

ORDINANCE # 72-AA

AN ORDINANCE AMENDING ORDINANCE # 72, KNOWN AS "THE 1989 SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF WESTFALL TOWNSHIP" AMENDING SAID ORDINANCE TO REVISE THE SUBMISSION REQUIREMENTS OF PLANS TO REDEFINE AREAS SUITABLE FOR USE OF COMMON SPACE AND RECREATIONAL AREA, REQUIRING THE PROVISION OF WATER DETENTION DEVICES OR FIRE SUPPRESSION AND DELETING A FILING REQUIREMENT.

The Supervisors of Westfall Township, Pike County, Pennsylvania, hereby enact and ordain as follows:

SECTION I.

1. SECTION 402.2(22) Contour lines shall be shown at intervals of not more than two (2) feet for land with an average natural slope of four (4%) percent or less and of not more than five (5) feet for land with an average natural slope of more than four (4%) percent. The Township reserves the right to require greater detail when the slope or nature of the development demands the same.
2. SECTION 503.8. Not less than ten (10%) percent of the gross area of the entire tract, exclusive of lakes or ponds, shall be reserved for common open space and the recreational use of the residents of that subdivision or the general community, except where such area would be less than one acre. This requirement may be waived in instances where the average lot size is two acres or more or where less than ten (10) lots are involved. The following and similar facilities shall meet this requirement: swimming pools, tennis courts, riding and cycling paths, playgrounds, community centers, and other open area. Such areas designated for play lots, parks and other outdoor recreational facilities shall be of a size, shape and other physical

characteristics so as to be free of health and safety hazards and suitable for the designated use. Sites so dedicated shall not be deemed to be accepted by the Township unless and until the municipality has taken formal action with regard to the same. The subdivider and the Township may also agree to otherwise provide recreational land for the use of residents pursuant to the authority of the Municipalities Planning Code. Any areas excluded under the Westfall Township Zoning Ordinances (effective at the time of submission of an application under this Ordinance,) from use in the calculation of minimum requirements of lot sizes under this Ordinance shall not be acceptable nor shall they comprise or be utilized in the calculation for the areas to be subdivided under this Subsection.

3. SECTION 616. The Applicant for any property to be subdivided or developed hereunder not to be served by a central water supply system with a capacity sufficient to and capable of supplying water for fire suppression shall, at the request of the Board of Supervisors, provide a water supply source for the purpose of fire protection and/or suppression. Such water supply source shall be acceptable to the Board of Supervisors, with the affirmative advice of the Township's Engineer and after consultation with the fire company serving the property to be subdivided and/or developed.

At a minimum, such water supply shall consist of a storage tank or tanks located within the property and to be used solely for the purpose of fire protection and/or suppression. The effective volume of storage capacity shall be a minimum of the lesser of 750 gallons per equivalent dwelling unit to be constructed or 5,000 gallons. For commercial and industrial development the storage volume shall be determined in accordance with the National Fire Protection Association's standards and criteria, as certified to the Board of Supervisors by a professional engineer at the cost and expense of the Applicant. The location of such tank or tanks shall be selected and maintained so as to provide year

round access by fire equipment. The tank or tanks shall be buried to a sufficient depth below grade or otherwise protected so as to prevent freezing. The tank or tanks are to be designed and constructed to be used as suction tanks by fire company pumping equipment and shall be equipped with appurtenances compatible with such use at a pumping rate of 1,000 gallons per minute. Commercial and industrial applications may be required to provide for a greater capacity based on the proposed application and the National Fire Protection Association's standards and criteria for such applications. Standard 4.5 inch pumper nozzles, plumbed to allow full draw down of the required storage volume shall be acceptable.

4. SECTION 303.1. Preliminary Plan Submission.

Applicants shall submit nine (9) copies of the preliminary plan and application. The preliminary plan submission shall include all items of information and supporting data required in Article IV. The preliminary plan submission shall be accompanied by any required reviewed fees.

All applications shall be submitted to the Township Secretary by certified mail or delivered in person to the Township office at least twenty (20) days prior to the date of the regularly scheduled meeting of the Township Planning Commission.

The Applicant shall concurrently submit copies of the proposed preliminary plan and applicable supporting data and any required fees to:

The Township Sewage Enforcement Officer
Pike County Planning Commission
Pike County Conservation District
Pennsylvania Department of Transportation (if applicable)

The Applicant shall provide evidence of submission of the plans, supportive data and any fees to these parties to the Township Planning Commission at its

first meeting following submission of the plans. The Township SEO shall sign one copy of the proposed preliminary plan as evidence of review of sewage disposal aspects of the plan.

4. All Ordinances or parts of Ordinances inconsistent with the provisions hereof are hereby repealed.

5. This Ordinance is hereby ordained and enacted into law this 5th day of March, 1991, at a duly and legally convened meeting of the Board of Supervisors of the Township of Westfall.

WESTFALL TOWNSHIP BOARD OF SUPERVISORS

ATTEST:

Pharlag Magg
Chairman

Shirley A. Lawrence

Merio A. Buda
Member

Kenneth L. Thiel
Member

John F. Hess
Member

Michael Perak
Member