. The developer shall prepare and submit a preliminary plan and supplementary material, in accordance with the requirements of this chapter.
- 903.3. The preliminary plan shall be reviewed by the Planning Commission and Board of Commissioners in accordance with the review procedures applicable to a preliminary application for a major subdivision at Part 3.

§ 22-94. Final Plan.

- 904.1. Upon completion of any modifications and/or upon completion of required improvements or the posting of an acceptable surety, the developer may apply for final approval of the plans.
- 904.2. The developer shall prepare and submit a final plan and supplementary material, in accordance with the requirements of this chapter.
- 904.3. The final plan shall be reviewed by the Planning Commission and the Board of Commissioners in accordance with the review procedures applicable to a final application for a major subdivision found at Part 3.
- 1204.4. Following approval by the Board of Commissioners, the developer shall record the plan in accordance with the requirements of this chapter.

§ 22-905. Design requirements.

- 905.1. Individual Lots. The planning and location of individual lots shall be guided by the following requirements:
- A. Each mobile home lot shall be improved to the specifications in the Township's Building Code.
 - B. The design of streets shall be in compliance with the Township Design Standards for Streets at § 22-604. Each lot shall be directly accessible from a private street improved to Township construction standards.
 - C. In addition to the requirements provided for in Chapter 27 (Zoning) of the Collier Township Code of Ordinances, the following are required:
 - 1. Each mobile home lot shall have a minimum lot width of 50 feet.
 - 2. Each lot shall have a number placed on the lot in accordance with the house number requirements at § 22-604. Each number shall be arranged in such a way so that it is visible from the street on which the mobile home or lot is fronting.

§ 22-906. Mobile Home Stands.

- 906.1. Mobile home stands shall be either concrete pads or piers. The piers shall be set at least 36 inches deep.
- 906.2. The location of each mobile home stand shall be at such elevation, distance and angle in relation to the access street so that the removal of the mobile home is practical.
- 906.3. The size of each mobile home stand shall be sufficient to accommodate the dimensions of the mobile home and any appurtenant structures or appendages.
- 906.4. A one-percent to five-percent gradient longitudinal crown or cross-gradient for surface drainage shall be provided.
- 906.5. Anchors, tie-downs, such as cast-in-place concrete "dead men," eyelets embedded in concrete, screw augers or arrowhead anchors, shall be placed at least at each corner of the mobile home stand, and each device shall be able to sustain a minimum load of 4,800 pounds.

§ 22-907. Parking Spaces.

- 907.1. Automobile parking spaces, at a minimum size of 10 by 20 feet, shall be provided as to not interfere with normal movement of traffic.
- 907.2. At least two paved off-street parking spaces shall be provided on each mobile home lot.

§ 22-908. Recreation.

- 908.1. Each mobile home park shall comply with the recreation open space and recreational facility requirements of §§ 22-508.2.K and 22-508.5. For purposes of determining the applicable recreational facility requirement, each mobile home lot shall be counted as one dwelling unit.

§ 22-909. Other Requirements.

- 909.1. All electrical facilities shall be installed and inspected according to the standards set forth in the latest edition of the National Electrical Code and the local power company regulations.