

Juniata Township

**Juniata Township
Subdivision and Land
Development Ordinance**

ORDINANCE NO. 2018-3

Juniata Township Board of Supervisors
5-1-2018

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1. Title

- 1.1. This ordinance will be known as the "**Juniata Township Subdivision and Land Development Ordinance.**"

2. Description

- 2.1. This ordinance establishes rules and standards governing subdivision and land development of any lot, tract or parcel of land pursuant to the authority granted under the Pennsylvania Municipalities Planning Code (Act 247) as enacted and amended, setting forth the procedures to be followed in applying and administering these regulations and providing penalties for the violations thereof.

3. Purposes

- 3.1. The purposes of this ordinance are to:
 - 3.1.1. Ensure the orderly and efficient integration of land development within the township.
 - 3.1.2. Provide uniform standards and procedures to ensure equitable handling of all subdivision plans.
 - 3.1.3. Provide an efficient and orderly coordination of proposed new facilities and roads with existing streets and public services.
 - 3.1.4. Protect the natural resources of the township including sensitive natural features such as waterways, wooded areas and steep slopes.
 - 3.1.5. Protect the value and aesthetics of adjacent properties.
 - 3.1.6. Protect the health, safety and general welfare of the citizens of Juniata Township.
 - 3.1.7. Ensure there is an ability to access and provide appropriate water and sanitation systems.

4. **Definitions** (For additional definitions also reference the "Juniata Township Manual of Definitions of Ordinance Terminology".)

- 4.1. **Applicant** shall mean a landowner or developer who has filed an application for land subdivision or development including his/her heirs, successors and assigns.
- 4.2. **Subdivision** shall mean:
- 4.2.1. The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels or other division of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership or building or lot development.
- 4.2.2. Any development of a parcel of land or plan thereof, which involves the installation of streets and/or alleys, whether or not proposed for dedication, and any development of land for dwellings or commercial use.
- 4.3. **Residential Subdivision** shall mean the division of a lot or parcel of land into two or more lots or parcels of land designed and platted exclusively for single-family homes or multi-family units. A residential subdivision may or may not include recreational amenities. A residential subdivision generally does not include commercial components within the confines of a community.
- 4.4. **Commercial Subdivision** shall mean the division of a lot or parcel of land into two or more lots or sites for the purpose of creating a development for commercial or business related purposes with a building(s) constructed on the land or lot. Commercial development includes such uses as office buildings, retail stores, service centers, consulting practices, campgrounds, rental cabins/cottages/apartments, health care facilities, restaurants and food services, private businesses and/or warehouses.
- 4.5. **Land Development** shall mean (1) the improvement of one or more contiguous lots, tracts, or parcels of land for any purpose involving (a) a group of two or more residential buildings or campsites, or any non-residential building or (b) the division or allocation of land between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, building groups or other features; (2) a division of land into lots for the purpose of conveying such lots singly or in groups to any person, partnership or corporation for the purpose of the erection of buildings by such person, partnership or corporation.
- 4.6. **Recreational Vehicle (RV)** shall mean a motor vehicle or trailer equipped with a living space and amenities found in a home. These units include motor homes, travel trailers and truck campers.
- 4.7. **Campground or Recreational Vehicle Park** shall mean a plot of land upon which two or more recreational sites are located, established or maintained for occupancy or use by recreational vehicles or tents of the general public as temporary living quarters for recreational or vacation purposes.

- 4.8. **Plat/Plan** shall mean the map or plan of a subdivision or land development, whether it is a preliminary or final.
- 4.9. **Lot** shall mean a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.
- 4.10. **Concentrated Animal Feeding Operation** shall refer to animals which are confined for more than 45 days during a growing season in an area that does not produce vegetation.
- 4.11. **Environmentally Sensitive Areas** include areas with more than 25% slope, floodways, riparian buffers and wetland areas.
- 4.12. **Improvement** shall mean those physical additions and changes to the land that may be necessary to produce usable and desirable lots.
- 4.13. **Landowner** shall mean the legal or beneficial owner or owners of land including the holder of an option or contract to purchase, a lessee if he is authorized under the lease to exercise the rights of the landowner or other person having a proprietary interest in the land.
- 4.14. **Floodway** shall mean the channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of a given magnitude.

5. Jurisdiction

- 5.1. No subdivision or land development of any lot, tract or parcel of land shall be made, no street, sanitary sewer, storm sewer, water main or other improvement in connection shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of buildings abutting thereon within Juniata Township except in accordance with the provisions of this ordinance, or the Federal, State or Local codes which may apply.

6. Plat (or Plan)

6.1. Preliminary Plat

- 6.1.1. A tentative plan indicating the proposed layout of a subdivision prepared by the subdivider for submission to the Board of Supervisors for its consideration. This map shall include all key features of the parcel including the topography, the location of roads, utility lines, sewer and water lines, storm drains, parking areas and all abutting property lines with the names of property owners.

6.2. Final Plat

- 6.2.1. A complete and exact plan drawn to scale of proposed subdivision which is presented to the Board of Supervisors for approval and which, if

approved, will be submitted by the subdivider to the Recorder of Deeds of Huntingdon County for recording in accordance with law. This Final Plat will include the exact dimensions of all key features listed in 6.1.1. In addition, it will include all proposed lot lines and intended land use for each lot or parcel, as well as all proposed easements for utilities, water courses or pedestrian or vehicle traffic.

6.2.2. The Final plat will be accompanied by:

6.2.2.1. Copies of any applicable permits from the Department of Environmental Resources or other appropriate government agencies.

6.2.2.2. Copies of any deed restrictions or protective covenants.

6.2.2.3. Affidavit from all relevant utility service providers that the utility easements as proposed for the subject subdivision will satisfy their requirements.

6.2.2.4. Certification from the project engineer that the design of the proposed improvements is consistent with the constructions standards of this ordinance and all other local and state regulations.

6.2.3. A combination Preliminary/Final Plat may be submitted by surveyors or engineers if in the opinion of the Juniata Board of Supervisors the subdivision plan is fairly straight forward and contains the required details of paragraphs 6.1 and 6.2 of this ordinance.

7. Subdivision Types

7.1. **Minor Subdivision** includes lot line adjustments and lot additions. Any subdivision not involving more than 5 lots, parcels of land or other divisions of land that meets the following criteria:

7.1.1. Division abuts a street of sufficient width and does not require new streets, the installation of sanitary sewers, water mains, or pipes or any other facilities.

7.1.2. Does not involve more than 5 lots, parcels of land, or other divisions of land.

7.1.3. Does not adversely affect the development of the remainder of the parcel, abutting properties or the present or future development of the community

7.1.4. Does not constitute a subdivision, resubdivision or development of any lot, tract, parcel, or other division of land or portion thereof which had received previous approval as a subdivision or land development.

7.2. **Major Subdivision** is any subdivision:

- 7.2.1. Involving 6 or more lots, parcels of land or other divisions of land whether or not they involve new streets, additional utilities or other facilities either immediately or in the future, or
- 7.2.2. That does not meet the criteria of a Minor Subdivision.

8. Land Development Types

8.1. Minor Residential

- 8.1.1. Is not a Major Subdivision.
- 8.1.2. Does not involve more than 5 acres of earth disturbance other than for crop farming.
- 8.1.3. Does not involve more than 4 new dwelling units, more than 20,000 square feet of building floor area or more than 3 stories of height.
- 8.1.4. Does not meet the definition of a Mobile Home Park, Campground, Mining Operation, Recreational Development of more than 5 acres or Concentrated Animal Feeding Operation.

8.2. Major Residential

- 8.2.1. Any development that does not meet ALL the requirements for a Minor Residential Land Development.

8.3. Commercial Land Development

- 8.3.1. Includes subdivision and development for commercial or industrial use including office buildings, retail stores, service centers, consulting practices, campgrounds, rental cabins/cottages/apartments, health care facilities, restaurants and food services, private businesses, warehouses and storage facilities (to include self-storage, boat/camper storage).
- 8.3.2. Total area of any commercial development shall be sufficient to provide adequate space for off-street parking and loading, landscaping and other facilities and the building area shall not exceed 25% of the total lot area.
- 8.3.3. Traffic movements in and out of commercial and industrial areas should not interfere with external traffic, nor should it create a hazard for adjacent residential areas.
- 8.3.4. Building setbacks shall be a minimum of 35 feet.
- 8.3.5. Where commercial or industrial subdivisions are to be located in an existing or platted residential area, the design shall include a landscaped buffer yard no less than 35 feet in width. The buffer shall primarily consist of evergreen plants with an initial height of 5 feet and should be planted in staggered rows to allow for future growth.

8.3.6. As a condition of approval, the township may require a fence be installed and maintained on the non-residential side of the buffer strip.

8.3.7. Campground and RV Park Requirements

8.3.7.1. For campgrounds or RV parks, the developer shall submit any needed permits or approvals from Huntingdon County and/or State agencies. These shall include evidence of compliance with drinking water and sewage requirements as well as a Soil Erosion and Sedimentation Control Plan and any other applicable environmental impact assessments.

8.3.7.2. At a minimum, campgrounds or RV parks shall provide central water, toilet and shower facilities and sanitary dump stations. The electrical installation and electrical hook-up provided to campsites shall be in accordance with the provisions of International Building Code as adopted by the state of Pennsylvania. The collection and disposal of garbage and refuse shall be in an approved manner, and of such frequency as to prevent a nuisance or health hazard to campers or adjacent areas. The growth of weeds, grass, or noxious plants shall be controlled as a safety measure and as a means for reduction of pest habitat.

8.3.7.3. Campgrounds and RV Parks will be subject to inspections on an annual basis by Juniata Township or its designated agent to confirm adherence to the approved final plat plan. Deviations from the approved plat plan must be brought to the attention of the Township and approved prior to the occurrence of any modifications.

8.3.7.4. No campground shall have a total area less than 10 acres.

8.3.7.5. Individual recreational lots shall be designed to have a total area not less than 1,500 square feet excluding the right of way.

8.3.7.6. When abutting residentially developed properties, a buffer strip shall be created with a minimum width of 35 feet. Such buffer strip shall be landscaped with evergreen shrubs or trees that are planted no less than 10 feet apart and are at least 5 feet in height at the time of planting.

8.3.7.7. Persons or corporations proposing to develop a campground or RV park in the Township shall not proceed with any construction work without written approval of the final plat/plan from the Juniata Township Board of Supervisors.

8.3.7.8. Roadway Design Standards for Campgrounds and RV Parks

8.3.7.8.1. Traffic in and out of the campground or RV park shall not interfere with adjacent traffic, nor shall create a hazard for the adjacent residential areas.

8.3.7.8.2. Internal cart ways shall be asphalt or compacted gravel and must be mud-free.

8.3.7.8.3. One-way cart ways shall be at least 12 feet wide and two-way cart ways must be at least 20 feet wide.

8.4. Roadway Design Standards

8.4.1. Roadway design standards will apply to all subdivision and land development.

8.4.2. Reference township ordinances regarding roadway standards.

8.4.3. Additional requirements may be specified by the Board of Supervisors for unique land development usage scenarios.

9. Procedures

9.1. Preliminary Plat/Plan

9.1.1. For either a Minor or Major Subdivision or Development, it is required that the applicant submit a preliminary plan including a plat sketch to the Juniata Township Board of Supervisors prior to finalizing any subdivision or development plans.

9.1.2. The Preliminary Plat/Plan should be submitted with five copies including:

9.1.2.1. Geographic location of proposed subdivision

9.1.2.2. Informal sketch of the plat

9.1.2.3. North point, scale and date

9.1.2.4. Road layout

9.1.2.5. Lot layout, approximate size(s) and expected occupancy

9.1.2.6. Utility easements

9.1.2.7. Provisions for water supply, sewage collection/disposal and storm drainage

9.1.2.8. All existing watercourses, bodies of water, identified wetlands, and other environmentally sensitive areas.

9.1.2.9. The Juniata Board of Supervisors will provide comments and recommendations to the applicant during the regularly scheduled township meeting.

9.1.3. Final Plat/Plan

- 9.1.3.1. Application for approval of final plans shall be submitted to the Juniata Township Board of Supervisors at a regularly scheduled monthly meeting.
- 9.1.3.2. The application form plus five copies containing the following information shall accompany all applications for plat approval.
 - 9.1.3.2.1. Name and signature of applicant
 - 9.1.3.2.2. Name and seal of registered surveyor or engineer on plot plan
 - 9.1.3.2.3. Tax parcel number of tract(s).
 - 9.1.3.2.4. Acreage of tract(s).
 - 9.1.3.2.5. North point and scale.
 - 9.1.3.2.6. Tract boundaries with existing and proposed setbacks, names of the property owners of the tract and all abutting parcels.
 - 9.1.3.2.7. Existing streets, buildings and other improvements.
 - 9.1.3.2.8. Existing waterways
 - 9.1.3.2.9. Acreage of land and number of lots proposed for:
 - 9.1.3.2.9.1. Residential lots
 - 9.1.3.2.9.2. Commercial or industrial use
 - 9.1.3.2.9.3. Other land use
 - 9.1.3.2.9.4. Streets
 - 9.1.3.2.9.5. Easements
 - 9.1.3.2.9.6. Open Space
- 9.1.3.3. Accompanying the submission of the final plan, the applicant must submit fees as noted in **Appendix A - Subdivision and Land Development Fees Schedule and Code Services.**
- 9.1.3.4. Once the receipt of a complete application submission is acknowledged by the Juniata Township Board of Supervisors, the township has up to (90) days to review the application to decide on the approval or rejection of the plan.

9.1.3.5. All discussion or communication with regard to any application submission will occur at the regularly scheduled monthly meeting.

10. Public Notice / Comment / Review

- 10.1. Township Board of Supervisors may in its discretion arrange for a public hearing. The Board of Supervisors may require alterations of any subdivision or land development plans and may refuse approval of a plan until such alterations or modifications have been made.
- 10.2. Upon acknowledgement of submission of the application by the township, the landowner/applicant may submit the plan together with any DEP paperwork, utility permits, driveway/local road permits, Erosion & Sedimentation Control Plan, and/or Post Construction Storm water Management Plan and County review fee to the Huntingdon County Planning Office for review. The county application must be signed by both the landowner/applicant, the surveyor/engineer and the township.
- 10.3. After the County review is completed, the County will send its review letter to the Township with all review comments.
- 10.4. After the Township is in receipt of the County's review letter, the plan can be placed on the next regularly scheduled Townships Board of Supervisor's Meeting for consideration for approval, conditional approval or denial.
- 10.5. After a plan is approved by the township, incorporating any requirements identified during the County review, and any conditions of a conditional approval are met, the plat can be signed at any time by the appropriate Township official.
- 10.6. Once the plan has been signed by the Township, it may then be approved and signed by the County Planning Commission.
- 10.7. It will then be ready for UPI Certification by the County Mapping Department before being taken to the Recorder of Deeds office. Once the plat is recorded, a deed can be prepared and recorded.

11. Plat Details

11.1. Minor Subdivision

- 11.1.1. Plats shall be clearly and legibly drawn on a print of the county tax maps, showing north point, scale and date as well as all properties and names of property owners of abutting properties.
- 11.1.2. Plat shall also include any existing or proposed easements for utilities, water courses, pedestrian walkways or other uses.
- 11.1.3. Copies of any existing or proposed covenants/deed restrictions must be provided.

11.2. Major Subdivision

11.2.1. Plats shall be clearly and legibly drawn by a registered professional engineer, surveyor, or architect whose name and seal shall appear on the drawing.

11.2.2. A plat showing the current tract to be subdivided or developed and within (200 feet) there from:

11.2.2.1. All existing roads, streets, lanes, alleys

11.2.2.2. All existing waterways, drain courses and drainage ways.

11.2.2.3. All existing sewer lines, water lines, utility lines and easements.

11.2.2.4. All existing wooded areas.

11.2.2.5. All existing property lines and the names of property owners of the tract and abutting parcels.

11.2.2.6. North point, scale and draft.

11.2.2.7. Contours at (5 foot) intervals.

11.2.3. A plat showing proposed subdivision or land development to include:

11.2.3.1. All proposed roads, streets, and lanes including right-of-way lines. (Note: Roads, streets and lanes that are not constructed to meet the current State standards and requirements will not be considered for dedication as township roadways.)

11.2.3.2. All proposed lot lines and showing dimensions.

11.2.3.3. All proposed land use for each lot or parcel of land.

11.2.3.4. All proposed easements for utilities, water courses, walkways or other uses.

11.2.3.5. North point, scale and date.

12. Design of Lots

12.1. Minimum lot size: (2 acres)

12.2. Minimum building set back from any state or township road right-of-way: (40 feet)

12.3. Minimum building set back from any private drive or lane: (15 feet)

12.4. Minimum building set back from any adjoining property line: (15 feet)

- 12.5. Minimum building set back from any utility right-of-way: (5 feet)
- 12.6. No building construction will take place within the bed of any drainage way.
- 12.7. No building construction will take place on slopes in excess of 25%.
- 12.8. Each dwelling unit or commercial structure shall be provided with adequate off-street parking.
 - 12.8.1. Such off-street parking for a dwelling unit may consist of a garage, carport or driveway located adjacent or near the dwelling unit it serves.
 - 12.8.2. For commercial structures, in no cases shall the building area exceed one-quarter (25%) of the lot area.

13. Required Improvements

- 13.1. All major subdivision or land development proposals shall include adequate provisions for the following improvements:
 - 13.1.1. Streets
 - 13.1.2. Water
 - 13.1.3. Sewer collection and disposal
 - 13.1.4. Grading and storm water drainage
 - 13.1.5. Monuments and markers
 - 13.1.6. Private utility easements for gas, electric, telephone and cable lines.
- 13.2. The Township Supervisors will have the discretion as to the need for installation of the following improvements based on the size and expected occupancy of the subdivision, location and character of the adjacent land and land development.
 - 13.2.1. Curbs, gutters, sidewalks and walkways
 - 13.2.2. Street lights
 - 13.2.3. Traffic control signs
 - 13.2.4. Other signage

14. Improvement Design Standards

- 14.1. Each street shall have a minimum right-of-way width of (50 feet) and be graded and drained to the specifications directed by the Township Supervisors.
- 14.2. The provision of water and sewage disposal facilities shall meet the requirements of the State of Pennsylvania/DEP.

- 14.2.1. All subdivisions and land developments shall show evidence of adequate water systems to serve the needs of the proposed development.
- 14.2.2. On-Lot Water Systems: For major subdivisions, a hydro-geologic study may be required to show adequate uncontaminated subsurface water sources. If there are areas within approximately (1/2 mile) radius of the proposed subdivision with documented issues of inadequate water quality or quantity, or areas of shale surface geology, or presence of known sources of contamination or documentation of water problem areas in a local comprehensive plan or water supply plan, a hydro-geologic study shall be performed.
- 14.2.3. All subdivisions and land development shall show evidence of an adequate sewer system to serve the needs of the proposed development. A DEP Sewage Planning Module or appropriate waiver shall be submitted with the Final Plan.
- 14.3. Storm water drainage shall meet the standards of the Huntingdon County Conservation District and DEP.
- 14.4. All property corners are to be marked with a concrete post (4" x 4" x 36") or a steel or copper rod (3/4" x 36").
- 14.5. Signage for street names and traffic control shall meet the requirements of the Township and State of Pennsylvania.
- 14.6. Utility easements shall meet the requirements of the utility companies.
- 14.7. Clear sight triangles of thirty (30) feet measured along street lot lines from their point of junction shall be provided at all intersections, and no building shall be permitted within such sight triangles.
- 14.8. Bridges or culverts shall be designed to support and carry all legal loads, but not less than AASHTO Loading HS-20 and shall be constructed the full width of the cart way plus additional length, as necessary, to provide a proper installation.
- 14.9. Every subdivision and land development shall provide proper measures to control soil erosion and sedimentation. A copy of a Soil Erosion and Sedimentation Control Plan shall be submitted with all major subdivision plans regardless of the requirement for an NPDES permit.
- 14.10. All subdivisions involving a statutory earth disturbance requiring an NPDES permit shall have a Soil Erosion and Sedimentation Control Plan and/or permit, prepared in accordance with current State law (Erosion and Sedimentation Control, Chapter 102, Pennsylvania Rules and Regulations, as amended), which shall be reviewed and approved by the Huntingdon County Conservation District.
- 14.11. Environmentally sensitive areas shall be protected from inappropriate development through easement, deed restriction and/or donation to an appropriate conservation organization.

15. Guarantee of Improvements

- 15.1. In all cases, the subdivider or land developer shall be responsible for the installation of all improvements required by this Ordinance.
- 15.2. No construction of buildings or paving or sales of any individual lot or condominium unit within a subdivision or land development shall take place in any subdivision unless: a) there is on file with the Township current duly executed and approved performance guarantee, or b) all rough grading is complete and all required public improvements, utilities, streets, drainage facilities, sewers and street lights have been completed and accepted by the Board of Supervisors.
- 15.3. An approved performance guarantee shall provide for and secure to the public, the completion of any improvements which may be required. A performance guarantee can be secured with any of the following:
 - 15.3.1. An irrevocable and unconditional letter of credit of a Federal or State chartered lending institution.
 - 15.3.2. A restrictive or escrow account in a Federal or State chartered lending institution, or
 - 15.3.3. Such other financial security approved by the Board of Supervisors, excepting a second or third mortgage on the unimproved lands.
- 15.4. All required improvements and building construction must be completed with two years of the date the application is approved by the Township Supervisors.
- 15.5. The applicant subdivider or land developer must make any repair or reconstruction of any required improvement up to a maximum period of 18 months from the date of completion, and is responsible for snow plowing and maintaining all streets until such time as the Township may accept such streets.

16. Variances and Modifications

- 16.1. The Township Supervisors may grant variances to the requirements of this Ordinance provided that such variances are in the spirit and intent of the Ordinance, and may require additional improvements or impose additional conditions upon the applicant in order to protect the public interest where variances are granted.
- 16.2. The Township Supervisors may consider written requests for modifications of the provisions of this ordinance if the literal enforcement will exact undue hardship because of peculiar conditions of the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of this Ordinance is observed.

17. Penalties

- 17.1. Any person, partnership or corporation who or which being the owner or agent of the owner of any lot, tract or parcel of land shall lay out, construct or open any street, sewer, water main or any other improvement for public use, or who enters into an agreement to sell any land or develop any land or erect any building thereon, unless and until the final plat has been prepared in full compliance with the provisions of this Ordinance and has been recorded as provided herein, shall be guilty of a misdemeanor and upon conviction thereof, such person, or the members of such partnership, or the officers of such corporation, or the agent of any of them responsible for such violation pay a fine of (\$1500 plus any court, attorney, collection fees and associated costs) per lot or parcel or per dwelling within each lot or parcel. Failure to correct the problem(s) identified in the conviction within 30 days will result in a recurring penalty of \$1500 per month until such time that the identified problem(s) are rectified. All fines collected for such violations shall be paid to Juniata Township.

18. Liability

- 18.1. The grant of a permit or approval of a subdivision and/or land development plan shall not constitute a representation, guarantee, or warranty of any kind by Juniata Township or by any official or employee thereof of the practicability or safety of the proposed use and shall create no liability upon the township, its officials or employees.

19. Conflict

- 19.1. Whenever there is a difference between the minimum standards or dimensions specified herein and those contained in other regulations, resolutions or ordinances of Juniata Township, the highest or most restrictive standards shall govern.

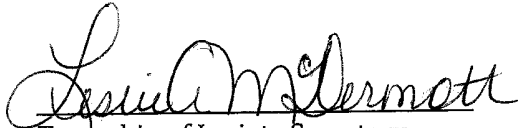
20. Enactment

20.1. Adoption

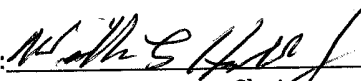
This Ordinance shall be effective on May 01, 2018 and shall remain in force until modified, amended or rescinded by the Township of Juniata, Huntingdon County, Pennsylvania.


ENACTED AND ADOPTED by the Board of Supervisors this 01 day of May, 2018.

ATTEST:


Township of Juniata Secretary

BOARD OF SUPERVISORS OF THE
TOWNSHIP OF JUNIATA

By: 
Board of Supervisors Chairman


Supervisor


Supervisor



Appendix A - Subdivision and Land Development Fees Schedule and Code Services

Basic Service Fee:

\$25/site visit (This fee is intended to cover the cost of each visit to the subdivision or land site by the Township's Code representative and is payable by check made out to "Juniata Township Board of Supervisors").

Accompanying the submission of the Final Plat the applicant must also submit the following fees to Juniata Township (Payable by check made out to the "Juniata Township Board of Supervisors"):

Minor Subdivision:

No new stand-alone lots = **\$50** (line adjustment or lot addition)
1 - 5 Lots = **\$100/Lot**

Major Subdivision:

> 5 Lots = **\$200 plus \$100/Lot**

Minor Land Development (less than 6 dwellings) = **\$100**

Major Land Development (6 or more dwelling units) = **\$150**

Non-Residential Land Development = **\$250**

Minor review of a plan resubmitted within 6 months of the original plan = **\$50**

Township Engineer Review (if required by the Township Supervisors) = **Billable to applicant at the prevailing rate**

Subsequent Fees after Subdivision Approval:

Street Naming Fees = **\$200** (includes legal fees, acquisition of signage/post and installation per each new street naming or renaming)

Building Permit Fees = Fees are noted as follows:

No Fee Building Permit - Estimated cost of proposed construction is **\$0.00 - \$1500.00 = No Permit Fee**

Building Permit - Estimated cost of proposed construction is **> \$1500.00 = \$2.00 fee per each \$1000 increment of estimated construction cost**
(Example - Total construction cost is \$100,000.00. The Building Permit Fee = \$200.00)

Building Permit Penalty Fee - There is a **\$250 penalty fee** for failure to obtain a Building Permit prior to the start of construction on any project. Construction will cease immediately until Juniata Township or it's agent can determine if a permit can be issued. Failure to obtain a Building Permit will result in no Occupancy Permit being issued for that project.

(The **Basic Service Fee** does apply and is in addition to each of the above Building Permit Fees.)

Note: All of the fees on this "**Appendix A - Fees Schedule and Code Services**" page are subject to change annually at the discretion of the Juniata Township Board of Supervisors and the most up to date Appendix A page will be posted on the message board at the township municipal building. Subsequent revised Fee Schedules posted at the Juniata Township Building will supersede this page in the ordinance.