MILLER TOWNSHIP

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

TABLE OF CONTENTS

PART 1. SHORT TITLE

Section 101. Short Title ……..... Page 1-1

PART 2. PURPOSE, AUTHORITY, APPLICATION AND INTERPRETATION

Section 201. Purpose ……..... Page 2-1
Section 202. Authority ……..... Page 2-2
Section 203. Application of Regulations ……..... Page 2-3
Section 204. Interpretation ……..... Page 2-4

PART 3. DEFINITIONS

Section 301. Language Interpretation ……..... Page 3-1

PART 4. PLAN PROCESSING PROCEDURES AND REQUIREMENTS

Section 401. Overall Plan Processing Procedures ……..... Page 4-1
Section 402. Pre-application/Sketch Plan (Optional) …..... Page 4-2
Section 403. Preliminary Plan: Procedure ……..... Page 4-3
Section 404. Final Plan: Procedure ……..... Page 4-6
Section 405. Final Minor Plan: Procedure ……..... Page 4-9
Section 406. Final Lot Addition Plan: Procedure …..... Page 4-11
Section 407. Preliminary Plan: Specifications ……..... Page 4-12
Section 408. Final Plan: Specifications ……..... Page 4-17
Section 409. Final Minor Plan: Specifications ……..... Page 4-25
Section 410. Final Lot Addition Plan: Specifications ……..... Page 4-32

PART 5. DESIGN AND IMPROVEMENT STANDARDS

Section 501 Purpose ……..... Page 5-1
Section 502 General ……..... Page 5-1
Section 503 Site Design ……..... Page 5-1
Section 504. Blocks ……..... Page 5-2
Section 505. Lots ……..... Page 5-3
Section 506. Driveways and Service Drives ……... Page 5-7

Section 507. Sidewalks ..... Page 5-11
Section 508. Street System Design and Construction ..... Page 5-12
Section 509. Other Street Design and Standards ..... Page 5-22
Section 510. Street Names ..... Page 5-24
Section 511. Street Signs ..... Page 5-24
Section 512. Monuments and Markers ..... Page 5-24
Section 513. Lighting ..... Page 5-25
Section 514. Water Supply ..... Page 5-26
Section 515. Sewage Service Facilities ..... Page 5-28
Section 516. Fire Hydrants ..... Page 5-29
Section 517. Common Facilities ..... Page 5-29
Section 518. Easements ..... Page 5-30
Section 519. Design Standards in Floodplain ..... Page 5-31
Section 520. Utilities ..... Page 5-33
Section 521. Steep Slope ..... Page 5-34
Section 522. Wetlands ..... Page 5-34
Section 523. Important Natural Habitats ..... Page 5-35
Section 524. Traffic Impact Study ..... Page 5-35
Section 525. Space Between Buildings for Land Development ..... Page 5-37
Section 526. Erosion and Sedimentation and Stormwater Management Page 5-38

PART 6. IMPROVEMENT AND MAINTENANCE GUARANTEES

Section 601. General Statement..... Page 6-1
Section 602. Financial Security for Improvement Guarantees ..... Page 6-2
Section 603. Inspection of Improvements During Construction ..... Page 6-7
Section 604. Dedication of Improvements ..... Page 6-8
Section 605. Maintenance Guarantee ..... Page 6-8
Section 606. As Built Plans ..... Page 6-8

PART 7. MOBILEHOME PARKS

Section 701. Grant of Power ..... Page 7-1
Section 702. Purpose, Authority and Jurisdiction ..... Page 7-1
Section 703. Plat Requirements and Processing Procedure..... Page 7-1
Section 704. Design Standards ..... Page 7-1
Section 705. Improvement and Construction Requirements ..... Page 7-3
Section 706. Fees and Permits ..... Page 7-6
Section 707. Alteration of Requirements.....Page 7-7
Section 708. Enforcement, Penalties, Violations, Appeals, Severability, and Amendments .....Page 7-7

PART 8. FEES

Section 801. Filing Fee ..... Page 8-1

Section 802. Administrative Fee Schedule ……... Page 8-1
Section 803. Municipal Engineer Review Fee ……... Page 8-1
Section 804. Other Fees ……..... Page 8-2

PART 9. MODIFICATION OF REQUIREMENTS

Section 901. Application of Modification Provisions ……... Page 9-1
Section 902. Requests for Modification ……... Page 9-1
Section 903. Granting of Modification ……... Page 9-1
Section 904. Denial of Modification ……... Page 9-1
Section 905. Displaying on Plans ……..... Page 9-1

PART 10. ENFORCEMENT, AMENDMENTS VIOLATIONS, APPEALS, PENALTIES, SEVERABILITY, AND REPEALER

Section 1001. Administration and Enforcement ……... Page 10-1
Section 1002. Amendments ……..... Page 10-1
Section 1003. Violations ……..... Page 10-1
Section 1004. Appeals ……..... Page 10-2
Section 1005. Penalties ……..... Page 10-2
Section 1006. Severability ……..... Page 10-2
Section 1007. Repealer ……..... Page 10-3
Section 1008. Right-of-Entry……... Page 10-3

PART 11. EFFECTIVE DATE AND ENACTMENT

Section 1101. Effective Date ……... Page 11-1
Section 1102. Enactment ……..... Page 11-1

EXHIBITS

Exhibit 5-1. Highway Access Management Overlay Standards …….. Page 5-80
Exhibit 5-2. Clear- Sight Triangle …….. Page 5-95
Exhibit 5-3. Rainfall Coefficient "C' for Rational Formula and "CN" Range …….. Page 5-117
Exhibit 5-4. Rainfall Intensity Computation …….. Page 5-118
Exhibit 5-5. Time of Concentration Nomograph (Rational Method) ……... Page 5-119
Exhibit 5-6. Runoff Coefficient for Rational Formula Versus Hydrologic Soil Group and Slope Range ……... Page 5-120
Exhibit 5-7. PA Region 4 IDF Values ……... Page 5-121
Exhibit 5-8. Stormwater Management Report-Example Format ……... Page 5-122
Exhibit 5-9. Stormwater Management Summary ……Page 5-125
Exhibit 5-10. Operation and Maintenance Plan for Stormwater BMP's ……Page 5-126

APPENDICES

Appendix 1. Miller Township Subdivision & Land Development Plan Application ……... Page A-2
Appendix 2. Sample Financial Security Statement ……... Page A-5
Appendix 3. Sample Performance Bond ……... Page A-7
Appendix 4. Sample Offer of Irrevocable Dedication ……... Page A-9
Appendix 5. Listing of Plan Notes ……... Page A-12
Appendix 6. Sample Easement Agreement for Facilities Construction, Repair, and Maintenance ……... Page A-17
Appendix 7. Sample Modification Request Form ……... Page A-20
Appendix 8. Sample Agreement to Extend the Time for Rendering and Communicating a Decision on Certain Preliminary and/ or Final Subdivision/ Land Development Plans Page A-23
Appendix 9. Timing Provisions for Subdivision and Land Development in the Municipalities Planning Code ……... Page A-25