

DAMASCUS TOWNSHIP
WAYNE COUNTY, PENNSYLVANIA

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT

ORDINANCE NUMBER 2021-02

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF DAMASCUS TOWNSHIP,
WAYNE COUNTY, PENNSYLVANIA TO AMEND PROCEDURES FOR MINOR
SUBDIVISION PLAN SUBMISSION.

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Damascus Township, Wayne County, Pennsylvania, by authority of and pursuant to the provisions of Act of 1968, P.L. 805, No. 247 of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, as reenacted and amended, known and cited as the "Pennsylvania Municipalities Planning Code," the Damascus Township Subdivision and Land Development Ordinance of April 6, 1998, as follows:

AMEND the Damascus Township Subdivision and Land Development Ordinance by amending Article II, Section 201, Procedures and Requirements for Minor Subdivisions and the Damascus Township Subdivision and Land Development Ordinance shall be amended in the following respects:

REMOVE AND REPLACE Section 201.2 and Section 201.3 with the following:

201.2 Plan Requirements

The subdivider shall submit a minimum of five (5) paper copies of the Final Plan plus one electronic digital copy in PDF format at the time of or before the regular meeting, along with required supplementary data for the proposed subdivision. This plan shall be prepared by a qualified surveyor, licensed in the state of Pennsylvania, and shall show all lots proposed to be created. The Final Plan shall meet the following requirements:

- A. The map shall when possible be drawn at a size compatible with Wayne County tax maps and shall be not less than 11" X 17" nor more than 24" X 36" in size.
- B. The names of abutting property owners and the size of any remaining acreages in the tract from which lots are being taken shall be shown.
- C. The map shall show the name of the municipality, name of the owner of record, North point, graphic scale, and date.
- D. Soil types found on the site shall be shown unless the lots involved are lot improvements or contain existing sewage systems. Soil names used in the Soil Survey of Wayne County, Pennsylvania shall be used. A Soil Survey map inset is acceptable.
- E. Existing public roads shall be identified by traffic or legislative route numbers (as well as names if available) and private roads by their posted names and numbers.
- F. Proposed lot or parcel lines shall be drawn to scale and dimensions given in feet and hundredths of a foot as well as accurate bearings. Lot areas shall be shown in acres or square feet. The map shall depict the proposed subdivision as a part of the contiguous holdings of the subdivider, and show adjacent lots already taken from the parcel.

- G. A Planning Module for Land Development (or such other comparable documentation as may be required by the Pennsylvania Department of Environmental Protection), along with a soils evaluation by the test pit method and/or other required supplemental data shall be reviewed by the Township Sewage Enforcement Officer and submitted in a form suitable for adoption by the Township as a supplement to the Township Official Wastewater Disposal Plan.
- H. A copy of an approved driveway permit shall be presented with the final plan, where a lot or lots face a State highway, or a copy of a Highway Occupancy Permit Application for each lot. When the lot or lots encroach on a township road, an approved driveway permit issued by the Township shall be presented for each lot.
- I. When two or more single-family dwellings or lots are accessed by a private drive or right of way, a statement for the responsibility of maintenance by the owners benefiting from said drive or right of way shall be included on the plan and which statement shall be repeated and included in any deed for conveyance of the affected lots. Further, a statement shall be placed on the plan that Damascus Township shall not be responsible for maintenance of said drive or right of way.
- J. A location map inset at a scale of 1" = 2000' shall be provided. USGS map or equal is acceptable.
- K. A wetland location map inset at a scale of 1"=2000' shall be provided. A USF&WS National Wetland Inventory map or equal is acceptable.
- L. Tax map numbers and deed references shall be provided for the property being subdivided.
- M. Building setback lines shall be either depicted graphically or listed.
- N. All applicable zoning data.
- O. All plans shall be sealed and signed by the surveyor completing the work.
- P. Floodplain boundaries, if applicable, and evidence of compliance with Township, State and Federal floodplain management requirements.

201.3 General Procedures

- A. The Subdivider shall submit five (5) copies of the application and plan to the Township Secretary and the Secretary shall write an authorization letter requesting the Wayne County Planning Department to review the plan. The Subdivider shall submit the authorization letter and one plan package to the County Planning Department along with a check as required by the County Planning Department. One copy of the package submitted to the County Planning Department for review shall be considered a submission to the Township. The Wayne County Department of Planning shall report to the Township in a period not to exceed 30 days as per the requirements of the Pennsylvania Municipalities Planning Code. The date of the letter for request for review shall be considered the official original submission date. The submission to the Township Planning Commission shall not be less than two (2) days prior to the regular meeting date.
- B. The Township Planning Commission at their next regular meeting shall review the recommendations of the review agencies and recommend approval or disapproval of the minor subdivision. The plan together with the Township Planning Commission recommendation shall then be forwarded to the Board of Supervisors for their review. All review agencies shall make recommendations to the Board of Supervisors, which

recommendations shall be in letter form or noted on the plats submitted within thirty (30) days of the original submission date. If the review by the County Planning Department has not been received by the time of the regular next regular Township Planning Commission meeting the Township Planning Commission shall table the plan until the next regular meeting.

- C. The Supervisors shall act no later than ninety (90) days following the filing date. The Township Supervisors shall decide to approve or disapprove the minor subdivision and concurrently act on the proposed supplement to the Official Wastewater Facilities Plan only after receiving the Planning Commission's recommendation on the same. The Board shall communicate their decision in writing to the applicant within fifteen (15) days following the action (within ninety (90) days following the filing date), setting forth any reasons for disapproval if that should be their decision.

SEVERABILITY

If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of Damascus Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

REPEALER

All Ordinances, or parts of Ordinances which are inconsistent herewith, are hereby repealed.

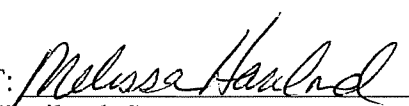
EFFECTIVE DATE

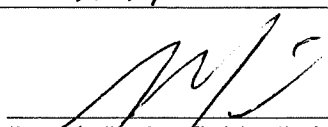
This Ordinance shall become effective immediately upon enactment.

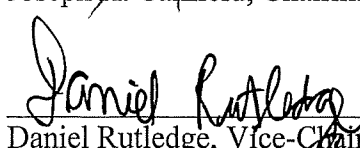
ENACTED AND ORDAINED into law by the Board of Supervisors of Damascus Township,

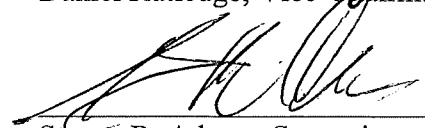
Wayne County, Pennsylvania, this 17 day of MAY, 2021.

ATTEST:


Melissa Haviland, Secretary


Joseph K. Canfield, Chairman


Daniel Rutledge, Vice-Chairman


Steven R. Adams, Supervisor