

EAST DRUMORE TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

September 1997

OFFICE

1246 Robert Fulton Highway
Quarryville, PA 17566
(717) 786-3622

Prepared by:

Lake Roeder Hillard & Beers
Engineers, Land Surveyors, Land Planners
324 Beaver Valley Pike
Willow Street, PA 17584
(717) 464-3347

TABLE OF CONTENTS

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
ARTICLE I	AUTHORITY	
101.	Short Title	1
102.	Purpose	1
ARTICLE II	INTERPRETATION AND DEFINITIONS	
201.	General Interpretations.....	4
202.	Definitions.....	4
ARTICLE III	PLAN PROCESSING PROCEDURES	
301.	General.....	18
302.	Pre-Application Review (Sketch Plan).....	18
303.	Formal Application.....	19
304.	Acceptance for Filing.....	19
305.	Preliminary Plan Application.....	19
306.	Final Plan Application.....	22
307.	Improvement Construction Plan	26
308.	Plans Exempted from Standard Procedures.....	29
309.	Procedure for Requesting Consideration of Waiver of Provisions of this Ordinance	29
ARTICLE IV.	INFORMATION TO BE SHOWN ON OR SUBMITTED WITH SUBDIVISION AND/OR LAND DEVELOPMENT PLANS	
401.	Sketch Plans	31
402.	Preliminary Plans.....	32

TABLE OF CONTENTS, CONTINUED

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
	403. Final Plans.....	38
	404. Lot Add-On Plans	44
	405. Feasibility Report on Sewer and Water.....	45
	406. Traffic Evaluation Study.....	48
	407. Wetlands	52
ARTICLE V.	IMPROVEMENT CONSTRUCTION ASSURANCES	
	501. Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval.....	53
	502. Release from Financial Security.....	55
	503. Remedies to Effect Completion of Improvements.....	56
	504. Observation During Construction	56
	505. Offers of Dedications	58
	506. Maintenance of Streets.....	58
	507. Effect of Plan Recording on Dedication and Reservations.....	58
	508. As-Built Plans	59
ARTICLE VI.	DESIGN STANDARDS	
	601. General.....	60
	602. Streets, Private Streets, and Driveways	60
	603. Vehicular Parking Facilities	72
	604. Blocks and Lots	74
	605. Building Setback Lines and Building Separation.....	76

TABLE OF CONTENTS, CONTINUED

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
	606. Easements.....	76
	607. Survey Monuments and Markers.....	77
	608. Stormwater Management and Floodplain Controls	78
	609. Landscaping	87
	610. Sanitary Sewage Disposal and Water Supply.....	89
	611. Emergency Access Requirements.....	93
	612. Refuse Collection Stations	93
	613. Mobile Home Parks	94
ARTICLE VII.	ADMINISTRATION, ENFORCEMENT AND PENALTIES	
	701. Fees.....	95
	702. Waivers	96
	703. Application Requirements.....	96
	704. Action on Waiver Applications.....	96
	705. Enforcement	96
	706. Penalties and Preventive Remedies.....	97

TABLE OF CONTENTS, CONTINUED

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
ARTICLE VIII.	APPEALS, INTERPRETATION AND EFFECTIVE DATE	
801.	Appeals.....	99
802.	Interpretation and Application of Provisions	99
803.	Application of Ordinance	99
804.	Construction	100
805.	Severability.....	100
806.	Effective Date	100
List of Appendices	Following Text

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

AN ORDINANCE SETTING FORTH RULES, REGULATIONS, AND STANDARDS REGULATING SUBDIVISION AND LAND DEVELOPMENT WITHIN THE TOWNSHIP OF EAST DRUMORE, LANCASTER COUNTY, PENNSYLVANIA, PURSUANT TO THE AUTHORITY GRANTED IN ARTICLE V OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED AND REENACTED BY ACT 170 OF 1988, AND ESTABLISHING THE PROCEDURE TO BE FOLLOWED BY THE EAST DRUMORE TOWNSHIP PLANNING COMMISSION AND THE EAST DRUMORE TOWNSHIP BOARD OF SUPERVISORS IN THE APPLICATION AND ADMINISTRATION OF SAID RULES, REGULATIONS AND STANDARDS, AND PROVIDING PENALTIES AND REMEDIES FOR THE VIOLATION THEREOF.

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of East Drumore Township, Lancaster County, Pennsylvania, as follows:

ARTICLE I

TITLE - AUTHORITY

Section 101. Short Title. This Ordinance shall be known as "The East Drumore Township Subdivision and Land Development Ordinance of 1997."

SECTION 102 Purpose. This Subdivision and Land Development Ordinance is adopted for the following purposes:

- A. To promote and protect the public health, safety, and welfare.
- B. To promote orderly, efficient, integrated, and harmonious development in the Township.
- C. To require sites suitable for building purposes and human habitation in keeping with the standards of quality existing in the Township and to alleviate peril from fire, flood, erosion, excessive noise, smoke, or other menace.
- D. To coordinate proposed streets and other improvements with existing or proposed streets, parks or other features of the comprehensive plan and to provide for drainage, water supply, sewage disposal, and other appropriate utility services.
- E. To encourage preservation of adequate open spaces for recreation, light and air and maintenance of the natural amenities characteristic of the Township and its residential, commercial, agricultural, industrial, and public areas.

- F. To ensure conformance of subdivision and land development plans with the Comprehensive Plan, Zoning Ordinance, and public improvement plans and to ensure coordination of intergovernmental improvement plans and programs.
- G. To secure equitable treatment of all subdivision and land development plans by providing uniform procedures and standards.
- H. To ensure that developments are environmentally sound by requiring preservation of the natural features of the areas to be developed to the greatest extent practicable, to maintain the economic well-being of the Township and to prevent unnecessary or undesirable blight, runoff and pollution.
- I. To secure the protection of water resources and drainageways.
- J. To establish provisions governing the standards by which streets shall be graded and improved, and walkways, curbs, gutters, street lights, fire hydrants, water and sewage facilities, and other improvements shall be installed as a condition precedent to final approval of plans.

SECTION 103. Authority and Jurisdiction. No subdivision or land development of any lot, tract or parcel of land shall be made and no street, sanitary sewer, storm sewer, water main, or other improvements in connection therewith shall be laid out, constructed, opened, or dedicated for public use or travel, or for the common use of occupants of buildings abutting thereon, except in accordance with the provisions of this Ordinance.

- 103.1 The authority for the control and regulation of subdivision and land development within the Township shall be as follows:
- A. Approval by the East Drumore Township Supervisors. The East Drumore Township Supervisors shall be vested with the authority to approve or disapprove all subdivision and land development plans.
 - B. Review by the East Drumore Township Planning Commission. Plans for subdivision and land development shall be submitted to the East Drumore Township Planning Commission for review and report. Said submission shall take place before approval of any plans by the Township Supervisors. However, if a report is not received from the East Drumore Township Planning Commission within thirty (30) days after submission, the Township may proceed without the report.
 - C. Review by the County Planning Commission. Plans for subdivision and land development located within East Drumore Township shall

be submitted to the Lancaster County Planning Commission for review and report. Said submission shall take place before approval of any plans by the Township. However, if a report is not received from the County Planning Commission within thirty (30) days after submission, the Township may proceed without the report.

ARTICLE II

INTERPRETATION AND DEFINITIONS

SECTION 201. General Interpretations: In this Ordinance the following rules of interpretation shall be used:

- A. The word "lot" includes the word "plot" or "parcel".
- B. Words in the present tense may imply the future tense.
- C. Words used as singular imply the plural.
- D. The masculine gender includes the feminine and neuter genders.
- E. The word "person" includes a partnership, corporation, association, trust, estate, or any other legally recognized entity as well as an individual.
- F. The word "shall" is to be interpreted as mandatory; the word "may" as directory.
- G. References to codes, ordinances, resolutions, plans, maps, governmental bodies, commissions, agencies, or officials are to codes, ordinances, resolutions, plans, maps, governmental bodies, commissions, agencies or officials of the Township of East Drumore as in effect or office from time to time including amendments thereto or revisions or successors thereof, unless the text indicates another reference is intended.

SECTION 202. Definitions. Unless otherwise stated, the following words and phrases shall be construed throughout this Ordinance to have the meanings indicated in this Section:

- 202.01 Accelerated Erosion: The removal of the surface of land through the combined action of man's activities and the natural processes at a rate greater than would occur because of the natural process alone.
- 202.02 Access Drive. A private drive providing pedestrian and vehicular access between a public or private street and a parking compound within a land development.
- 202.03 ACT 537. The Pennsylvania Sewage Facilities Act, Act of January 24, 1966, P.L. (1965) 1535, No. 537, as amended, 35 P.S. Section 750.1 et seq.

- 202.04 Agent. Any person, other than a landowner or developer, who, acting for the landowner or developer, submits to the Planning Commission and Township Supervisors subdivision or land development plans for the purpose of obtaining approval thereof.
- 202.05 Agricultural Purposes. The use of land for farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce and equipment for housing and feeding the animals and housing the equipment. The use of land for a dwelling site is not an agricultural purpose.
- 202.06 Applicant. A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns.
- 202.07 Application for Development. Every application, whether preliminary or final, required to be filed and approved prior to start of construction or development, including but not limited to, an application for a building permit, for the approval of a subdivision plot or plan or for the approval of a land development plan.
- 202.08 Authority. A public agency or corporation with administrative powers in a given field.
- 202.09 Block. An area bounded by streets.
- 202.10 Board. The East Drumore Township Board of Supervisors.
- 202.11 Building. Any enclosed or open structure, other than a boundary wall, boundary fence or farm fence, occupying more than sixteen (16) square feet of area and/or having a roof supported by columns, piers or walls; any addition to an existing non-residential building occupying more than sixteen (16) square feet. Provided, however, that an accessory residential building or structure, including but not limited to, a detached or attached garage, utility shed, tennis court or swimming pool, shall not be considered a separate building and shall not require the submission of a land development plan.
- 202.12 Building Envelope. The building envelope is that area of the lot which has no building restrictions. The building envelope shall not include the area of any required setbacks (except for driveways which cross yards), buffer yards or floodplains.

- 202.13 Building Setback Line. A line within a property defining the required minimum distance between any building and the adjacent right-of-way line or property line.
- 202.14 Cartway. The portion of a street or alley intended for vehicular use.
- 202.15 Channel: A natural or artificial watercourse with a definite bed and banks which confine and conduct continuously or periodically flowing water.
- 202.16 Clear Sight Triangle. An area of unobstructed vision at the intersection of two (2) or more streets, access drives or alleys. It is defined by lines of sight between points at a given distance from the intersection of the centerlines of both streets.
- 202.17 COE. United States Army Corps of Engineers.
- 202.18 Common Driveway. A private driveway utilized by two (2) or more separate lots or dwellings for access to a public or private street.
- 202.19 Common Open Space. A parcel or parcels of land, an area of water or a combination of land and water within a development site, designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas and areas set aside for public facilities.
- 202.20 Community Sewage System. A sewage disposal system, other than a public sewer system, which provides sewage disposal for two (2) or more units of occupancy which shall comply with all applicable regulations of the Department of Environmental Protection or other regulatory agency.
- 202.21 Community Water Supply System. A water supply system, other than a public water system, providing water for more than two (2) units of occupancy which shall comply with all applicable regulations of the Department of Environmental Protection or other regulatory agency.
- 202.22 Compensatory Mitigation. A form of mitigating for wetlands lost due to construction by planning, excavating and planting a new wetland area.
- 202.23 Comprehensive Plan. The plan, or parts thereof, which has been adopted by the Board of Supervisors, showing its recommendations for such systems as parks and recreation facilities, water supply, sewer and sewage disposal, transportation highways, civic centers, and other public improvements which affect the development of the Township.
- 202.24 Corner Lot. A lot abutting upon two (2) streets at their intersection.

- 202.25 County Planning Commission. The Lancaster County Planning Commission.
- 202.26 Cul-de-sac. A street intersecting another street at one end and terminating at the other in a vehicular turnaround.
- 201.27 Culvert: A structure with appurtenant works which carries a watercourse under or through an embankment or fill.
- 202.28 Curb. The raised edge of a pavement to confine surface water to the pavement and to protect the abutting land from vehicular traffic; all curbs shall be constructed in accordance with the specifications in this Ordinance or any other Ordinance enacted by the Board of Supervisors setting requirements for the construction of roads, curbs and sidewalks.
- 202.29 Dedication. The deliberate appropriation of land by its owner for general public use.
- 202.30 Department of Environmental Protection (DEP). The Department of Environmental Protection of the Commonwealth of Pennsylvania or any agency successor thereto.
- 202.31 Design Speed. The design speed for streets designed in accordance with this Ordinance shall equal the proposed posted speed plus five (5) miles per hour.
- 201.32 Design Storm: The magnitude of precipitation from a storm event measured in probability of occurrence (e.g. 10-year storm) and duration (e.g., 24-hour), and used in computing storm water management control systems.
- 202.33 Department of Transportation PennDOT. The Department of Transportation of the Commonwealth of Pennsylvania or any agency successor thereto.
- 201.34 Detention Basin: A vegetated basin designed to drain completely after storing runoff only for a given storm event and release it at a pre-determined rate. Also known as a dry pond.
- 202.35 Development Plan. The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density or development, streets, ways and parking facilities, common open space, and public facilities. The phrase "Provisions of the

Development Plan” shall mean written and graphic materials referred to in this definition.

- 202.36 Developer. Any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development; a subdivider.
- 202.37 Double Frontage Lot. A lot, other than a corner lot, fronting on two (2) streets.
- 202.38 Drainage Easement: A right granted by a landowner to a grantee, allowing the use of private land for storm water management purposes.
- 202.39 Drainage Facility. Any ditch, gutter, pipe, culvert, storm sewer, or other structure designed, intended or constructed for the purpose of carrying surface waters off streets, public rights-of-way, parks, recreational areas, or any part of any subdivision or contiguous land areas.
- 202.40 Driveway. A private drive providing access between a public or private street or access drive and a parking area for a single unit of occupancy, which shall comply in all respects with the Zoning Ordinance and any other Ordinance regulating the placement and/or construction of driveways which may be enacted by the Board of Supervisors.
- 202.41 Dwelling Unit. Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.
- 202.42 Easement. A limited right of use granted in private land for a public or quasi-public purpose.
- 202.43 Easement of Access. Any driveway or other entrance from a public or private road. A field road providing access to agriculturally used fields and not providing access to any residential, commercial or industrial structure is not considered an easement of access.
- 202.44 Energy Dissipator: A device used to slow the velocity of storm water particularly at points of concentrated discharge such as pipe outlets.
- 202.45 Engineer. A professional engineer licensed as such in the Commonwealth of Pennsylvania.
- 202.46 Erosion: The removal of soil particles by the action of water, wind, ice, or other geological agents.

- 202.47 Financial Security. A letter of credit or other form of guarantee in accordance with the requirements of Article V of the Municipalities Planning Code posted by a developer to secure the completion of improvements indicated on an approved plan.
- 202.48 Floodplain. The area of inundation which functions as a conveyance, storage or holding area for floodwater to a width required for a one hundred (100) year flood.
- 202.49 Flood-Proofing. Any combination of structural and/or nonstructural provisions, additions, changes or adjustments, structures or contents which are designed or adapted primarily to reduce or eliminate flood damage to those structures or contents already located within the Floodplain.
- 202.50 Frontage. The horizontal or curvilinear distance along the street line upon which a lot abuts.
- 202.51 Future Right-of-Way. (1) The right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads. (2) A right-of-way established to provide future access to or through undeveloped land.
- 202.52 Grade. The slope expressed in a percent which indicates the rate of change of elevation in feet per hundred feet.
- 202.53 Grassed Waterway: A man-made drainage way of parabolic or trapezoidal cross-section shaped to required dimensions and vegetated for safe disposal of runoff. (Also known as a swale).
- 202.54 Gutter. That portion of a right-of-way carrying surface drainage.
- 202.55 Hardship. A condition, not economic in nature, not caused by the applicant or developer for which he may request a modification.
- 202.56 Holding Pond: A retention or detention basin.
- 202.57 Homeowners' Association. An unincorporated association or not-for-profit corporation whose membership consists of the lot owners of a residential development. A homeowners' association shall also include a condominium unit owners' association. All such associations shall comply with either the requirements for unit owners' associations contained in the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Section 3101 et seq. or the Planned Communities Act, 68 Pa. C. S. Section 5101 et seq.

- 202.58 Impervious Surface: A surface which prevents the percolation of water into the ground.
- 202.59 Improvements. Pavements, curbs, gutters, sidewalks, water mains, sanitary sewers, storm sewers, storm water management facilities, grading street signs, plantings, and other items for the welfare of the property owners and the public.
- 202.60 Individual On-Lot Sewage System. Any system of piping, tanks, or other facilities serving a single lot and collecting and disposing of sewage, in whole or in part, into the soil and any waters of the Commonwealth of Pennsylvania or by means of conveyance to another site for final disposition, and which is located upon the lot which it serves.
- 202.61 Land Development.
- A. Any of the following activities:
1. The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:
 - a. A group of two (2) or more residential or non-residential buildings, whether proposed initially or cumulatively, or a single non-residential building on a lot or lots regardless of the number of occupants or tenure; or
 - b. 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.
 2. A subdivision of land.
 3. Except as provided below, development in accordance with Section 503.(1.1) of the Municipalities Planning Code
- B. Land Development shall not include the following:
1. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not

more than three (3) residential units, unless such units are intended to be a condominium;

2. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building;
3. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park; or

(For purposes of this subclause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities).

202.62 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 is authorized under the lease to exercise the rights of the landowner or other person having a proprietary interest in land.

202.63 Landscape Architect. A professional landscape architect licensed as such in the Commonwealth of Pennsylvania.

202.64 Location Map. A map showing the site with relation to adjoining areas.

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

202.66 Lot Area. The area contained within the property lines of the individual parcels of land as shown on a subdivision plan, not including any area within a street right-of-way.

202.67 Lot Width. The length of a straight line, measured at the front building setback line running substantially parallel to the front lot line the length of the lot.

202.68 Mobile Home. A transportable, single-family dwelling intended for permanent occupancy, contained in one (1) unit, or in two (2) or more units designed to be joined into one (1) 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 assembly operations, and constructed so that it may be used without a permanent foundation.

- 202.69 Mobile Home Lot. A unit 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 (also known as a "Mobile Home Space").
- 202.70 Mobile Home Park. A parcel or contiguous parcels of land which have been so designated and improved that it contains two (2) or more mobile home lots for the placement thereon of mobile homes, being further defined within the East Drumore Township Mobile Homes and Mobile Home Parks Ordinance. (Chapter 80)
- 202.71 Modification. The granting of an exception to these regulations which in the opinion of the Township Supervisors will not be detrimental to the general welfare, impair the intent of those regulations or conflict with the comprehensive plan.
- 202.72 Multiple Dwelling Building. A building providing separate living quarters for two (2) or more families.
- 202.73 Municipalities Planning Code. The Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended and reenacted December 21, 1988, P.L. 1329, No. 170 et seq.
- 201.74 Natural Watercourse: A natural watercourse or channel (not man-made) with a definite bed and banks which confine and conduct continuously or periodically flowing water.
- 202.75 Non Residential. Any use other than single or multi-family dwellings. An institutional use in which persons may reside, such as a dormitory, prison, nursing home, or hospital, shall be considered a non-residential use.
- 202.76 NWI. National Wetland Inventory.
- 202.77 On-site Storm Water Management: The control of runoff to allow water falling on a given site to be absorbed or retained on-site to the extent that after development the peak rate of discharge leaving the site is not greater than if the site had remained undeveloped.
- 202.78 Owner. The owner of record of a parcel of land.

- 202.79 Parking Area. An area on a lot utilized for the parking of vehicles for a single unit of occupancy.
- 202.80 Parking Compound. An area on a lot containing any use other than agricultural or one (1) single-family detached dwelling for the parking of three (3) or more vehicles.
- 202.81 Parking Space. An off-street space available for the parking of a vehicle. For the purpose of this Ordinance, the minimum number of parking spaces required for the Zoning Ordinance shall not include space within garages. Occupancy of one (1) space shall not restrict ingress or egress to another space.
- 202.82 Peak Discharge: The maximum rate of flow of water at a given point and time resulting from a specified storm event.
- 202.83 Plan.
- A. Final Plan. A complete and exact subdivision and or land development plan, including all supplementary data specified in Section 403 of this Ordinance.
 - B. Improvement Construction Plan. A complete and exact subdivision and/or land development plan, prepared in accordance with Article V of this Ordinance including all supplemental data specified in Section 307, the sole purpose of which is to permit the construction of only those improvements required by this Ordinance, as an alternative to guaranteeing the completion of those improvements by a corporate bond or other surety.
 - C. Lot Add-On Plan. A complete and exact subdivision including all supplementary data specified in Section 404 of this Ordinance.
 - D. Preliminary Plan. A subdivision and/or land development plan including all required supplementary data specified in Section 402 of this Ordinance, showing approximate locations.
 - E. Record Plan. A final plan which contains the original endorsement of the local municipality and the Planning Commission which is intended to be recorded with the Lancaster County Recorder of Deeds.
 - F. Sketch Plan. An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings,

with the general layout of a proposal prepared in accordance with Section 401 of this Ordinance.

- 202.84 Planning Commission. The East Drumore Township Planning Commission.
- 202.85 Planning Module for Land Development. A revision to the Township Official Plan submitted in connection with the request for approval of a subdivision or land development in accordance with DEP regulations.
- 202.86 Project Site: An area of land under land disturbance or development and within the jurisdiction of this Ordinance.
- 202.87 Public Sewer System. A municipal sanitary sewer system approved and permitted by DEP and owned by the Sewer Authority or Township.
- 202.88 Public Water System. A municipal water supply facility approved and permitted by DEP and owned by the Water Authority or Township or a water supply facility owned by a public utility and operated in accordance with a certificate of public convenience granted by the Pennsylvania Public Utility Commission.
- 202.89 Recorder of Deeds. The Recorder of Deeds in and for Lancaster County, Pennsylvania.
- 202.90 Replacement Location. A location designated as the future location of an individual on-lot sewage system that shall be installed should the initial individual on-lot system installed or to be installed fail or otherwise become inoperable and which shall meet all the regulations of DEP and all applicable Township Ordinances for an individual on-lot sewage system
- 202.91 Resubdivision. Any subdivision or transfer of land laid out on a plan which has been approved by the Township which changes or proposes to change property lines and/or public rights-of-way not in strict accordance with the approved plan.
- 202.92 Retention Pond: A pond containing a permanent pool of water designed to store runoff for a given storm event and release it at a predetermined rate.
- 202.93 Reverse Frontage Lot. A lot extending between and having frontage on a major street and a minor street with vehicular access solely from the latter.

- 202.94 Right-of-Way. Land set aside for use as a street, alley or other means of travel.
- 202.95 Sediment Basin: A temporary or permanent dam or barrier constructed across a waterway or at other suitable locations to intercept surface water runoff and to trap and retain the sediment.
- 202.96 Sight Distance. The length of road visible to the driver of a vehicle at any given point in the road when viewing is unobstructed by traffic.
- 202.97 Storm Sewer: A system of pipes, conduits, swales or other similar structures including appurtenant works which carries intercepted runoff, and other drainage, but excludes domestic sewage and industrial wastes.
- 202.98 Storm Water: Drainage runoff from the surface of the land resulting from precipitation or snow or ice melt.
- 202.99 Storm Water Management: A program of controls and measures designed to regulate the quantity and quality of storm water runoff from a development while promoting the protection and conservation of groundwater and groundwater recharge.
- 202.100 Storm Water Management Facilities: Those controls and measures used to effect a storm water management program.
- 202.101 Street. A strip of land, including the entire right-of-way, intended primarily as a means of vehicular and pedestrian travel. Street includes avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct, and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. Unless the existing streets within the Township are officially classified, the following general classifications will prevail:
- A. Arterial Street: Highway. A street or road which is used primarily for fast or heavy traffic including all roads classified as main and secondary highways by the Department of Transportation.
 - B. Collector Street. A street which carries traffic from minor streets to the major system or arterial streets, including the principal entrance or circulation streets of a residential development and all streets within industrial and/or commercial subdivisions or developments.
 - C. Local Street. A street which is used primarily for access to the abutting properties.

- D. Alley. A minor street which is used primarily for vehicle access to the back or the side of properties otherwise abutting a street, or for placement of utilities.
- 202.102 Street Line. A line defining the edge of a street right-of-way and separating the street from abutting property or lots. Also known as the "street right-of-way line".
- 202.103 Structure. Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.
- 202.104 Subdivider. A developer
- 202.105 Subdivision. The division or redivision of a lot, tract or parcel of land by any means into two (2) 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 ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.
- 202.106 Surveyor. A professional land surveyor licensed as such in the Commonwealth of Pennsylvania.
- 202.107 Township. East Drumore Township, Lancaster County, Pennsylvania, as represented by the Board of Supervisors, or its duly authorized agents.
- 202.108 Tract. All contiguous land owned by the same landowner and all land owned by the same landowner on August 10, 1984, which is or was contiguous except for the presence of public or private roads and/or the presence of lots or parcels adversed from the original tract since August 10, 1984.
- 202.109 Undeveloped Land. Land in parcels sufficiently large for future subdivision which is presently in agriculture, woodland or lying fallow.
- 202.110 Unit of Occupancy. A unit, the use of which is not subordinate or customarily incidental to a principal unit. A unit of occupancy can be either residential or non-residential and can be an independent unit within a structure or a separate detached structure. Types of units are as follows:

- A. Single Detached Unit. A unit that is completely surrounded by open space.
- B. Semi-Detached Unit. A unit within a structure in which two (2) units are side by side, each having open space on three (3) sides (e.g. a twin or semi-detached dwelling).
- C. Horizontally Attached Unit. A unit within a structure in which three (3) or more units are attached by vertical walls and do not have horizontal divisions between units (e.g. town houses, row houses, shopping center with multiple store fronts).
- D. Vertically Attached Unit. A unit within a structure in which two (2) or more units are attached by horizontal divisions (e.g. multi-story apartment building or multi-story office building).

202.112 Wastewater Treatment Facility. A system of piping and appurtenances, whether municipally or privately owned, designed for the collection and transmission of liquid and water carried wastes from residences, commercial buildings, industrial plants, and institutions to a central wastewater treatment plant for treatment and discharge (not including septic tanks or sub-surface disposal systems).

201.113 Watercourse: A permanent or intermittent stream, river, brook, creek, run, channel, swale, pond, lake or other body of water, whether natural or man-made, for gathering or carrying surface water.

202.114 Water Supply Facility. A system of piping and appurtenances, whether municipally or privately owned, designed for the transmission and distribution of potable water from a centralized water supply or source to residences, commercial building, industrial plants, or institutions (not including individual on-lot wells).

202.115 Wetlands. Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil condition as determined per the 1987 Federal Criteria, as amended. Wetlands include, but are not limited to, swamps, bogs, marshes, and wet meadows.

ARTICLE III

PLAN PROCESSING PROCEDURES

SECTION 301. General. This article sets forth the application requirements for obtaining approval of subdivision and land developments. The form of the various plans referred to in this Article and information required to be forwarded with such plans shall be as specified in Article IV.

SECTION 302. Pre-Application Review (Sketch Plan). Applicants are urged to discuss possible development sites and plans with the Township Planning Commission prior to submission of any plan. The purpose of the pre-application meeting or sketch plan review is to afford the applicant an opportunity to receive the advice and assistance of the Planning Commission. Submission of a sketch plan is optional and will not constitute formal filing of a plan with the Township.

- A. **Pre-Application Plans and Data Procedure.** Prior to the preparation and filing of the preliminary plan for subdivision or land development, the applicant may submit to the Township the following plans and data, which shall be forwarded to the Planning Commission for consideration. The plans shall include those elements which should be considered in the design of the subdivision or land development. These shall include any features of the Township's future land use plan, thoroughfares plan, community facilities plan, or of any plans of the Township, including but not limited to, proposed streets, recreation areas, drainage reservation, future schools sites and public areas. A specific site analysis shall be provided which highlights man-made and natural features. The analysis should include information pertaining to soil types and stability, wetlands, scenic vistas, water courses, drainage patterns, slope, and transportation patterns and systems including deficiencies of existing roadways, public utilities, recreational facilities, and any other features of the site and nearby areas which may be interlaced or impacted by the proposed development and land use.
- B. **Submission of Pre-Application (Sketch) Plans.** Prospective applicants submitting a pre-application plan for review by the Planning Commission shall include those items listed in Section 401 of this Ordinance. Plans shall be considered for informal review and discussion and shall not constitute formal filing of the plan with the Township. Plans shall be submitted ten (10) days prior to the regularly scheduled monthly meeting of the Planning Commission. The applicant may proceed to the preliminary plan process following the meeting with the Planning Commission. The applicant shall attempt to follow any comments or concerns of

the Township Planning Commission and Engineer and attempt to address these items in the preliminary plan.

SECTION 303. Formal Application. An application for approval of a subdivision plan, land development plan, or improvement construction plan shall be made by the developer filing an application form, to be supplied by the Township, together with the appropriate plans, studies, reports, supporting data, and required filing fee, with the Township.

SECTION 304. Acceptance for Filing.

- A. Initial Application. The Township shall have seven (7) days from the date of submission of an application to check the plans and documents to determine if on their face they are in proper form and contain all administrative information required by this Ordinance. If defective, the application may be returned to the applicant with a statement of rejection, within the seven (7) day period; otherwise, it shall be deemed accepted for filing as of the date of submission. Acceptance for filing shall not, however, constitute a waiver of any deficiencies or irregularities. The applicant may appeal a decision by the Township under this Section to the Board.

- B. Amendments or Corrections to an Application. The Township shall have seven (7) days from the date of submission to examine amended or corrected applications filed to determine whether such amended or corrected application results in a substantial amendment to the plan or in the filing of a plan so changed as to be considered a new plan. If the Township determines that the amended or corrected application constitutes a substantial amendment, the Township shall so inform the applicant and shall inform the applicant that the Township shall consider the ninety (90) day review procedure to have been restarted as of the date of the filing of the substantial amendment. If the Township determines that the amended or corrected application constitutes a new plan, the Township shall so inform the applicant and shall inform the applicant that a new application and new fees are required. The applicant may appeal a decision by the Township under this Section to the Board.

Section 305. Preliminary Plan Application.

- A. Preliminary Plan Application. With the exceptions noted in Section 308 of this Ordinance, a preliminary plan is required for application which propose new streets, all land development plans, and subdivision plans of seven (7) or more lots. All other plans may be submitted as final plans in accordance with Section 306.
 - 1. Preliminary plans may be filed with the Township on any business day; however, the Planning Commission shall not be required to review a plan

at a particular meeting unless the plan was filed at least fifteen (15) days prior to that meeting.

2. In addition to submitting the required material in accordance with Section 305(B), the applicant shall file with the Township the required number of copies of plans, supporting information and all filing fees as required by the Township.
- B. Application Requirements. All preliminary plan applications shall include the following:
1. Eight (8) copies of the preliminary plan. All plans shall be either black on white or blue on white paper prints.
 2. Three (3) copies of all notifications and certifications which are not provided on the preliminary plan.
 3. Three (3) copies of the application form (see Appendix No. 12).
 4. Two (2) copies of a completed fee schedule (see Appendix 23), and the appropriate filing fee and deposit account.
 5. Two (2) copies of all reports required by Section 402.E.3.
- C. Planning Commission Review Process. At the first meeting of the Planning Commission the plan will be considered as a briefing item for general comments and introduction to the Township. The Planning Commission may elect to take action on any subdivision or land development if deemed to be in order and all review comments from the Township Engineer and County Planning Commission are available.

The Planning Commission may postpone action and discuss the preliminary plan application with the developer or his agent at the next regular meeting and will review the application to determine if it meets the standards set forth in this Ordinance. The preliminary plan shall then be submitted by the Planning Commission together with its analysis and recommendations, including those of the Township Engineer to the Board.

Generally, the plan will not be forwarded to the Board until it has been recommended for unconditional approval.

- D. Review by the Township.
1. The Township Zoning Officer and any Township personnel as directed by the Board shall review the application documents to determine if they are

in compliance with this Ordinance, the Zoning Ordinance, the comprehensive plan, and the Township planning objectives and accepted planning standards. These personnel shall provide comments and recommendations, including written findings when directed by the Board.

2. The Township Engineer shall review the application documents to determine compliance with this Ordinance and any other applicable Township Ordinances, Township standards and good engineering practices. He shall prepare a written report of his findings and recommendations.

- E. Board Review Process. All applications for approval of a plan shall be acted upon by the Board. The Board shall render its decision and communicate it to the applicant not later than the greater of the period of time required by the Municipalities Planning Code or ninety (90) days following the date of the regular meeting of the Planning Commission next following the date of application provided, however, should the said next regular meeting occur more than thirty (30) days following the filing of the application, the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.

Plans will be presented, as a briefing item to the Board, at the regular meeting of the Board, following the first presentation of the plan to the Planning Commission. Following complete review of the Planning Commission, including its recommendations, the Board will place the plan on its agenda for review and action.

- F. Notification of Board of Supervisors Action. The decision of the Board shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision, or such later date as may be required by the Municipalities Planning Code.

1. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the Ordinance relied upon.
2. Failure of the Board to render a decision and communicate it to the applicant within the time and in the manner required herein, unless a greater period of time has been authorized by the Municipalities Planning Code, shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner or presentation of communication of the decision; in which case, failure to meet the

extended time or change in manner of presentation of communication shall have like effect.

- G. Compliance with the Board of Supervisors Action. If the Board conditions its preliminary plan approval upon receipt of additional information, changes and/or notifications, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Township for approval. Such data shall be submitted to the Board within ninety (90) days of their conditional approval, unless the Board grants a modification by extending the effective time period.
- H. Board of Supervisors Approval and Certification. The Board will acknowledge the satisfactory compliance with all conditions, if any, of the preliminary plan approval at a regularly scheduled public meeting. Additionally, at the option of the applicant, after receipt of preliminary plan approval and compliance with all condition of approval, a preliminary plan may be presented to the Township for acknowledgment through a formal statement on the plan (See Appendix No. 5).
 - 1. Approval of a preliminary application shall constitute approval of the proposed subdivision and/or land development as to the character and intensity of development and the general arrangement of streets, lots, structures, and other planned facilities, but shall not constitute final plan approval. The preliminary plan may not be recorded in the office of the Recorder of Deeds.

SECTION 306. Final Plan Application.

- A. Prerequisites to Filing Final Plan Application. An application for final plan approval can be submitted only after the following, when required as noted, have been completed:
 - 1. The receipt of an unconditional preliminary plan approval in accordance with Section 305 of this Ordinance, when a preliminary plan approval is required.
 - 2. The completion of the improvements required by this Ordinance in accordance with the improvement construction plan procedure stated in Section 307 of the Ordinance, when the improvements are not assured by the posting of financial security as provided in Article V of this Ordinance.
- B. Final Plan Applications.
 - 1. Final plans may be filed with the Township on any business day; however, the Planning Commission shall not be required to review a plan at a particular meeting unless the plan was filed at least fifteen (15) days prior to that meeting.

2. In addition to submitting the required material in accordance with Subsection 306 (C) of this Section, the applicant shall file with the Township the required number of copies of plans, supporting information and all filing fees required by the Township.
3. The final plan may be submitted in sections, each section covering a reasonable portion of the entire proposed subdivision as shown on the approved preliminary plan; provided that each section, except for the last section, shall contain a minimum of twenty-five (25) percent of the total number of units of occupancy as depicted on the approved preliminary plan.
4. The Board may accept a final plan modified to reflect a change to the site or its surroundings which occurs after the preliminary plan review. The Board shall determine whether a modified final plan will be accepted or whether a new preliminary plan shall be submitted.

C. Application Requirements. All final plan applications shall include the following:

1. Eight (8) copies of the final plan. All plans shall be either black on white or blue on white paper prints.
2. Three (3) copies of all notifications and certificates which are not provided on the final plan.
3. Three (3) copies of the application form (see Appendix No. 12).
4. Two (2) copies of a completed fee schedule (see Appendix 23), and the appropriate filing fee and deposit account.
5. Two (2) copies of all reports required in Section 403.E of this Ordinance.

D. Plan Requirements. All final plans shall be prepared in conformance with the provisions of Section 403 of this Ordinance.

E. Township Action.

1. At the first meeting of the Planning Commission the plan will be considered as a briefing item for general comments and introduction to the Township. The Planning Commission may elect to take action on any subdivision or land development if deemed to be in order and all review comments from the Township, Township Engineer, and County Planning Commission are available.

The Planning Commission may discuss the final plan application with the developer or his agent at the next regular meeting and will review the application to determine if it meets the standards set forth in this Ordinance. The Final Plan shall then be submitted by the Planning Commission together with its analysis and recommendations, including those of the Township and Engineer to the Board.

Generally, the plan will not be forwarded to the Board until it has been recommended for unconditional approval.

2. All applications for approval of a plan shall be acted upon by the Board who shall render its decision and communicate it to the applicant not later than the greater of the period of time required by the Municipalities Planning Code or ninety (90) days following the date of the regular meeting of the Planning Commission next following the date the application is filed, provided that should the said next regular meeting occur more than thirty (30) days following the filing of the application, the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.
 3. Final plan approval will be effective for ninety (90) days from the date of the Board's action on the final plan, unless the Board grants a modification by extending the effective time period of the approval. Within this time period, the applicant must meet all conditions of approval, if any; certify plans as specified in Section 306.H of this Ordinance; and record plans as specified in Section 306.I of this Ordinance.
- F. Notification of Board of Supervisors Action. The decision of the Board shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision, or such later date as may be required by the Municipalities Planning Code. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the Ordinance relied upon. Failure of the Board to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision; in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.
- G. Compliance with Board of Supervisors Action. If the Board conditions its final plan approval upon receipt of additional information, changes and/or notification, such data shall be submitted and/or alterations noted on two (2) copies of the

plan to be submitted to the Township for approval. Such data shall be submitted to the Board grants within thirty (30) days of the conditional approval unless the Board grants a modification by extending the effective time period.

- H. Final Plan Certification. After the Board's approval of the final plan and the required changes, if any, are made, the applicant shall proceed to prepare two (2) sets of final plans which shall be either (a) black ink on tracing cloth or (b) transparent reproductions of the original plan with black line on cloth or stable plastic base film and two (2) sets of final plans which shall be paper copies for the Engineer's and Township's files. The two (2) transparent copies of the final plan shall be certified in the following manner: both final plans shall be presented to the Board for the signature of the Chairman and Vice Chairman or their designees (See Appendix No. 7). Final plans will not be signed by the Board if submitted more than ninety (90) days from the Board's final approval action unless the Board grants a modification by extending the effective time period of the approval. After obtaining signature from the Board, but prior to recordation, the applicant must present the plans to the County Planning Commission for their signatures.

- I. Final Plan Recordation. Upon approval and certification of a final plan, the applicant shall record the plan in the office of the Recorder of Deeds. Should the applicant fail to record the final plan within ninety (90) days of the Board's final plan approval, the Board's action on the plan shall be null and void unless the Board grants a modification by extending the effective time period of the approval.
 - 1. The final plan shall be filed with the Recorder of Deeds before proceeding with the sale of lots and proof of such recording provided to the Township.
 - 2. The final plan shall be filed with the Recorder of Deeds before proceeding with the construction of any improvement except as provided for in Section 307 of this Ordinance.
 - 3. No subdivision or land development plan may be recorded unless it bears the endorsement of the Board.
 - 4. Proof that the plan has been recorded, in a format acceptable to the Township, must be submitted to the Township prior to the sale of lots. The Township shall issue no building permits until this verification is provided.

- J. Effect of Recording of Final Plan. Recording the final plan, after approval of the Board, shall have the effect of an irrevocable offer to dedicate all streets and other areas designated for public use, unless reserved by the landowner as provided in Section 403.E.2.e of this Ordinance. However, the approval of the

Board shall not impose any duty upon the Commonwealth, County or Township concerning acceptance, maintenance, or improvement of any such dedicated areas or portion of same until the proper authorities of the Commonwealth, County or Township actually accept same by ordinance or resolution, or by entry, use or improvement.

1. The landowner may place a notation on the final plan to the effect that there is no offer of dedication to the public of certain designated areas, in which event the title to such area shall remain with the owner, and neither the Commonwealth, County, Township, nor any applicable authorities shall assume any right to accept ownership of such land or right-of-way.

SECTION 307. Improvement Construction Plan.

A. Improvement Construction Plan Application. After an applicant has received official notification that the preliminary plan has been approved, an application may be processed for an improvement construction plan.

1. Improvement construction plans may be filed with the Township on any business day; however, the Board will review a plan at a particular meeting only if the plan was filed at least fifteen (15) days prior to that meeting.
2. The improvement construction plan may be submitted in sections, each section covering a reasonable portion of the entire proposed subdivision as shown on the approved preliminary plan.
3. The Board may accept an improvement construction plan modified to reflect a change to the site or its surrounds which occurs after the preliminary plan review. The Board shall determine when a modification will require a revised preliminary plan.

B. Application Requirements. All improvement construction plan applications shall include the following:

1. Three (3) copies of the improvement construction plan. All plans shall be either black on white or blue on with paper prints.
2. Three (3) copies of all reports, notifications and certificates which are not provided on the improvement construction plan.
3. Three (3) copies of the application form (See Appendix No.13).
4. Two (2) copies of a completed fee schedule (see Appendix 23), and the appropriate filing fee and deposit account.

C. Plan Requirements. All improvement construction plans shall be prepared in conformance with the provision of Section 403 of this Ordinance, with the exception of Sections 403.E.2 (d), (f), and Sections 403.E.1 (e).

D. Township Action.

1. At the first meeting of the Planning Commission the plan will be considered as a briefing item for general comments and introduction to the Township. The Planning Commission may elect to take action on any subdivision or land development if deemed to be in order and all review comments from the Township Engineer and County Planning Commission are available.

The Planning Commission may discuss the plan application with the developer or his agent at the next regular meeting and will review the application to determine if it meets the standards set forth in this Ordinance. The Final Plan shall then be submitted by the Planning Commission together with its analysis and recommendations, including those of the Township and Engineer to the Board.

Generally, the plan will not be forwarded to the Board until it has been recommended for unconditional approval.

2. All applications for approval of a plan shall be acted upon by the Board who shall render its decision and communicate it to the applicant not later than the greater of the period of time authorized by the Municipalities Planning Code or ninety (90) days following the date of the regular meeting of the Board next following the date the application is filed, provided that should the said next regular meeting occur more that thirty (30) days following the filing of the application the said ninety (90) day period shall be measure from the thirtieth (30th) day following the day the application has been filed.

E. Notification of the Board of Supervisors Action. The decision of the Board shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision, or such later date as may be authorized by the Municipalities Planning Code.

1. When the application is not approved in terms filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provision of the Ordinance relied upon.

- F. Compliance with the Board of Supervisors Action. If the Board conditions improvement construction plan approval upon receipt of additional information, changes and/or notification, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Board within ninety (90) days of their conditional approval, unless the Board grants a modification by extending the effective time period.
- G. Improvement Construction Plan Certificate and Construction Authorization. After the Board's approval of the improvement construction plan and the required changes, if any, are made, the applicant shall proceed to prepare two (2) plans which shall be either (a) black ink on tracing cloth or (b) transparent reproductions of the original plan with black line on cloth or stable plastic base film. These plans shall be certified in the following manner:
1. Both improvement construction plans shall be presented to the Board for the signature of the Chairman and Vice Chairman or their designees (See Appendix No. 6). Improvement construction plans will not be signed by the Township if submitted more than ninety (90) days from the Board's approval action unless the Board grants a modification by extending the effective time period of the approval.
 2. Approval and certification of an improvement construction plan shall not constitute final plan approval of the proposal, nor shall this plan be recorded with the Recorder of Deeds, but shall, when combined with the necessary municipal and/or Commonwealth approvals and permits, grant the authority to install the improvements required as part of this Ordinance.
 3. Following the Board's certification of the improvement construction plan, one (1) copy of the plan will be retained by the Board and the remaining copy will be available to the firm which prepared the plan.
 4. Improvement construction plan approval will be effective for a five (5) year period from the date of the Board's approval action. Construction must be completed and a final plan application must be submitted within five (5) years of the improvement construction plan approval, or else the plan approval will become null and void unless the Board grants a modification by extending the effective time period of the approval.
- H. Completion of Improvements. Upon completion of the improvements required by this Ordinance, the applicant may proceed to submit a final plan and application which shall include notice of approval of the improvements by the authority which is to accept the improvement (See Appendix No. 17).

SECTION 308. Plans Exempted from Standard Procedures

- A. Preliminary/Final Plans. In case of a subdivision plan of not more than six (6) lots, which does not require provisions for a new street, the applicant may at his discretion concurrently submit preliminary and final plans for action at the Board meeting. All other plans shall be submitted in accordance with Section 305 of this Ordinance. For the purpose of interpreting this Section of the Ordinance, remaining lands shall be considered a lot.
- B. Procedure for Processing a Lot Add-On. The lease, conveyance, sale, or transfer of land for the sole purpose of increasing the lot size of an adjacent contiguous lot shall comply with the following lot add-on procedure, provided that the proposal does not create additional lots or result in a nonconformity with the design standards found in Article VI of this Ordinance. In every case where a proposal conforms to the above, the application shall comply with the following procedures:
1. The applicant shall submit to the Township two (2) black on white or blue of white paper copies of a lot add-on plan prepared to the standards specified in Section 404 of this Ordinance and one (1) application form (See Appendix No. 12). In addition to submitting the required material, the applicant shall provide all filing fees (see Appendix 23) required by the Township plus documentation that plans have been properly submitted to the County Planning Commission. Upon review of the revision, the Board will, in writing, advise the applicant whether or not the proposal qualifies as a lot add-on.
 2. If the plan qualifies, the applicant shall prepare two (2) plans for recording, which shall be either (1) black ink on tracing cloth or (b) a transparent reproduction of the original plan with black line on cloth or stable plastic base film, and one (1) set of paper copies of the plan for the Board's files. The two (2) transparent copies of the plan shall be certified by the Board (See Appendix No. 8). The applicant shall record the plans with the Recorder of Deeds. These plans shall be filed with the Recorder of Deeds prior to the execution of a deed for the land.

SECTION 309. Procedure for Requesting Consideration of Modification of Provisions of This Ordinance.

- A. Application Requirements, A request for a modification may be submitted to the Township at any time. All requests shall be in writing (See Appendix No. 18) and accompanied by a plan prepared at least to the minimum standards of a sketch plan (See Section 401). The written request shall identify:
1. The specific section of this Ordinance which is requested to be waived.

2. Provisions proposed as an alternate to the requirements.
3. Justification for the modification. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based.

B. Township Action

1. In general, the Planning Commission shall not be required to review a request for a modification unless the request was filed at least fifteen (15) days prior to the Planning Commission meeting. The Planning Commission will review the request to determine (1) if compliance with the provisions of the Ordinance creates an undue hardship or appears to be unreasonable as it applies to the particular property or (2) if the applicant demonstrates that an alternative proposal will allow for equal or better results, and take such action as it shall deem necessary or advisable in the public interest.
2. The request for a modification and accompanying documentation shall be submitted by the Planning Commission, together with its analysis and recommendations, to the Board for consideration. All applications for approval of a modification shall be acted upon by the Board who shall render its decision and communicate it to the applicant, in accordance with the requirements of the Municipalities Planning Code.

- C. Notification of Action of Board of Supervisors. After the meeting at which the modification was reviewed, the Board shall send a written notice of the Board's action to the applicant at his last known address not later than fifteen (15) days following the decision, or such later date as may be authorized by the Municipalities Planning Code. If the Board denies the request, the Board will notify the above individual in writing, of the justification for denial.

ARTICLE IV

INFORMATION TO BE SHOWN ON OR SUBMITTED WITH SUBDIVISION AND LAND DEVELOPMENT PLANS

SECTION 401. Sketch Plans. The scale and sheet size of sketch plans shall be as required for preliminary plans in Section 402.A.1 and 4. The sketch plan shall show or be accompanied by the following data, legible in every detail and drawn to scale, but not necessarily containing precise dimensions:

- A. Name and address of the developer (if applicable) and landowner.
- B. Name of the individual and/or the firm that prepared the plan.
- C. Location map with sufficient information to enable the Board to locate the property.
- D. North arrow.
- E. Written and graphic scales.
- F. Existing tract boundaries accurately labeled with the name(s) of adjacent landowner(s) and adjacent plan(s) of record.
- G. Name of the municipality or municipalities in which the project is located, including the location of any municipal boundaries if located within the vicinity of the tract.
- H. Significant topographical and man-made features (e.g. bodies of water, quarries, floodplains, tree masses, structures, and suspected wetlands (as determined from the Lancaster County Soil Survey or DEP).
- I. Location and width of all proposed streets, alleys, street names, and approximate grade, rights-of-way and easements; proposed lot lines with approximate dimensions; proposed minimum building lines for each street; playgrounds; public buildings; public areas; historical sites; and parcels of land proposed to be dedicated or reserved for public use.
- J. Proposed land use; if several land uses are proposed, the location of each land use shall be indicated.
- K. Statement explaining the methods of water supply and sewage disposal to be used.

SECTION 402. Preliminary Plans. Preliminary subdivision plans and/or land development plans shall be prepared by an engineer, surveyor, or landscape architect licensed to practice in the Commonwealth of Pennsylvania. The preliminary plan shall show, be accompanied by, or be prepared in accordance with the following:

A. Drafting Standards.

1. The plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet, or 50 feet to the inch.
2. Dimensions shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.
3. The survey shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.
4. The sheet size shall be no smaller than eighteen by twenty-two (18 x 22) inches and no larger than twenty-four by thirty-six (24 x 36) inches. If the plan is prepared in two (2) or more sections, a key map showing the location of the sections shall be placed on each sheet. If more than one (1) sheet is necessary, each sheet shall be the same size and numbered to show the relationship to the total number of sheets in the plan (e.g. Sheet 1 of 5).
5. Plans shall be legible in every detail.

B. Location and Identification.

1. The proposed project name or identifying title.
2. Name of the municipality or municipalities in which the project is located, including the location of any municipal boundaries if located within the vicinity of the tract.
3. The name and address of the owner of the tract (or his authorized agent), the developer/subdivider, and the firm that prepared the plans.
4. The file or project number assigned by the firm that prepared the plan, the plan date and the date(s) of all plan revisions.
5. A north arrow, graphic scale and written scale.

6. The entire existing tract boundary with bearing and distances. (If it is the intention of the landowner to retain a single lot with a lot area in excess of ten (10) acres, the boundary of that lot may be identified as a deed-plotting and may be drawn at any legible scale; if the retained lot has a lot area of ten (10) or less acres, it must be described to the accuracy of the requirements of this Ordinance). In the case of lot add-on plans, the boundary of the receiving tract shall also be identified as a deed plotting and may be drawn at any legible scale.
7. The total acreage of the entire existing tract.
8. The location of existing lot line markers along the perimeter of the entire existing tract.
9. The district, lot size and/or density requirements of the Township Zoning Ordinance.
10. A location map, drawn to scale, relating the subdivision or land development to at least two (2) intersections of street centerlines, including the approximate distance to the intersection of centerlines of the nearest improved street intersection.
11. Source of title, deed, book, page, plan book (if applicable), and tax map number.

C. Existing Features.

1. Existing contours shall be shown at a minimum vertical interval of one (1) foot for land with average natural slope of three (3) percent or less, two (2) feet for land with average natural slope between three (3) percent and twenty (20) percent, and at a minimum vertical interval of five (5) feet for more steeply sloping land. Contour interval may be adjusted based upon horizontal scale with concurrence of the Township Engineer. Contours shall be accompanied by the location of the bench mark and a notation indicating the datum used. Contours plotted by interpolation of the United States Geodetic Survey 7.5' mapping will not be accepted.
2. The names of all adjacent landowners; both adjoining and across existing rights-of-way along with the plan book record numbers of all previously recorded plans for adjacent properties.
3. The following items when located within two hundred (200) feet of the subdivision or land development.

- a. The location, name of existing rights-of-way and cartways for private or public streets, alleys and driveways.
 - b. The location of the following features and any related right-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings, and stormwater collection, conveyance and management facilities.
 - c. The location of existing rights-of-way and easements for electric, gas and oil transmission lines, and railroads.
 - d. Significant environmental or topographic features such as floodplains, wetlands, quarry sites, solid waste disposal areas, historic structure, cemetery or burial sites, archaeologic sites, highly erosive soils, steep slopes, or wooded areas.
4. The following items when located within the subdivision or land development:
- a. The location, name and dimensions of existing rights-of-way and cartways for streets, alleys and driveways.
 - b. The location and size of the following features and related rights-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings, and storm water management facilities.
 - c. The location of existing rights-of-way for electric, gas and oil transmission lines, and railroads.
 - d. The size, capacity and condition of the existing storm water management system and any other facility that may be used to convey storm flows.
 - e. The location and size of exiting on-lot sewage systems and wells.
 - f. Significant environmental or topographic features such as floodplains, quarry sites, solid waste disposal area, historic structures, cemetery or burial sites, archaeologic sites, highly erosive soils, wooded areas, or steep slopes as outlined by the Zoning Ordinance and/or Map.

D. Plan Information

1. The layout of streets, alleys and sidewalks, including cartway and right-of-way widths.

2. The layout of lots with approximate dimensions.
3. Block and lot numbers in consecutive order (e.g. Block "A", Lots 1 through 10; Block "B", Lots 11 through 22).
4. The location and "configuration" of proposed buildings, parking compounds, streets, alleys, driveways, common open space, recreational areas, and all other significant planned facilities.
5. Total number of lots, units of occupancy, density, and proposed land use. If a multiple land use is proposed, the location of each land use shall be indicated.
6. Easements and rights-of-way.
7. Building setback line and building envelope.
8. Identification of buildings to be demolished.
9. Typical street cross-section for each proposed public and private street and typical cross-section for any existing street which will be improved as part of the application. Each cross-section shall include the entire right-of-way width.
10. Street centerline profile for each proposed public or private street shown on the preliminary plan including corresponding centerline stationing.
11. The preliminary design of the proposed sanitary sewer mains and water supply mains and facilities. This information shall include the size and type of material, vertical location and horizontal location, if applicable.
12. Storm water management data and plans designed in accordance with this Ordinance. This information may be provided on a sheet with other data or on separate sheets and need not necessarily be recorded with the final plan. In the case of any dispute in the methodology used in the design of any storm water management plan and/or in the presentation of such information, the Board shall make the final determination on the design criteria, methodology and form of presentation.
13. A statement on the plan indicating any zoning amendment, special exception or variance, if applicable.
14. A statement on the plan indicating any existing or proposed modifications (including all conditions imposed) granted by the Board.

15. Proposed street names.
16. A table indicating the existing zoning district, total tract area, required lot size, required setbacks, required maximum and/or minimum development density, maximum building height and number of lots in the proposed subdivision along with the proposals for each of these parameters.
17. Where the proposed subdivision or land development is located partially or wholly within an area prone to frequent flooding (either in impoundment or conveyance) as indicated by the flood insurance rate map profiles and supporting data, soil type or local historical record; the developer shall supply the location and elevation of all proposed roads, fills, utilities, buildings, storm water management and erosion control facilities.
18. Location of all percolation test holes, deep probe holes and proposed well locations.
19. Easements for the on-lot sewage replacement locations with ties to the property lines.
20. Clear sight triangles and stopping sight distances for all intersections as described in Section 602.E of this Ordinance shall be shown on the plan.
21. The location of all trees and/or woodlands on the site and location of trees and/or woodland to be removed and trees and/or woodlands to remain.
22. Where the preliminary plan covers only a part of an intended larger development, a sketch plan of the future development, in a form suitable to the execution of the feasibility report on sewer and water facilities for the unsubmitted part shall be furnished. The street system of the plan under consideration may be subject to review, and the submitted part will be considered in light of adjustments and connections with future streets in the part not submitted.
23. In case of a preliminary plan calling for the installation of improvements beyond a five (5) year period, a schedule delineating all proposed sections as well as deadlines within which application for final plan approval of each section are intended to be filed shall be provided. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of twenty-five (25) percent of the total number of dwelling units as depicted on the preliminary plan.
24. Where a proposed subdivision is located in the Agricultural Zoning District, either in whole or part, a deed plotting of the tract as it existed on

or before August 10, 1984 shall be provided. Any parcels subdivided from the parent tract including the date of subdivision shall also be provided.

E. Certificates, Notification and Reports.

1. Certificates

- a. Certificate of review by the Township Planning Commission (See Appendix No. 9).
- b. Certificate for approval of the Board with space for the signatures of two members (See Appendix No. 5).
- c. Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania to the effect that the survey is correct (See Appendix No. 2).
- d. Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, to the effect that the plan is correct (See Appendix No. 1).
- e. Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, indicating compliance with the storm water management provisions of this Ordinance (See Appendix No. 3).

2. Notifications.

- a. Where the tract described in the application includes any public utility, electric transmission line, gas pipeline, or petroleum product transmission line located within the tract, the applicant or lessee of such right-of-way shall notify the owner of the right-of-way of his intentions. A note stating any conditions regarding the use of the land, minimum building setback or right-of-way lines shall be included on the plan. This requirement may also be satisfied by submitting a copy of the recorded agreement.
- b. Where the land included in the subject application has an agricultural, woodland or other natural resource easement located within the tract, the application shall be accompanied by a letter from the party holding the easement stating any conditions on the use of the land. This requirement may also be satisfied by submitting a copy of the recorded easement.

3. Reports.

- a. A hydrologic report as required by this Ordinance.
- b. Water and sewer feasibility report as described in Section 405 of this Ordinance.
- c. A traffic evaluation report as described in Section 406 of this Ordinance.
- d. Copies of all decisions rendered by the Zoning Hearing Board when the proposed use is permitted by special exception, or where a variance has been granted.

F. Filing Fee. The preliminary plan shall be accompanied by a check or money order drawn to the order of the Township in an amount specified on the fee schedule adopted by the Board (see Appendix 23).

SECTION 403. Final Plans. Final subdivision and/or final land development plans shall be prepared by an engineer, surveyor, or landscape architect licensed to practice in the Commonwealth of Pennsylvania. The final plan shall be accompanied by, or prepared in accordance with the following:

- A. Drafting Standards. The same standards shall be required for a final plan as specified for a preliminary plan in Section 402.A of this Ordinance with the exception that all sheets to be recorded by the Recorder of Deeds shall be twenty-four by thirty-six (24 x 36) inches. The plan shall be clearly and legibly drawn to a scale of 10 feet, 20 feet, 30 feet, 40 feet, or 50 feet to the inch.
- B. Location and Identification. The same standards shall be required for a final plan as specified for a preliminary plan in Section 402.B of this Ordinance.
- C. Existing Features. The same standards shall be required for a final plan as specified for a preliminary plan in Section 402.C of this Ordinance.
- D. Plan Information.
 1. Complete description of the centerline and right-of-way line for all new streets, whether public or private, and alleys. This description shall include distances and bearings with curve segments comprised of radius, tangent, arc, and chord.
 2. Lot lines with accurate bearings and distances and lot areas for all parcels. Curve segments shall be comprised of arc, chord, bearings, and

distance. Along existing street rights-of-way the description may utilize the existing deed lines or street centerlines; along all proposed street rights-of-way, the description shall be prepared to the right-of-way lines.

3. Block and lot numbers in consecutive order (e.g. Block "A", Lots 1 through 10; Block "B" Lots 11 through 22).
4. The location and configuration of proposed buildings, parking compounds, streets, alleys, driveways, recreational areas, and all other significant planned facilities shall be shown.
5. Total number of lots, units of occupancy, density, and proposed land use. If a multiple land use is proposed, the location of each land use shall be indicated.
6. Easements and rights-of-way.
7. Building setback line and building envelope.
8. Identification of buildings to be demolished.
9. Typical street cross-section for proposed public or private streets and alleys and a typical cross-section for any existing street which will be improved as part of the application. Each cross-section shall include the entire right-of-way width.
10. Final vertical and horizontal alignment for proposed public or private streets and alleys, sanitary sewer, and water distribution systems. All street profiles shall show at least the existing (natural) profile along the centerline, proposed grade at the centerline and the length of all proposed vertical curves for streets. All water distribution and sanitary sewer systems shall provide manhole locations and size and type of material. This information may be provided on separate sheets and is not subject to recording with the final plans.
11. Final street names.
12. Location and material of all permanent monuments and lot line markers, including a note that all monuments and lot markers are set or indicating when they will be set.
13. A detailed grading plan. The grading plan shall include finished grades and ground floor elevations. This information may be provided on separate sheets and is not subject to recording with the final plans.

14. Identification of any lands to be dedicated or reserved for public, semi-public or community use.
15. A table indicating the existing zoning district, total tract area, required lot size, required setbacks, required maximum and/or minimum development density, maximum building height, and number of lots in the proposed subdivision along with the proposals for each of these parameters.
16. Where the proposed subdivision or land development is located partially or wholly within an area prone to frequent flooding (either by impoundment or conveyance) as indicated by the flood insurance rate map (profiles), soil type or local historical record; the applicant shall supply the location and elevation of all proposed roads, fills, utilities, buildings, storm water management, and erosion control facilities.
17. In the case of a plan which requires access to a highway under the jurisdiction of the Department of Transportation, the inclusion of the following plan note: "A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945), known as the 'State Highway Law", before access to a state highway is permitted. Access to the state highway shall be as authorized by a Highway Occupancy Permit, and the Board of Supervisors' approval of this plan in no way implies that such a permit can be acquired."
18. A statement on the plan indicating the granting of zoning amendment, special exception or variance, if applicable, along with modifications (including all conditions imposed) granted by the Board to sections of this Ordinance.
19. Storm water management data and plans designed in accordance with this Ordinance. This information may be provided on a sheet with other data or on separate sheets and need not necessarily be recorded with the final plan. In the case of any dispute in the methodology used in the design of any storm water management plan and/or in the presentation of such information, the Board shall make the final determination on the design criteria, methodology and form of presentation.
20. Location of all percolation test holes, deep probe holes, and proposed well locations.
21. All final plans proposing residential development or residential uses within or adjoining the Agricultural Zoning District or agricultural uses must contain the following note in conspicuous form: "WARNING: The property described herein is located within an area where land is used for agricultural production. Owners, residents and other users of this

property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal accepted agricultural practices and operations, including but not limited to, noise, odors, dust, operation of machinery of any kind including aircraft, storage and disposal of manure, and application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of Pennsylvania Act 133 of 1982 'The Right to Farm Law' may bar them from obtaining a legal judgment against such normal agricultural operations." The developer shall issue a copy of the final plan to the purchaser of each lot within the subject subdivision. The note shall be included on all deeds of the subject subdivision.

22. A complete landscape plan, prepared by a landscape architect, showing the location, size and type of all plant material, when landscaping is required by provisions of this Ordinance or any other applicable Township regulations, including but not limited to, screening, buffer planting, parking landscaping, replacement trees, and street trees. The landscape plan should be provided on separate sheets and must include the signature and seal of the registered landscape architect responsible for preparation of the plan.
23. Easements for the on-lot sewage replacement locations with ties to the property lines.
24. Clear sight triangles and stopping sight distances for all intersections as described in Section 602.E of this Ordinance shall be shown on the plan.
25. The location of all trees and/or woodlands on the site and location of trees and/or woodlands to be removed and trees and/or woodlands to remain.
26. Where a proposed subdivision is located in the Agricultural Zoning District, either in whole or part, a deed plotting of the parent tract as it existed on or before August 10, 1984 shall be provided. Any parcels subdivided from the parent tract, including the date of subdivision shall also be provided.
27. A detailed schedule of inspections, as generally outlined by Section 504 of this Ordinance, which is tailored for the site under consideration.

E. Certificates, Notifications and Reports.

1. Certificates

- a. Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, to the effect that the plan is correct (See Appendix No. 1).
- b. Certificate, signature and seal of the surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct (See Appendix No. 2).
- c. Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, indicating compliance with the storm water provisions of this Ordinance (See Appendix No. 3).
- d. Certificate of review by the Planning Commission (See Appendix No. 9).
- e. Certificate for approval by the Board with space for signatures by two (2) members of the Board. (See Appendix No. 7).
- f. A statement duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the landowner, certifying that the subdivision or land development shown on the plan is the act and the deed of the owner; that all those signing are all the owners of the property shown on the survey and plan; that they desire the same to be recorded as such, and that all streets and other property identified as proposed public property are dedicated for public use. (See Appendix No. 4). This must be dated following the last change or revision to said plan.
- g. Certification of review by the County Planning Commission (See Appendix No. 10).
- h. A certificate to accommodate the Recorder of Deeds information (See Appendix No. 11).

2. Notifications.

- a. Notification from DEP that approval of the sewer facility plan revision (plan revision module for land development) or supplement has been granted or notice from DEP that such approval is not required.
- b. Where the tract described in the subject application includes any public utility, electric transmission line, gas pipeline, or petroleum

product transmission line located within the tract, the applicant or lessee of such right-of-way shall notify the owner of the right-of-way of his intentions. A note stating any condition regarding the use of the land, minimum building setback or right-of-way lines shall be included on the plan. This requirement may also be satisfied by submitting a copy of the recorded agreement.

- c. Where the land included in the subject application has an agricultural, woodland or other natural resource easement located within the tract, the application shall be accompanied by a letter from the party holding the easement stating any conditions of the use of the land. This requirement may also be satisfied by submitting a copy of the recorded easement.
- d. Notice from the Lancaster County Wide Communications stating that the proposed private and/or public street names are acceptable.
- e. A note placed on the plan indicating any area that is not to be offered for dedication, if applicable.
- f. Written notice from the Township Engineer and the appropriate Authority Engineer that all proposed improvements have been designed to the standards of the Township and/or the Authority and that financial guarantees in a form suitable to the Board of Supervisors and the appropriate Authority have been received. (See Appendices No. 15 and 17 and Article V).
- g. Such written notices of approval as required by this Ordinance, including written notices approving the water supply systems and sanitary sewage systems.
- h. The submission of a controlling agreement in accordance with Section 602.H when an application proposes to establish a street which is not offered for dedication to public use.
- i. Notification from the appropriate state and federal agencies that permits have been issued, or are not required, for any proposed activities within streams, wetlands or any other state or federally regulated body of water. These permits include, but are not limited to, Floodplain Encroachment Permits, Dam Safety Permits, NPDES Permits, Stream Encroachment Permits, and General Permits.

When the final plan is submitted in sections, the above notifications for all applicable activities on the entire site, shown on the approved preliminary plan shall be provided upon submittal of the first final phase of the project.

3. Reports.

- a. A final hydrologic report as required by this Ordinance.
- b. A traffic evaluation study as described in Section 406 of this Ordinance.

F. Filing Fee. The final plan shall be accompanied by a check or money order drawn to the order of the Township in an amount specified on the fee schedule adopted by the Board (See Appendix 23).

SECTION 404. Lot Add-On Plans. Lot add-on plans shall be prepared by a qualified person and shall include the following information:

- A. Drafting standards. The same standard shall be required for a lot add-on plan as specified for a preliminary plan in Section 402.A of the Ordinance with the exception that all sheets to be recorded in the Recorder of Deeds Office shall be no larger than twenty-four by thirty-six (24 x 36) inches.
- B. Location and Identification. The same standards shall be required for a lot add-on plan as specified for a preliminary plan in Section 402.B of this Ordinance.
- C. Existing Features. The same standards shall be required for a lot add-on plan as specified for a preliminary plan in Section 402.C of this Ordinance with the exception that requirements of Section 402.C.1. Contours shall not be required.
- D. Certificates.
 1. Certificate, signature and seal of a surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct (See Appendix 2).
 2. Certificate for approval by the Board (See Appendix No. 8).
 3. A statement, duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the landowner, to the effect that the subdivision or land development shown on the plan is the act and the deed of the owner, that all those signing are all the owners of the property shown on the survey and plan, and that they desire the same to be recorded as such (See Appendix No. 4).

4. Certification of review by the County Planning Commission (See Appendix No. 10).
 5. A certificate to accommodate the Recorder of Deeds information (See Appendix No. 11).
- E. Filing Fee. The plan shall also be accompanied by a check or money order drawn to the Township in an amount specified on the fee schedule adopted by the Board (See Appendix 23):

SECTION 405. Feasibility Report on Sewer and Water Facilities.

- A. The applicant shall submit a feasibility report in duplicate concerning the availability of a public sewer and public water system within 3000 feet of the proposed subdivision or land development. Said report shall be prepared by a registered profession engineer and be submitted in conjunction with the preliminary plan for review and recommendations by the local office of DEP.

The feasibility report is required for all subdivision and land developments in the (A) Agricultural District, (R-1) Residential District, (R-2) Residential District, (C) Commercial District, and (I) Industrial District.

- B. The feasibility report shall examine possible connection to the existing public sewer systems and public water systems. Information included in the report shall be as follows:
1. Sewer.
 - a. Information shall be shown depicting possible connections to the existing public sewer system within three thousand (3000) feet of the proposed subdivision or land development, and a determination of whether the site is in an existing or planned sewer service area.
 - b. If there are no connections available within three thousand (3000) feet of the proposed subdivision or land development, the distance from the project to the nearest point in the public sewer system shall be shown.
 - c. Certification from the public sewer utility provider that capacity exists to accommodate the needs of the proposed subdivision or land development if connection to the public sewer system is proposed.

2. Water.
 - a. Information shall be shown depicting possible connections to the existing public water system within three thousand (3000) feet of the proposed subdivision or land development, and a determination of whether the site is in an existing or planned water service area.
 - b. If there are no connection points available within three thousand (3000) feet of the proposed subdivision or land development, the distance from the project to the nearest point in the public water system shall be shown.
 - c. An analysis of the capacity of that public water system to supply the water needs of the subdivision or land development. The capacity of such public water system will be deemed adequate only if it is determined to be able to supply three hundred fifty (350) gallons per dwelling unit per day.
 - d. Certification from the public water system provider that capacity exists to accommodate the needs of the proposed subdivision or land development.
- C. As a part of the feasibility report, the applicant shall state the type of sewage disposal desired for each of the proposed lots. If other than connection to a public sewer system or the installation of a conventional on-site sewage disposal system is intended on any of the lots, that fact shall be indicated on the plan itself.
 1. The Board will approve on-lot sewage disposal systems only when the Township Sewage Enforcement Officer and/or a sanitarian of DEP shall certify that both an initial location and a replacement location for the on-lot sewage disposal system are present on each lot.
 - a. The replacement location shall be of a size and capacity to allow complete abandonment of the initial system in the event of failure.
 - b. The replacement location shall be protected from traffic and no filling nor excavation shall be allowed within its boundary.
 - c. The standards for installation of the replacement system shall be as required by DEP at the time of its construction.
 2. Subdivisions proposing a lot or lots utilizing alternate on-site sewage disposal systems will not be approved by the Board unless:

- a. The Township Sewage Enforcement Officer and/or a sanitarian of DEP certifies that a proposed sewage disposal site cannot reasonably be located so as to enable the lot to utilize a conventional on-site sewage disposal system; and
 - b. The lot itself cannot reasonable be redesigned or relocated consistent with the Township Zoning Ordinance and other Township regulations so as to enable utilization of a conventional on-site sewage disposal system.
3. As a part of the feasibility study, there shall be included the results of the probe hole analyses and soil absorption tests on each of the lots as proposed in the subdivision. These probe hole analyses and soil absorption tests shall be certified as accurate by the Township Sewage Enforcement Officer.
 4. If connection to an existing public sewer system is proposed the subdivider or developer shall so state.
- D. If connection to an existing public water system is proposed, the subdivider or developer shall submit an agreement committing the public water system to provide such water as will be utilized by the subdivision or land development for such period of time and under such terms and conditions as the public water system provides water service elsewhere in its service area.
- E. If the water supply system proposed involves the utilization of water obtained from the tract being subdivided or developed (irrespective of whether that water is being distributed as a part of a community water supply system), that water supply source may be utilized only when the feasibility study establishes that the engineer performing the study certifies that:
1. The ground water recharge on the tract in question after development will exceed the anticipated water usage figures under the following DEP standards:
 - a. A population of 3.5 persons per dwelling unit shall be assumed for residential units.
 - b. An average daily usage of one hundred (100) gallons per person per day is to be used where residential use is contemplated.
 - c. Groundwater supply will exceed projected water usage quantities where industrial, agricultural or commercial use is contemplated.

2. The study is approved by the Township Engineer.
- F. When industrial, agricultural or commercial use is intended, the applicant shall, in the feasibility study, set forth the proposed nature of the use, the proposed number of employees and whether or not water will be used for cleanup and/or processing or otherwise in connection with the use. The applicant shall in addition set forth the proposed allocation of available water supply between or among the proposed uses and shall set forth a plan or proposal pursuant to which such allocation can reasonably be monitored and enforced by the Township or Authority.
 - G. In all cases the applicant shall demonstrate that the water to be supplied shall be potable and shall meet all applicable standards of DEP or the United States Environmental Protection Agency.
 - H. If community sewer and/or water systems are proposed, these systems shall be in compliance with the above requirements as well as the regulations of DEP and the Authority.

SECTION 406. Traffic Evaluation Study. All residential developments or subdivisions containing twenty (20) or more dwelling units or residential lots (or which propose new streets), all non-residential subdivisions, and all non-residential land development (with the exception of agricultural development) with buildings containing in excess of ten thousand (10,000) square feet shall provide studies and reports in accordance with the requirements of this Section.

- A. The applicant is responsible for assessing the traffic impacts associated with a proposed development which meets any condition set forth above. The Township will review the applicant's assessment and supply available data upon request to aid the applicant in preparing the study. The applicant shall be responsible for all data collection efforts required in preparing a traffic impact study including peak period turning movement counts. In addition, the applicant is responsible for ensuring that any submitted development plans meet the minimum state and local standards for geometric design. The study shall be conducted only by a professional engineer that has verifiable experience in traffic engineering. Upon submission of a draft study, the Township may review the data sources, methods and findings and provide comments in written form. The applicant will then have the opportunity to incorporate necessary revisions prior to submitting a final study.
- B. **Traffic Impact Study Contents.** A traffic impact study prepared for a specific site development proposal shall follow the basic format shown below. Additions or modification should be made for a specific site, when appropriate. This basic format allows for a comprehensive understanding of the existing site, future conditions without the proposed use and the impacts associated with the

proposed development plan. Following is a brief narrative for each section of a traffic impact study.

1. Introduction. This section identifies the land use and transportation setting for the site and its surrounding area.
 - a. Site and study area boundaries. A brief description of the size of the land parcel, general terrain features, legal right-of-way lines of the highway, and the location within the jurisdiction and the region should be included in this section. In addition, the roadways that afford access to the site and are included in the study area should be identified. The exact limits of the study area should be based on engineering judgment and an understanding of existing traffic conditions at the site. In all instances, however, the study limits must be mutually agreed upon by the developer, its engineer and the Township.
 - b. Site description. This section should contain a brief narrative which describes the proposed development in terms of its function, size and near and long term growth potential. This description should be supplemented by a sketch which clearly shows the proposed development within the site boundaries, its internal traffic circulation pattern and the location and orientation of its proposed access points.
 - c. Existing and proposed site uses. The existing and proposed uses of the site should be identified in terms of the various zoning categories in the jurisdiction. In addition, identify the specific use on which the request is made since a number of uses may be permitted under the existing ordinances.
 - d. Existing and proposed nearby uses. Include a complete description of the existing land uses in the vicinity of the site as well as their current zoning. The applicant should also state the proposed used for adjacent land, if known. This latter item is especially important where large tracts of underdeveloped land are in the vicinity of the site and within the prescribed study area.
 - e. Existing and proposed roadways and intersections. Within the study area, describe existing roadways and intersections (geometrics and traffic signal control) as well as improvements contemplated by government agencies.
2. Analysis of Existing Conditions. This section describes the results of the volume/capacity analysis to be completed for the roadways and

intersections in the vicinity of the site under existing conditions as well as any data collection efforts that are required.

- a. Daily and peak hour(s) traffic volumes. Provide schematic diagrams depicting daily and peak hour(s) traffic volumes for roadways within the study area. Turning movement and mainline volumes are to be presented for the three (3) peak hour conditions (AM, PM and site generated) while only mainline volumes are required to reflect daily traffic volumes. Include the source and/or method of computation for all traffic volumes.
 - b. Volume/capacity analyses at critical points. Utilizing techniques described in the Highway Capacity Manual or derivative nomographs, include an assessment of the relative balance between roadway volumes and capacity. Perform the analysis for existing conditions (roadway geometry and traffic signal control) for the appropriate peak hours.
 - c. Level of service at critical points. Based on the results obtained in the previous section, levels of service (A through F) are to be computed and presented. This section should also include a description of typical operating conditions at each level of service.
3. Analysis of Future Conditions Without Development. This section describes the anticipated traffic volumes in the future and the ability of the roadway network to accommodate this traffic without the proposed land development or subdivision request. The future year(s) for which projections are made will be specified by the Township and will be dependent on the timing of the proposed development.
- a. Daily and peak hour(s) traffic volume. Clearly indicate the method and assumptions used to forecast future traffic volumes in order that the Township can duplicate these calculations. The schematic diagrams depicting future traffic volumes will be similar to those described in Section 2.a. in terms of locations and times (daily and peak hours).
 - b. Volume/capacity analyses at critical locations. Describe the ability of the existing roadway system to accommodate future traffic (without site development). If roadway improvements or modifications are committed for implementation, present the volume/capacity analysis for these conditions.
 - c. Levels of service at critical points. Based on the results obtained in the previous section, determine levels of service (A through F).

4. Trip Generation. Identify the amount of traffic generated by the site for daily and the three (3) peak conditions. The trip generation rates used in this phase of the analysis shall be justified and documented to the satisfaction of the Township.
5. Trip Distribution. Identify the direction of approach for site generated traffic for the appropriate time periods. As with all technical analysis steps, the basic method and assumptions used in this work must be clearly stated in order that the Township can replicate these results.
6. Traffic Assignment. Describe the utilization of study area roadways by site generated traffic. The proposed traffic volumes should then be combined with anticipated traffic volumes from Section 3 to describe mainline and turning movement volumes for future conditions with the site developed as the applicant proposes.
7. Analysis of Future Conditions With Development. This section describes the adequacy of the roadway system to accommodate future traffic with development of the site.
 - a. Daily and peak hour(s) traffic volumes. Provide mainline and turning movement volumes for the highway network in the study area as well as driveways and internal circulation roadways for the appropriate time periods.
 - b. Volume/capacity analyses at critical points. Perform a volume/capacity analysis for the appropriate peak hours for future conditions with the site developed as proposed, similar to Sections 2.b. and 3.b.
 - c. Levels of service at critical points. As a result of the volume/capacity analysis, compute and describe the level of service on the study area roadway system.
 - d. Final design must address both traffic flow and traffic safety considerations to provide safe operational characteristics.
8. Recommended Improvements. In the event that the analysis indicates unsatisfactory levels of service will occur on study area roadways, a description of proposed improvements to remedy deficiencies should be included in this section. These proposals would not include committed projects by the state and local jurisdictions which were described in Section 1 and reflected in the analysis contained in Sections 2 and 3.

- a. Proposed recommended improvements. Describe the location, nature and extent of proposed improvements to assure sufficient roadway capacity. Accompanying this list of improvements are preliminary cost estimates, sources of funding, timing and likelihood of implementation.
 - b. Volume/capacity analyses at critical points. Another iteration of the volume/capacity analysis will be described which demonstrates the anticipated results of making these improvements.
 - c. Levels of service at critical points. As a result of the revised volume/capacity analysis presented in the previous section, present levels of service for the highway system with improvements.
9. Conclusion. The last section of the report should be a clear concise description of the study findings. This concluding section should serve as an executive summary.

SECTION 407. Wetlands.

- A. No subdivision or land development shall involve uses, activities or improvements which would entail encroachment into, the regrading of, or the placement of fill in wetlands in violation of state or federal regulations. Applicants must submit evidence to the Township that, if wetlands are present on the site, the Pennsylvania Department of Environmental Protection (Bureau of Dams and Waterway Management) and the U.S. Army Corps of Engineers have been contacted to determine the applicability of state and federal wetland regulations. Any approval of the Township shall be contingent on full compliance with any requirements of any regulatory agency, and no action by the Township shall be relied on in lieu of a permit issued by the appropriate agency.
- B. Where the plans show the existence of wetland area, the delineated boundary shall be properly fenced off to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of five (5) feet outside the delineated boundary, prior to any construction or issuance of building permits. The fence must be properly maintained until all occupancy permits have been issued and/or for the extent of all construction.

ARTICLE V

IMPROVEMENT CONSTRUCTION ASSURANCES

SECTION 501. Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval.

- A. No plan shall be finally approved unless the streets shown on such plan have been improved as may be required by this Ordinance, and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains, storm water management facilities, or other improvements as may be required by this Ordinance have been installed in accordance with this Ordinance, except that the surface course of streets shall not be completed until such time as seventy-five (75) percent of the lots in the subdivision or land development have been improved by the construction of a dwelling if approved for residential development or by the construction of proposed commercial or industrial structures if the lots are approved for such uses. In lieu of completion of the surface course of streets as well as in lieu of completion of other improvements required as a condition for final plan approval of a plan, at the discretion of the developer, such developer may deposit with the Township and/or the Authority, as applicable, a letter of credit, or other financial security authorized by the Municipalities Planning Code and acceptable to the Board and/or the Authority in an amount equal to one hundred ten (110) percent of the estimated cost of the required improvements at a time ninety (90) days following the date scheduled for completion of the respective improvements by the developer. The estimated cost of the surface course shall be computed separately from the estimated cost of completing the other improvements and shall be based upon the developer's projected timetable for completion of the development.
- B. The amount of financial security required by the Township shall be based upon an estimate of the cost of the improvements, submitted by a developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The Township, upon the recommendation of the Township Engineer, may refuse to accept such estimate for good cause shown. If the developer and the Township are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Township and the developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township and the developer.

- C. Annually the Township and/or the Authority may adjust the amount of required financial security by redetermining the estimated cost for completion of the uncompleted improvements as of the expiration of the ninetieth (90th) day after either date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to insure that the financial security equals one hundred ten (110) percent of the estimated cost of the Township and/or the Authority completing the improvements at a time ninety (90) days following the date scheduled for completion or alternatively reduce the required security so that it equals such amount. Any additional security shall be posted by the developer within thirty (30) days after being notified of the same. The amount of financial security required by the Authority shall be computed in accordance with the Authority's rules and regulations.
- D. As the work of installing the required improvements proceeds, the party posting the financial security may request the Township to release or authorize the release from time to time, such portions of the financial security necessary for the payment to the contractor or contractors performing the work. Any such request shall be in writing addressed to the Board, and the Board shall have forty-five (45) days from the receipt of such request to allow the Township Engineer to certify, in writing, to the Board that such portion of the work has been completed in accordance with the approved plan. Upon such certification, the Board shall authorize release from the required financial security of an amount as estimated by the Township Engineer as representing the value of the work completed.
- E. The value of the work completed shall be determined by subtracting one hundred ten (110) percent of the estimated cost of the completion of the remaining uncompleted work from the total amount of security deposited.
- F. At such time as seventy-five (75) percent of the lots in the subdivision have been improved as set forth above, or if at the expiration of three (3) years from the date all of the improvements excepting the surface course has been completed, less than seventy-five (75) percent of the lots have been so improved, the Township may notify the developer to complete the surface course within sixty (60) days from the date of such notice. In computing the sixty (60) day requirement, the period from October 1 to April 1 shall not be counted.
- G. If at the time the surface course is completed, seventy-five (75) percent of the lots are not improved as set forth above, the developer must:
 - a. Post with the Township financial security in an amount equal to fifteen (15) percent of the reasonable cost of the surface course as security to guarantee that damages to the road or street would not occur during the completion of the improvements on the unimproved lots in such

developer's subdivision or land development. The Township shall hold such financial security and utilize it to pay for the repair of any damage occurring to the road during the period between the commencement of improvements on any particular unimproved lot and the completion of such improvements irrespective of whether or not it can be established that the damage to the road was caused by contractors or other persons working in and about the construction of such improvements. The financial security shall be in a form acceptable to the Township. The financial security shall be held until such time as seventy-five (75) percent of the lots are fully improved.

SECTION 502. Release from Financial Security.

- A. When the developer has completed all of the improvements as shown on the final plans, the developer shall notify the Board, in writing, by certified or registered mail, of the completion of the aforesaid improvements, enclosing therewith certification by the engineer responsible for the design of the improvements that they have been installed as designed, and shall send copies of the notice and certification to the Township Engineer. The Board shall, within ten (10) days after receipt of such notice, direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Township Engineer shall thereupon file a report, in writing, with the board and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township Engineer of the aforesaid authorization from the Board, said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements or any portion thereof shall not be approved or shall be rejected by the Township Engineer, said report shall contain a statement of the reasons for such non-approval or rejection. Improvements shall not be considered completed unless the developer can demonstrate compliance with the requirements of this Ordinance and all other applicable ordinances, statutes and regulations. Improvements shall also not be considered complete until as-built plans of all improvements to be dedicated to the Township and/or the Authority and of all streets, whether or not such streets shall be dedicated, have been submitted to the Township and/or the Authority, as applicable.
- B. The Board shall notify the developer within fifteen (15) days of receipt of the engineer's report, in writing by certified or registered mail, of its action with relation thereto. If the Board or Township Engineer fails to comply with the time limitation provisions contained herein, or such time limitations as contained in the Municipalities Planning Code, whichever requirements shall contain a longer time period for action by the Township, all improvements will be deemed to have been approved and the developer's posted financial security shall be released.

- C. If any portion of the said improvements shall not be approved or shall be rejected by the Board, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.
- D. Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise any determination of the Board or Township Engineer.

SECTION 503. Remedies to Effect Completion of Improvements. In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accordance with the approved final plan, the Board may enforce any letter of credit or other financial security by appropriate legal and equitable remedies. If proceeds of such financial security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Board may, at its option, install such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the monies necessary to complete the remainder of the improvements. All the proceeds, after deducting the costs of collection, whether resulting from the financial security or from any legal or equitable action brought against the developer or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Township purpose.

SECTION 504. Observation During Construction. The Township and/or the Authority shall have the right to observe the improvements during construction. The developer shall pay the cost of any such inspection in accordance with the provisions of Article V of the Municipalities Planning Code. The developer shall provide at least twenty-four (24) hours notice prior to the start of construction of any improvements that are subject to inspection. All observations of completed items shall be requested, in writing, at least forty-eight (48) hours in advance of the inspection time and date. This observation shall not relieve the developer of the responsibility to complete all improvements in accordance with the applicable Township regulations.

It is required that the developer provide notice of completion to the Township for the following phases of site construction. This notice will provide an opportunity for the Township to observe the work at its discretion. This general list of phases may be supplemented by the Township when the site requires special construction procedures. The observation schedule must be recorded with the final plan or shown on the approved improvement construction plan.

A. General Site Construction.

1. Upon completion of preliminary site preparation including stripping of vegetation, stockpiling of topsoil, and construction of temporary erosion and sedimentation control devices.
2. Upon completion of rough grading, but prior to placing topsoil, permanent drainage, or other site development improvements and ground covers.
3. During the construction of permanent storm water management facilities.
4. Upon the final completion of permanent storm water management facilities, including the establishment of ground covers and plantings.
5. After review of the as-built drawings, required by Section 508, but prior to final release of the financial guarantee for completion of final grading, or other site restoration work.

B. Street Construction

1. Preparation of Road Subgrade. At the time of this observation, the subgrade should be proof rolled and the proposed crown and grade should be checked. It is recommended that a developer's/contractor's representative accompanies the observer when the crown and grade are checked. Proof rolling should be performed with a fully loaded, tandem-axle dump truck. This observation must occur prior to any stone subbase being placed.
2. Placement and Compaction of Road Subbase. At the time of this observation, the depth of subbase should be checked after compaction, the subbase should be proof rolled in the same manner as the subgrade and the crown and grade should be checked again. This observation must occur prior to any binder or base course being placed.
3. Placement and Compaction of the Binder/Base Course. At the time of this observation, the depth of the binder/base course should be checked, ambient temperature should be monitored (this is important in early spring and late fall days when the temperature can go below acceptable limits), the temperature of the bituminous material should be checked (if possible), and it is recommended that copies of the weight slips for each truckload are obtained. The crown and grade should also be checked again. This observation must occur prior to the wearing course being placed.

4. Placement and Compaction of the Wearing Course. At the time of this observation, the guidelines for the placement and compaction of the binder/base course should be followed.
- C. In addition to the above outlined observations, additional observations will be made at the request of the developer for reduction of financial securities. Random observations should be made at the frequency desired by the municipality. At the time of any of the above listed observations, all ongoing construction (i.e. storm drainage, sanitary sewer, water, erosion control, etc.) should also be checked for compliance with the approved plans and the findings reported.

SECTION 505. Offers of Dedication.

- A. The offer to dedicate streets, parks or other areas or portions of them does not impose any duty upon the Township and/or the Authority concerning maintenance or improvement until the proper authorities of the Township and/or the Authority have made actual acceptance of the dedication by ordinance or resolution or by entry or improvement. Generally, streets will not be accepted for dedication until they have passed one freeze/thaw cycle.
- B. Where the Township accepts dedication of all or some of the required improvements following completion, the Township may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan for the term of eighteen (18) months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in Section 501 of this Ordinance with regard to installation of such improvements and the amount of such financial security shall not exceed fifteen (15) percent of the actual cost of the installation of the said improvements.
- C. Where the Authority accepts dedication of some or all of the required improvements, the Authority may require the posting of financial security in accordance with its rules and regulations and applicable law.

SECTION 506. Maintenance of Streets. The developer shall maintain all streets in the subdivision or development in travelable condition, including the prompt removal of snow therefrom, until such time as the streets are accepted by the Township as part of the Township highway system; or, if such streets are not to be dedicated, until a homeowners' association or other entity responsible for the maintenance of the streets has been formed.

SECTION 507. Effect of Plan Recording on Dedication and Reservations. Recording of the final plan after approval of the Township has the effect of an irrevocable offer to:

- A. Dedicate all streets and other public ways to public use, unless such streets are indicated on said plan as private streets.
- B. Dedicate all neighborhood parks and all areas shown on the plan as being local recreation sites to public use.

SECTION 508. As-Built Plan. Prior to the release of the final escrow, the developer shall provide the Township with one (1) mylar and two (2) prints of the as-built plan showing the following:

- A. Actual location of all concrete monuments which were set at all angle breaks, points of curvature and tangents around the perimeter of the total tract. When the outside perimeter of a tract falls within or along an existing road right-of-way, then the right-of-way of that roadway shall be monumented at the above referenced points.
- B. Actual location of all metallic markers or drill holes in curbs for all individual lot lines.
- C. Actual cul-de-sac radius.
- D. Actual location of cartway centerline versus right-of-way centerline.
- E. Actual location of floodplain by elevation and dimension from property line.
- F. Actual location and cross section of swales and accompanying easements.
- G. Actual horizontal and vertical location of storm water management facilities including type and size of storm drainage pipes.
- H. Detention basin:
 - 1. Actual contours of the detention basin.
 - 2. Actual outlet structure details including type, size and inverts of outlet pipes.
 - 3. Actual elevation of the embankment and emergency spillway.
 - 4. A table showing the stage/storage/discharge curve for the constructed conditions.

ARTICLE VI

DESIGN STANDARDS

SECTION 601. General.

- A. Minimum Standards. The standards and requirements contained in this Article shall apply as minimum design standards for subdivision and/or land developments in the Township.

- B. Compliance with Zoning Ordinance and Zoning Hearing Board Decisions. Whenever the Zoning Ordinance provides that the use proposed by the applicant for subdivision or land development approval shall constitute a use by special exception or conditional use, or when a variance from the terms of the Zoning Ordinance is required to develop in accordance with the plan, the applicant shall obtain such special exception, variance or conditional use approval from the Township Zoning Hearing Board or Board of Supervisors, as applicable, prior to the submission of the preliminary plan. The plan shall be designed and developed in accordance with any conditions which have been imposed upon the grant of such special exception, variance or conditional use by the Township Zoning Hearing Board or Board of Supervisors, as applicable.

SECTION 602. Streets, Private Streets, Alleys, and Driveways.

- A. General.
 - 1. Proposed streets shall further conform to such county and state street and highway plans as have been prepared, adopted and/or filed as prescribed by law.

 - 2. Streets shall be designed with consideration to both existing and planned streets. All streets shall be arranged to conform as closely as possible to the original topography. New streets shall be connected with streets of similar function, to form continuations thereof. Local streets shall be laid out to discourage use by through traffic. Streets shall be laid out to provide convenient and safe access to the property. The rigid rectangular street pattern need not be adhered to; the use of curvilinear streets may be provided when their use will result in a more desirable layout. Where a development abuts an existing or proposed major street, the Board may require the use of marginal access streets, reverse frontage lots or such other treatment that will provide protection for abutting properties, reduce the number of intersections with the major street and separate the local and through traffic.

3. Streets shall be logically related to the topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.
4. Wherever there exists a dedicated or platted area reserved for future street usage along the boundary of a tract being developed, the adjacent street shall be extended into the proposed project provided this use is not adverse to the man-made or natural features of the site.
5. When existing stub streets or temporary cul-de-sac streets adjoin the tract to be developed, they shall be extended into the site and made part of the proposed street layout. Where a temporary cul-de-sac is being extended, the bulb shall be constructed to Township street specifications, any existing sidewalk extended through the area and the remaining areas shall be regraded and seeded.
6. The extension of existing streets which are presently constructed with a cartway different from current Township standards shall be provided with a transition area, the design of which is subject to Township approval.
7. If a subdivision or land development abuts an existing Township and/or State street which has a right-of-way width of less than the required right-of-way width set forth in Section 602.G, the developer shall offer to dedicate to the Township or Commonwealth, as applicable, that amount of land necessary so that the distance from the center line of the street to the edge of the right-of-way abutting the proposed development in one-half the ultimate right-of-way width set forth in Section 602.G.
8. Where a subdivision or land development abuts an existing Township and/or State street and shall have a traffic impact on an existing Township and/or State street as indicated by a traffic study required to be performed under Section 406 of this Ordinance, the developer shall be required to make the following improvements:
 - a. In cases where a subdivision or land development is situated on both sides of an existing Township or State street, the street shall be improved to the full minimum width in accordance with Section 602.G.
 - b. In cases where the development is situated only on one side of an existing street, the Township may require that only that side of the street be improved.
 - c. Where the developer of the subdivision and land development is required to provide a traffic evaluation study and report under

Section 406, and the traffic evaluation study and report indicates that improvements are required as provided in Section 406, the developer shall install improvements, including but not limited to traffic signals, traffic control devices, additional traffic lanes, traffic dividers and highway markings.

- d. When the Township determines that the required improvements are not feasible at the time of development of the use, the developer shall deposit funds with the Township in the amount of one hundred and ten (110%) percent of the cost of the improvements computed in accordance with Article V of this Ordinance. The amount of the deposit shall be submitted for approval by the Township Engineer.
9. When the proposed development requires construction within an existing street right-of-way, such as sewer, water or storm water lines, the Township may require construction of a new wearing course along the frontage and/or disturbed area.
10. If lots resulting from original subdivision are large enough to permit resubdivision or if a portion of the tract is not subdivided, adequate rights-of-way for streets and other required improvements shall be provided as necessary to permit further subdivision.
11. As a minimum, all new streets shall be graded to the right-of-way line. All cut and fill banks shall not exceed a maximum of 3:1 slope.
12. Streets shall be designed to preclude or minimize the need for guide rail. The Township may, however, require guide rail to be placed for protection on embankments when a barrier is indicated as warranted in Design Manual Part 2 Highway Design by PennDOT, January 1990 edition, as amended.

The design and selection of guide rail shall generally be in accordance with the standards in Design Manual Part 2 Highway Design, January 1990 edition, as amended, however, the Township shall approve all guide rail systems.
13. Streets that are extension of or obviously in alignment with existing streets shall bear the names of the existing streets. Street names shall not be repeated within the Township and all street names shall be subject to the approval of the Lancaster County Wide Communications.
14. Street name signs shall be installed at all intersections and their design shall be approved by the Township. All signing shall identify both

intersecting streets. Regulatory signs shall be installed at all locations identified by a traffic evaluation study prepared by the developer. Standard traffic signs shall be approved by the Township and shall be supplied and installed in accordance with Township regulations.

15. All proposed streets shall be offered for dedication. Where a modification of this Section is granted by the Township, all private streets shall conform to the requirements of Section 602.H.

B. Horizontal Alignment.

1. Horizontal street alignments shall be measured along the centerline. Horizontal curves shall be used at all angle changes.
2. The centerline of the street cartway shall correspond with the centerline of the street right-of-way.
3. Plans with street locations along the perimeter of a property shall be required to show building setback lines and clear site triangles within the adjacent properties. Written permission from the effected adjacent land owner shall be provided prior to preliminary plan approval.
4. There shall be a tangent of at least one hundred (100) feet between reverse curves for all local and collector streets.
5. Horizontal curve centerline radii shall be designed in coordination with vertical geometry, subject to the approval of the Township Engineer. Generally, however, the minimum acceptable centerline radii shall be one hundred and fifty (150) feet.

C. Vertical Alignment.

1. Vertical curves shall be used in all changes of grade.
2. The minimum vertical grade for all streets shall be one (1) percent, the maximum vertical grade shall be twelve (12) percent.
3. The minimum length of vertical curve for all streets shall be seventy-five (75) feet.
4. At street intersections, the through street shall be approached by side streets in accordance with the following standards; where the grade of the side street exceeds six (6) percent, there shall be a level area on the side street within which no grade shall exceed a maximum of six (6) percent for

a minimum distance of one hundred (100) feet (measured from the intersection of the centerlines of the streets).

5. No side streets shall intersect a through street when the through street exceeds seven (7) percent in grade.
6. Notwithstanding the above minimum length of vertical curve, the actual length of vertical curve shall be based on the formula $L = KA$; where "L" is the minimum length of curve in feet, "K" is the length of vertical curve per percent change in "A", and "A" is the algebraic difference in grade (in percent). Values for "K" shall be based on the following criteria:

<u>Design Speed (in miles per hour)</u>	<u>"K" Crest Vertical Curves</u>	<u>"K" Sag Vertical Curves</u>
20	10	20
25	20	30
30	30	40
35	45	50
40	70	70
45	100	90
50	150	110
55	220	130

D. Cul-de-sac and Dead End Streets.

1. The centerline distance of permanent cul-de-sac streets shall be greater than two hundred fifty (250) feet in length and shall not exceed six hundred (600) feet in length. The length of the cul-de-sac street shall be measured from the centerline intersection of the intersecting street to the center of the cul-de-sac turn-around. Permanent cul-de-sac streets must be provided with a paved turn-around with a minimum diameter of eighty (80) feet and of one hundred (100) feet to the street right-of-way.
2. Unless future extension is clearly impractical or undesirable, the turn-around right-of-way shall be placed adjacent to the tract boundary with sufficient additional width provided along the boundary line to permit extension of the street at full width.
3. Temporary cul-de-sac streets shall not exceed eight hundred (800) feet in length.
4. Dead-end streets are prohibited unless designed as cul-de-sac streets, provided that in the case of streets which are planned for future extension

into adjoining tracts and which will be no longer than the depth of one (1) lot and which will not be the primary means of access to any lot or dwelling unit, the Township may waive the requirements of providing a turn-around.

5. Any street temporarily dead-ended in order to provide for future continuation of the street into adjoining property or for authorized stage development shall be fully constructed and all utilities installed. A barricade to prevent vehicular access to adjoining property shall be constructed at the termination point of the street. The barricade shall be designed and constructed in accordance with PennDOT Publication 72, Standards for Roadway Construction, RC-63.
6. Where any adjacent stub street is not proposed for extension as a through street, a cul-de-sac shall be constructed in compliance with Township standards.
7. All permanent cul-de-sacs shall be designed with a snow removal easement at the terminus. The easement shall extend outward from the street right-of-way and be a minimum of fifty (50) feet in width and ten (10) feet in depth. The easement shall be centered on the projected center line of the street. The final plan shall contain a note stating that the easement shall be maintained as open space and no improvements or obstructions such as driveways, mailboxes, fences, or landscaping shall be permitted.
8. Temporary cul-de-sacs shall be constructed to the same cartway width as required for permanent cul-de-sacs. Temporary easements shall be provided for the effected adjoining properties until such time that the street is extended.

E. Street Intersections.

1. Intersections involving the junction of more than two (2) streets are prohibited.
2. The distance between the centerline of streets opening onto the opposite sides of existing or proposed streets shall be no less than one hundred fifty (150) feet between centerlines, measured along the centerline of the street being intersected.
3. Proposed intersections opening onto opposite or same side of existing arterial or collector streets shall be located not closer than five hundred (500) feet, measured from centerline to centerline, along the centerline of the arterial or collector street being intersected.

4. Right angle intersections shall be used.
5. The cartway edge at street intersections shall be rounded by a tangential arc with a minimum radius of thirty-five (35) feet for local streets or alleys and fifty (50) feet for intersections involving arterial and collector streets. The right-of-way radii at intersections shall be substantially concentric with the edge of the cartway. The Township may require larger radii based on the largest design vehicle using the intersection.
6. All streets intersecting a state highway shall be subject to the approval of PennDOT.
7. There shall be provided and maintained at all intersections a clear sight triangle with a sight line established from a point of ten (10) feet back from edge of the major road pavement for public streets to a point in the middle of the approaching traffic lane. The minimum length of the sight line along the major road shall be as listed in the PennDOT Design Manual, Part 2, Chapter 2, Section 2.2.F and Table 2.3, as amended. Clear sight triangles shall be indicated on all plans. No building or other obstructions that would obscure the vision of a motorist shall be permitted within these areas.
8. Proper safe stopping sight distance shall be provided with respect to both horizontal and vertical road alignments at all intersections. Sight distance at street intersections shall be such to provide the following minimum stopping distance for a vehicle traveling on an approaching street which has no stop or signal control:

a. Calculation of Safe Stopping Sight Distance.

- (1) Street intersections shall be located at a point which provides optimal sight distance in both directions.
- (2) For each intersection, the available sight distance in each direction shall equal or exceed the stopping sight distance computed from the following formula:

$$SSSD = 1.47 Vt + \frac{V^2}{30(f \pm G)}$$

WHERE:

SSSD = Minimum safe stopping sight distance (feet).

V = Velocity of vehicle (miles per hour).

t = Perception time of driver (2.5 seconds).

f = Wet friction of pavement (0.30).

G = percent grade of roadway divided by 100

- (3) If the 85th percentile speed varies by more than ten (10) miles per hour from the speed limit, the Township may require the 85th percentile speed to be used to determine stopping distance.
- (4) Appendix No. 22 depicts stopping sight distance for selected speeds. The sight distances in Appendix No. 22 apply for roadway grades in whole numbers from +13% to 13% along with speeds from fifteen (15) to sixty (60) miles per hour in increments of five (5) miles per hour. The designer may use this table in lieu of the above formula.

b. Measurements of Sight Distance.

- (1) The correct measurement of available sight distance at each proposed street intersection shall be the responsibility of the applicant.
- (2) For the purpose of measuring available sight distance, the height of the driver's eyes shall be 3.5 feet above the road surface, and the height of the object shall be 4.25 feet above the road surface. The lateral placement of vehicles on the roadway and at the proposed access point shall be consistent with the operation of the access and roadway.
- (3) For each direction, the shortest of the following measurements shall be considered the available sight distance for that direction:
 - (i) The maximum length of roadway along which a driver at the proposed street intersection can continuously see another vehicle approaching the roadway. The driver's eyes at the proposed point of access shall be ten (10) feet back from the near edge of the closest travel lane in the center of the intersection lane.

- (ii) The maximum length of roadway along which a driver on the roadway can continuously see a vehicle which is located in his travel lane on the roadway in order to make a left turn into the proposed access or as a result of a left or right turn out of the proposed access.
 - (iii) The maximum length of roadway along which the driver of a vehicle intending to make a left turn into the proposed access can continuously see vehicles approaching from the other direction. This is measured from the point where the left turning vehicle stops.
- c. Inadequate Sight Distance Remedies. If it is impossible to achieve required safe stopping sight distance in both directions the Township may:
 - (1) Prohibit left turns by entering or exiting vehicles;
 - (2) Require alteration of the horizontal or vertical geometry of the roadway or access; all such work shall be at the expense of the applicant;
 - (3) Require removal of physical obstruction from the line of sight, at the expense of the applicant;
 - (4) Require installation of a separate left turn standby lane; or
 - (5) Deny access to the roadway.

F. Alleys.

- 1. Alleys shall have the following characteristics:
 - a. A property which utilizes an alley shall maintain frontage along a public or private street.
 - b. An application that proposes alleys shall be accompanied by an agreement which shall be recorded with the final plan and which shall establish the conditions under which the alleys will be maintained.
 - c. The final plan, for recordation with the Recorder of Deeds shall include a plan note which identifies (1) the specific alleys, (2) the

recorded maintenance agreement, and (3) a notification that the alleys do not qualify for dedication to the Township and that the Township will not assume any responsibility for their maintenance.

2. The cartway of all alleys shall be constructed in accordance with Section 603.A.8 of this Ordinance.
 - a. No part of any structure shall be located within thirty (30) feet from the cartway edge of an alley.
 - b. The vertical and horizontal alignments of alleys shall conform to the specifications for local streets as stated in Sections 602.B and 602.C, respectively.
 - c. Alleys and their intersection shall conform to the specifications for local streets as stated in Sections 602.E and 602.G.
 - d. Alleys which form a cul-de-sac shall not exceed four hundred (400) feet in length, measured from the centerline intersection of a street or private street which is not a cul-de-sac. Alley cul-de-sacs which do not terminate in a parking compound shall be provided at the terminus with a fully paved turn-around. The turn-around shall be designed in accordance with one of the following methods:
 - (1) An eighty (80) foot paved diameter.
 - (2) T-shaped turn-around with a twelve (12) foot width and the flared portions rounded by minimum radii of twenty (20) feet.
 - e. All alleys shall be privately maintained. The plan shall contain a note which shall state that the alley shall not be offered for dedication and shall be privately maintained.
 - (1) If an alley is to be for the common use of two (2) or more properties, the applicant shall provide for the maintenance of such alley. The applicant shall provide for private maintenance through the formation of a homeowner's association or through the setting forth of the maintenance responsibilities in easements in the deeds to the lots which have the right to use the alley. If a homeowner's association is formed, a document setting forth the maintenance responsibilities of such association and the right of such association to access lots within the development shall be recorded at the same time as the final plan is recorded. All

such documents shall be in a form acceptable to the Township Solicitor.

- (2) All persons who shall purchase a lot abutting or having the right to use an alley shall be given a copy of the final plan, and, if a homeowner's association had been formed, shall be given a copy of all such documents relating to the maintenance responsibilities of such homeowner's association.

G. Right-of-Way and Cartway Widths.

1. The minimum street rights-of-way and cartway widths for new streets shall be as follows:

	<u>Street Classification</u>	<u>Minimum Cartway</u>	<u>Minimum Right-of-Way</u>
a.	Arterial Street (Highway)	As determined after consideration with the County Planning Commission and PennDOT.	
b.	Collector Street	34'	60'
c.	Local Street	28'	50'
d.	Turn-Around of Cul-de-sac	80' in Diameter	100'
e.	Alley or Service Street	24'	N/A

H. Private Streets. Private streets shall meet all the design standards for public streets as required by this Ordinance. Applications which propose a private street shall be by an agreement which shall be recorded with the Recorder of Deeds as part of the final plan. This agreement shall establish the conditions under which the street will be constructed and maintained, as well as conditions controlling an offer of dedication, and shall stipulate:

1. That the street shall be constructed and maintained to conform to the provisions of this Ordinance.
2. The method of assessing maintenance and repair costs.
3. That an offer for dedication of the street shall be made only for the street as a whole.

4. That the owners of the abutting lots will include with any offer of dedication sufficient funds, as estimated by the Township, to restore the street to the prevailing standards.
5. That an agreement by the owners of fifty-one (51) percent of the front footage thereon shall be binding on the owners of the remaining lots.

I. Driveways

1. Driveways shall be located as to provide minimum safe stopping sight distance at intersections with streets and shall not be located within any required clear sight triangle in accordance with Section 602E. Access should be provided to the street of lesser classification when there is more than one street classification involved. Driveways shall not interfere with the normal traffic movement or be inconsistent with the design, maintenance and drainage of the street. Driveway locations shall be delineated on all plans.
2. Single-family residential driveways shall be a minimum of three (3) feet from any property line. The minimum width at the street right-of-way shall be ten (10) feet and the maximum width at the street right -of-way shall be twenty (20) feet. The number of driveway entrances per dwelling shall be one (1). The Board may grant additional driveway entrances if severe topographic conditions exist and the width of the lot exceeds one hundred fifty (150) feet at the street right-of-way.
3. Common driveways are prohibited unless a modification of this Section is granted by the Board. When common driveways are permitted an access and maintenance agreement shall be provided in the deeds of the lots having use of the driveway. The agreement shall be in a form acceptable to the Township Solicitor.
4. All driveways shall contain paved entrances a minimum of ten (10) feet from the edge of the adjoining street. The pavement shall conform to the standards of Section 603.A.8 of this Ordinance. All paved entrances must be constructed to allow proper drainage and a continuation of the existing shoulder configuration.

J. Access Drives.

1. The cartway of all access drives shall be constructed in accordance with Section 603.A.8.

2. Access drives do not require a specific right-of-way; however, the following standards for cartway width shall apply:

Number of Lanes
Cartway Width

Three (3) lanes	36 feet
Two (2) lanes	24 feet
One (1) lane	12 feet

3. The vertical and horizontal alignments of access drives shall conform to Sections 602.B and 602.C, respectively.
4. Access drive intersections shall conform to the specifications for streets as stated in Section 602.E.
5. Access drives shall be located a minimum of ten (10) feet from side or rear property lines.

SECTION 603. Vehicular Parking Facilities, Sidewalks and Curbs

- A. Parking areas. Off-street vehicular parking facilities shall be provided in accordance with the Township Zoning Ordinance.
 1. Parking compound dimensions shall be no less than those listed in Appendix 21.
 2. Buffer planting shall be provided for parking compounds and access drives which are adjacent to residential properties. The buffer planting area shall be at least fifteen (15) feet wide. Buffer planting shall be installed in accordance with Section 609.A. Buffer plantings shall not restrict sight distances.
 3. No portion of a parking compound will be permitted within five (5) feet of side or rear property lines or street right-of-ways.
 4. Not less than five (5) foot radius of curvature shall be permitted for horizontal curves in parking areas.
 5. All dead-end parking lots shall be designed to provide sufficient back-up area for all end stalls.
 6. Painted lines, arrows and dividers shall be provided and maintained to control parking when necessary to direct vehicular circulation.

7. Parking areas, main entrances and exits which are open to the public shall be lighted to a minimum average of two (2) foot candles at an elevation of three (3) feet above the surface. All lighting shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way.
8. All parking compounds and access drives shall be paved to meet the following minimum standards:
 - a. Crushed aggregate base course with a minimum thickness of six (6) inches, as specified in PennDOT Specifications, Form 408, and its latest revisions.
 - b. The bituminous surface shall consist of a minimum of one and one-half (1-1/2) inches of ID-2 binder course and one (1) inch ID-2 wearing course. Material shall be equal or superior to PennDOT Specifications Publication 408/90, as amended, and shall be applied in accordance with those same specifications.

B. Sidewalks.

1. Sidewalks shall be provided in all residential projects with an average density in excess of four (4) dwelling units per acre. Additionally, sidewalks shall be required in the following circumstances:
 - a. To continue existing sidewalk systems to the terminus of a service area or block.
 - b. To provide access to vehicular parking compounds.
 - c. To provide access to and/or within a commercial, industrial, or community facility. Sidewalks which are provided as part of such non-residential facilities shall be designed and constructed to service the projected pedestrian needs. Where unusual or particular conditions prevail with respect to prospective traffic and/or safety of pedestrians, the Township may require specific standards or improvement.
2. Sidewalks shall be constructed of Class A cement concrete four (4) inches thick, containing steel mesh of six by six by fourteen (6 x 6 x 14) inch gauge, upon a properly prepared subgrade. Four (4) inches of AASHTO #57 crushed stone shall be properly compacted using a mechanical tamper. Upon the crushed stone, the sidewalks shall be constructed by pouring concrete in separate slabs thirty (30) feet in length. The slabs shall be completely separated by one-quarter (1/4) inch

expansion joint and scored every five (5) feet. A grass planting strip shall be provided between the curb and sidewalk.

3. Sidewalks shall be installed on both sides of all streets in subdivision and land developments as herein specified. Sidewalks shall be located, if possible, within the street right-of-way line, and shall be a minimum of four (4) feet wide except that in the vicinity of shopping centers, schools, parks, recreation areas and other community facilities, they shall be a minimum of five (5) feet wide.
4. Sidewalks shall be installed to the dimensions and construction standards of Appendix No. 20.

C. Curbs.

1. Curbs shall be required along all residential streets when the project has an average density in excess of four (4) dwelling units per acre.
2. Curbs shall be required along all streets within non-residential subdivisions.
3. Curbs shall be installed to the dimensions and construction standards of Appendix No. 20.
4. Standard straight curb shall be required along all state highways and along all Township streets which the Township has classified as collector and where standing curbs exist. Standard slant curb shall be used along all other streets where curb is required.

SECTION 604. Blocks and Lots

- A. General Configuration. The configuration of blocks and lots shall be based upon the lot area requirements, the salient natural features, the existing man-made features, and the proposed type of structure. Lot configurations should provide for flexibility in building locations while providing safe vehicular and pedestrian circulation. Lots with areas that are two (2) or more times the minimum requirements shall, wherever feasible, be designed with configurations which allow for additional subdivision.
- B. Residential Blocks. All blocks in a residential subdivision shall have a maximum length of one thousand five hundred (1,500) feet.
- C. Non-Residential Blocks. Blocks in non-residential areas may vary from the requirement of Section 604.B when required by the nature of the use. Adequate

provisions shall be made for off-street parking, loading areas and traffic circulation.

D. Lot and Parcel Configuration.

1. Whenever physically possible, side lot lines shall be radial to street lines.
2. In order to avoid jurisdictional problems, lot lines shall, wherever feasible, follow municipal boundaries rather than cross them. Where a lot is divided by a municipal boundary, the minimum standards of both municipalities shall apply.
3. Lot and parcel configuration shall conform to the Township Zoning Ordinance.
4. All lots shall front on an approved public or private street and maintain the required minimum lot width at the building setback line. All lots, with the exception of flag lots, shall maintain a minimum of two-thirds (2/3) the minimum required lot width at the street line.
5. Double frontage lots are prohibited except where provided as reverse frontage lots. Reverse frontage lots are permitted when a reduction of driveway intersections along a street with a high volume of vehicular movements is desired. All reverse frontage lots shall include an identification of the frontage for use as a road access.
6. All reverse frontage lots shall have a rear yard in accordance with the Township Zoning Ordinance, measured at the shortest distance from the proposed dwelling unit to the street right-of-way, have a planted buffer at least ten (10) feet in width, across which there shall be no vehicular access. (See Section 609.A, Buffer Planting).
7. All remnants of land (areas remaining after subdivision) shall conform to the lot area and configuration requirements.

E. Lot Size and/or Intensity. All lots shall conform to the Township Zoning Ordinance.

F. Flag Lots.

1. Flag lots shall not be created when lots can be designed that conform to the requirements of Section 604.D.5. The Board at its sole discretion may approve the plotting of a limited number of flag lots.

2. The "flagpole" or access portion of the flag lot shall maintain a minimum width of twenty-five (25) feet. The area of the flagpole shall not be included with the area of the lot for satisfying Township zoning standards for minimum lot size.
3. The Board may attach any reasonable conditions to the creation of flag lots as it finds necessary or desirable to provide for the orderly development of land and street systems.

SECTION 605. Building Setback Lines and Building Separation.

- A. A building setback line shall be provided along each street and private street.
- B. The distance to the building setback line shall be measured from the street centerline or right-of-way line and shall conform to the Township Zoning Ordinance. Setback lines on private streets shall be the required setback as per the Township Zoning Ordinance.
- C. In the case of corner lots, the setback from each adjacent street shall apply.
- D. All building separations and height requirements shall conform to the Township Zoning Ordinance.

SECTION 606. Easements. Easements for sanitary sewer facilities, storm water management/drainage facilities, public utilities, or pedestrian access shall meet the following standards:

- A. To the fullest extent possible, easements shall be adjacent to property lines.
- B. Nothing shall be placed, planted, set, or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement. This requirement shall be noted on the final plan and shall be included in all deeds for lots which contain an easement.
- C. Pedestrian easements shall have a minimum width of six (6) feet.
- D. Utility easements shall have a minimum width of thirty (30) feet, and all utility companies are encouraged to use common easements.
- E. The applicant shall reserve easements where storm water management/drainage facilities are existing or proposed, whether located within or beyond the boundaries of the property. Easements shall have a minimum width of twenty (20) feet and shall be adequately designed to provide area for (1) the collection and discharge of water, (b) the maintenance; repair and reconstruction of the drainage facilities, and (c) the passage of machinery for

such work. The easement shall clearly identify who has the right-of-access and responsibility of maintenance. This requirement shall be noted on the final plan and shall be included in all deeds for lots which contain an easement.

- F. Where any petroleum or petroleum product transmission line traverses a subdivision or land development, the applicant shall confer with the applicable transmission or distribution company to determine the minimum distance which shall be required between each structure and the centerline of such petroleum or petroleum product transmission line. Additionally, the Township will require, with the final plan application, a letter from the owner of the transmission line stating any conditions on the use of the tract which shall contain the above.
- G. Where a subdivision or land development is adjacent to or traversed by a water course, a drainageway, channel, or stream, there shall be provided a drainage easement conforming substantially with the line of such water course, drainageway, channel, or stream of such widths as will be adequate to preserve the unimpeded flow from a one hundred (100) year design rainfall.
- H. When a subdivision proposes multi-family attached dwellings, such as townhouses, the plans shall include an access easement along the front and rear property lines of all units, and side property lines of the end units, to allow all lot owners within the unit access to front or rear yards. The access easement shall have a minimum width of six (6) feet. This requirement shall be noted on the final plan and shall be included in all deeds for lots which contain the easement.

SECTION 607. Survey Monuments and Markers

- A. Permanent concrete monuments shall be accurately placed along at least one (1) side of each street at the beginning and end all curves and at all angles.
- B. Metallic markers shall be set at the points where lot lines intersect curves and/or other property lines.
- C. Monuments shall be of concrete, with a flat top having a minimum width or diameter of four (4) inches and a minimum length of thirty (30) inches. Cast-in-place or pre-cast concrete monuments shall be marked with center punch mark. Metallic markers shall consist of Iron Pipes or Pins at least thirty (30) inches long and not less than three-quarters (3/4) inch in diameter. Alternative monument methods will be at the discretion of the Township Engineer.
- D. All monuments and markers shall be placed under the direction of a registered surveyor so that the scored or marked point shall coincide exactly with the point of intersection of the lines being monumented or marked.

- E. All existing and proposed monuments and lot line markers shall be delineated on the final plan.

SECTION 608. Storm Water Management and Floodplain Controls All storm water management, collection, conveyance, erosion control, and flood plain considerations shall be accomplished in accordance with the provisions of this Ordinance.

- A. Storm Water Management.

All subdivision and/or land development applications shall include storm water management data. The storm water management data shall identify all proposed storm water management facilities and supportive information as required by this Ordinance.

- B. Floodplains.

- 1. Whenever a floodplain is located within or along a lot, the plan shall include the boundary of the floodplain and the elevation or locational dimensions from the centerline of the watercourse; a plan note that the floodplain shall be kept free of structures, fill and other encroachments; and a plan note that floor elevations for all structure adjacent to the floodplain shall be two (2) feet above the one hundred (100) year flood elevation.

Prior to any construction or issuance of building permits, the delineated boundary shall be properly fenced off to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of five (5) feet outside the delineated boundary. The fence must be properly maintained until all occupancy permits have been issued and/or for the extent of all construction.

- C. Stormwater Management Design Standards

- 1. GENERAL DESIGN RECOMMENDATIONS

In the interest of (1) reducing the total area of impervious surface, (2) preserving existing features which are critical to storm water management, and (3) reducing the concentration of storm water flow, the design should consider alternate design concepts and the flexibility provided by the modification process.

Maximum use should be made of the existing on-site natural and man-made storm water management facilities.

2. INNOVATIVE DESIGN

Innovative storm water management and recharge facilities may be proposed (e.g., rooftop storage, drywells, cisterns, diversion structures, aeration of lawns, holding tanks, infiltration systems, stream channel storage, in line storage in storm sewers, and grading patterns), provided they are accompanied by detailed engineering plans and performance capabilities that are acceptable to the Township.

3. DESIGN STANDARDS

3.01 Storm water runoff from a project site shall flow directly into a natural watercourse or into an existing storm sewer system. If neither or these is available, the applicant shall obtain an easement from the downstream landowner to allow the runoff discharge from the 2-year storm to be piped to a natural watercourse or existing storm sewer system. Where the downstream owner will not grant such an easement the runoff from the applicants site shall flow onto the adjacent property in a manner similar to the runoff characteristics of the pre-development flow. Where such an easement is granted the 10 through 100 year discharge from the basin shall flow onto the adjacent property in a manner similar to the runoff characteristics of the pre-development flow.

3.02 Storm water management facilities shall be provided so that the peak discharge of the calculated post-development runoff to an adjacent property does not exceed the peak discharge of the calculated pre-development runoff.

Runoff calculations for the pre- and post- development comparison shall consider five (5) different storm frequencies. (2, 10, 25, 50, and 100 year storm events).

For pre-development computations, all runoff coefficients within the project shall be based on actual land use assuming summer or good land cover conditions. Off-site land use conditions used to determine storm flows for designing storm facilities shall be based on existing land uses assuming winter or poor land cover conditions.

3.03 The design of storm water management collection facilities that service drainage areas within the site shall be based upon a twenty-five (25) year storm frequency event. Storm water

management facilities that convey off-site storm water through the site must be designed to convey a fifty (50) year event.

- 3.04 All developments must also include design provisions that allow for the overland conveyance of the post Q100 year storm flows through the site without damage to any private or public property.
- 3.05 Runoff calculations for on-site storm water facilities shall be based upon the following methods:
 - (1) Rational Method. This method is recommended and preferred for design of all collection, conveyance and retention facilities when drainage areas are less than 1/5 square miles or where times of concentration are less than 60 minutes.
 - (2) SCS TR-55 Tabular Hydrograph Method (1986, or latest revision). This method is recommended and preferred for design of conveyance and retention facilities when drainage areas are greater than 1.5 square miles.
 - (3) SCS TR-55 Graphical Method (1986, or latest revision). This method may be used in lieu of the Tabular Hydrograph Method for sizing conveyance systems. It does not provide an adequate inflow hydrograph for basin routing.
- 3.06 Criteria and assumptions to be used in the determination of storm water runoff and design of management facilities are as follows:
 - (1) Runoff coefficients shall be based on the land use coefficients listed in Appendix Nos. 25 and 26 of this Ordinance.
 - (2) Times of concentration shall be based on the following design parameters:
 - (a) Overland flow: The maximum length for each reach of overland flow before concentrated swale and/or sheet flow develops is three hundred (300) feet.
 - (b) Concentrated flows: At points where overland flows concentrate in field depressions, swales, gutters, curbs, or pipe collection systems, the time of concentration between these design points shall be based upon Manning's Equation and/or acceptable

engineering design standards as determined by the Township Engineer.

- (3) If the Rational Method is used, the Rainfall Intensity Duration-Frequency Chart shown in Appendix No. 24 shall be used to compute the rainfall intensities.
- (4) If the Soil-Cover-Complex Method is used, storm water runoff shall be based on the following 24-hour storm events:

<u>Storm Event</u>	<u>Inches of Rainfall</u>
2 years	3.36
10 years	5.23
25 years	6.24
50 years	7.20
100 years	8.40

Source: Pennsylvania Department of Transportation, Rainfall Intensity-Duration-Charts, developed by Penn State University, Department of Engineering, October 1986.

- (5) Use of other criteria, assumptions, references, calculation methods and/or computer modeling may be utilized, provided detailed design information and programming with references are submitted and approved by the Township.
- 3.07 The design plan and construction schedule shall incorporate measures to minimize soil erosion and sedimentation.
 - 3.08 Consideration shall be given to the relationship of the subject property to the drainage pattern of the watershed.
 - 3.09 Storm water shall not be transferred from one watershed to another, unless (1) the watersheds are sub-watersheds of a common watershed which join together within the perimeter of the property, (2) the effect of the transfer does not increase the peak discharge onto adjacent lands, or (3) easements from the affected downstream landowners are provided.

- 3.10 A concentrated discharge of storm water to an adjacent property shall be within an existing watercourse or enclosed in an easement.
- 3.11 Retention basins and detention basins shall be designed to safely discharge the peak discharge of post-development one hundred (100) year frequency storm event through an emergency spillway in the event of clogging of the primary outlet in a manner which will not damage the integrity of the basin.
- 3.12 Retention basins and/or detention basins, and water carrying facilities shall be stabilized in accordance with current engineering and Soil Conservation Service practices.
- 3.13 Retention basins and/or detention basins shall be designed and maintained to insure the design capacity after sedimentation has taken place.
- 3.14 Basins which are not designed to release all storm water shall be specifically identified as retention basins or permanent pond basins. All other basins shall have provisions for de-watering, particularly the bottom, and shall not create swampy and/or unmaintainable conditions. Low flow channels and tile fields may be used to de-water the bottom of a basin. Discharge structures shall be designed to eliminate the possibility of blockage during operation.
- 3.15 Retention basins and/or detention basins which are designed with earth fill dams shall incorporate the following minimum standards:
 - (1) The maximum water depth shall not exceed six (6) feet, unless approved by modification of the Board of Supervisors.
 - (2) The minimum top width of all dams shall be five (5) feet.
 - (3) The side slopes of earth fill dams shall not be less than three (3) horizontal to one (1) vertical on the downstream side of the embankment.
 - (4) Basins without restricted access shall have impoundment areas with side slopes no greater than five (5) horizontal to one (1) vertical. Basins with steeper side slopes shall be protected by fencing that will discourage access.

- (5) A cutoff trench of impervious material shall be provided under all dams.
- (6) All pipes and culverts through dams shall have properly spaced concrete cutoff collars or factory welded antiseep collars.
- (7) A minimum one (1) foot freeboard above the maximum design water surface elevation at the emergency spillway shall be provided.
- (8) Minimum floor elevations for all structures that would be affected by a basin, other temporary impoundments, or open conveyance systems where ponding may occur shall be two (2) feet above the Q100 year water surface. If basement or underground facilities are proposed, detailed calculations addressing the effects of storm water ponding on the structure and water-proofing and/or flood-proofing design information shall be submitted for approval.

3.16 The capacities of the pipes, gutters, inlets, culverts, outlet structures, and swales shall consider all possible hydraulic conditions. The following minimum design standards have been established by the Township.

- (1) For grass swales and roadside gutters two (2) design considerations shall be met: (1) the first shall consider channel velocity and stability based upon a low degree of retardance ("n" of .03); (2) the second shall consider channel capacity based upon a high degree of retardance (.050).
- (2) The "n" factors to be used for paved or rip-rap swales or gutters shall be based on accepted engineering design practices.
- (3) The following chart shall be used to determine the "n" factors for corrugated metal pipe:

"n" Factors

Pipe Diameter (inches)	Helical		Annular	
	Capacity	Velocity	Capacity	Velocity
up to 18	.017	.014	.026	.024
21 through 30	.021	.017	.026	.021
larger than 30	.026	.019	.026	.019

- (4) The "n" factor for concrete or any other smooth pipe shall be .010 for velocity and .013 for capacity.
- (5) The velocity to be used in the design of any piped storm water conveyance system shall be based on the maximum velocity obtainable. The capacity shall be based upon full flow conditions.
- (6) Inlets, culverts, and basin discharge systems shall be designed for the worst case condition. Inlet capacity shall be based on design data provided by the manufacturers and accepted by the Township Engineer. If acceptable information is not available, inlets in non-ponding areas shall be designed for a maximum capacity of four (4) cubic feet per second (cfs). Where ponding occurs, inlet capacity shall be based on accepted engineering design practices. Culvert design shall consider either inlet/outlet control or a combination of hydraulic losses through the system, whichever is greater. Basin discharge systems shall be designed to the same standards as culverts. If it cannot be readily determined which hydraulic condition controls, the basin discharge rate shall be based on the highest possible discharge rating curve with the basin capacity sized to store the excessive storm runoff based on the lowest possible discharge rating curve.

3.17 Inlets shall be along the curb line and are not permitted along the curb radius at an intersection. For the purpose of inlet placement, curb, gutter, or roadside swale depths shall not exceed three (3) inches along the roadway edge and one and one-half (1 1/2) inches across streets and all other access drives.

3.18 Manholes and inlets, when proposed, shall not be spaced more than six hundred (600) feet apart. Additionally, manholes shall be placed at points of abrupt changes in the horizontal or vertical

direction of storm sewers. Inlets may be substituted for manholes where they serve a useful purpose.

- 3.19 Curves in pipes or box culverts without an inlet or manhole are prohibited. Tee joints, elbows, and wyes are also prohibited.
- 3.20 Storm water management pipe collection and conveyance systems shall have a minimum diameter of fifteen (15) inches and shall be made of reinforced concrete pipe, corrugated galvanized metal pipe, or approved equivalent. Where installation conditions merit, structural calculations that address the actual design requirements will be required.
- 3.21 Storm water management/drainage facilities not located within a public right-of-way shall be centered within the easement.
- 3.22 The maximum swale, gutter, or curb velocity of storm water runoff shall be maintained at levels which result in a stable condition both during and after construction.

The following are considered characteristics of a stable condition:

- (1) It neither aggrades or degrades beyond tolerable limits.
 - (2) The channel banks do not erode to the extent that the channel cross section is changed appreciably.
 - (3) Sediment bars do not develop.
 - (4) Erosion does not occur around culverts and bridges or elsewhere.
 - (5) Gullies do not form or enlarge due to the entry of uncontrolled storm water runoff.
- 3.23 Grass lined channels shall be considered stable if the calculated velocity does not exceed the allowable velocities shown below:
 - (1) Three (3) feet per second where only sparse vegetation can be established and maintained because of shade or soil condition.
 - (2) Four (4) feet per second where normal growing conditions exist and vegetation is to be established by seeding.

- (3) Five (5) feet per second where a dense, vigorous sod can be quickly established or where water can be temporarily diverted during establishment of vegetation. Netting and mulch or other equivalent methods for establishing vegetation shall be used.
- (4) Six (6) feet per second where there exists a well established sod of good quality.

3.24 Where swale bends occur, the allowable velocities listed above shall be divided by the following factors:

- | | | |
|-----|---------------------------------|------|
| (1) | Swale bends 0 to 30 degrees | 1.50 |
| (2) | Swale bends 30 to 60 degrees | 1.75 |
| (3) | Swale bends 60 to 90 degrees | 2.00 |
| (4) | Swale bends 90 degrees and over | 2.50 |

These calculated grass lined channel flows may be exceeded if the designer can provide acceptable supportive design criteria as proof of erosion prevention.

Where the velocity of storm water runoff exceed the allowable velocity, erosion protection must be provided.

The method of erosion protection proposed must be supported by the appropriate design information and/or references.

3.25 When Plan applications are submitted in sections, and if temporary facilities are required for construction of a section, such facilities shall be included in the submitted plans. In the event temporary measures cannot adequately handle the storm water runoff, the main outfall line shall be included as part of the construction of the proposed section.

3.26 The following principles shall be applied to the design plan and construction schedule to minimize soil erosion and sedimentation.

- (1) Best Management Practices (BMP) shall be implemented during construction and post-construction period to prevent soil erosion, sedimentation and other pollutants from entering streams, lakes, etc.

- (2) Whenever feasible, natural vegetation shall be retained and protected.
- (3) The extent of the disturbed area and the duration of its exposure shall be kept to a minimum. Stockpiles to remain in place longer than twenty (20) days shall be seeded.
- (4) It shall be the contractor's responsibility during construction to prevent soil pollution from neighboring property, public streets, and streams. Soil dropped from construction equipment and sedimentation shall be immediately removed from roads, public and private property and streams.
- (5) Drainage provisions shall accommodate the storm water runoff both during and after construction.
- (6) Soil erosion and sedimentation facilities shall be installed prior to any on-site earth disturbance.

SECTION 609. Landscaping.

- A. Buffer Planting. Buffer planting shall be composed of evergreen shrubs and trees arranged to form a low level and high level screen. The high level screen shall consist of a line of evergreen trees of not less than six (6) feet in height at the time of planting and shall be planted at intervals of not more than ten (10) feet. The low level screen shall consist of a line of evergreen shrubs of not less than two (2) feet in height at the time of planting at intervals of not more than five (5) feet. The two lines shall be separated by no less than five (5) feet or no more than ten (10) feet. The final plan shall also note the plantings shall be permanently maintained by the property owner.

Notwithstanding other provisions of this Ordinance, a minimum ten (10) foot strip shall be reserved for buffer planting. Buffer plantings shall be provided for the following:

1. For all parking compounds and access drives, in accordance with Section 603 of this Ordinance.
2. For all reverse frontage lots in accordance with Section 604 of this Ordinance.
3. Around the perimeter of all non-residential subdivision and land developments which adjoin residential districts or uses.

4. Around the perimeter of all residential subdivisions and land developments which adjoin non-residential districts or uses of different density.
- B. Fencing. The Township may require the use of fencing, in lieu of buffer plantings. The fencing shall be of opaque material, and shall be approved by the Township. The fencing shall be installed along the tract boundary within a ten (10) foot easement and shall be permanently maintained by the property owner. Notation indicating maintenance responsibilities shall be placed on the final plan and included in all deeds for lots which contain the easement.
 - C. Existing Wooded Areas. Existing wooded areas shall be protected to prevent unnecessary destruction. At least twenty-five (25) percent of the number of trees (minimum trunk caliper of five [5] inches at twelve [12] inches above ground) that exist at the time of plan submission shall be maintained or replaced immediately following construction. Replacement trees shall be a minimum trunk caliper of two (2) inches at a height of six (6) inches above finished grade and located within unbuildable sections of the site (i.e. steep slope and setback areas).
 - D. Street Trees. Street trees shall be required by the Township for all proposed streets, in accordance with the following standards:
 1. The trees shall be nursery grown in a climate similar to that of the locality of the project. Varieties of trees shall be subject to the approval of the Township.
 2. All trees shall have a normal habit of growth and shall be sound, healthy and vigorous; they shall be free from disease, insects, insect eggs, and larvae.
 3. The caliper of the trunk, measured at a height of six (6) inches above finished grade, shall be a minimum of two (2) inches.
 4. Trees shall be planted between the street right-of-way line and the building setback line except where the Township has authorized placement of trees within the street right-of-way. The tree growth shall not interfere with the street cartway, sidewalk or utility line.
 5. All planting shall be performed in conformance with good nursery and landscape practice including proper guying and staking.
 6. Requirements for the measurements, branching, grading, quality, balling, and burlapping of trees shall follow code of standards recommended by

the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock, ANSIZ60, 1-1973, as amended.

7. One (1) street tree shall be provided for each building containing two (2) or less dwelling units and two (2) trees for buildings containing three (3) or more dwelling units.
8. A minimum of one (1) street tree shall be provided for each residential lot, and spaced not less than forty (40) feet nor more than sixty (60) feet apart along the entire length of each street. In commercial and industrial zoning districts, street trees shall be provided with each land development plan and spaced not less than forty (40) feet nor more than sixty (60) feet apart along each street frontage.
9. Street trees shall be selected from the following species:

Acer rubrum cultivars	Red Maple
Aesculus x cornea	Red Horsechestnut
Cladrastus lutea	American Yellowwood
Fraxinus pennsylvania cultivars	Green Ash
Ginkgo biloba (males only)	Ginkgo
Gleditsia triacanthos inermis	Thornless Honey
Cultivars	Locust
Liquidambar straciflua	Sweet Gum
Nyssa sylvatica	Black Tupelo
Quercus acutissima	Sawtooth Oak
Quercus phellos	Willow Oak
Quercus rubra	Red Oak
Sophora japonica	Japanese Pagoda Tree
Tilia cordata	Littleleaf Linden

- F. Ground Cover. Ground cover shall be provided on all areas of the project to prevent soil erosion. All areas which are not covered by paving, stone or other solid material shall be protected with a maintained vegetative growth.

SECTION 610. Sanitary Sewage Disposal and Water Supply.

- A. Sanitary Sewage Disposal. Where determined as feasible and necessary by the Board, the applicant shall be required to extend and/or connect to the public sewer system. Feasibility will be determined solely by the Board. Feasibility will be based on the analysis of the Sewer and Water Feasibility Report, and/or analysis of the East Drumore Township Official Sewage Facilities Plan (Act 537 Plan), and/or other applicable Township ordinances and standards.

1. When the Township, in accordance with the Pennsylvania Sewage Facilities Act, Act 537 of 1966, as amended, determines the necessity for a sewer facilities plan revision (plan revision module for land development), or supplement, the Board shall require that notice of approval from DEP be submitted as a condition of final plan approval.
2. If the applicant proposed connection to the public sewer system, the final plan application shall include a statement from the applicable Sewer Authority indicating the approval of the plans for design, installation and possible financial guarantees.
3. If the applicant proposes connection to the public sewer system, the sewerage installation shall be in accordance with the specifications of the Sewer Authority. The Sewer Authority shall establish requirements for the ownership and maintenance of such system.
4. If the applicant proposes to provide a community sewer system, its construction and installation shall be in accordance with applicable Sewer Authority specifications and all regulations of DEP. The applicant shall obtain all permits and approvals required by the Sewer Authority or DEP prior to final plan approval.

B. Water Supply.

1. Where determined as feasible and necessary by the Board, the applicant shall extend and/or connect to, the existing public water system. Feasibility will be determined solely by the Board and be based upon analysis of the sewer and water feasibility study required by Section 405 of this Ordinance.
2. If the applicant proposes connection to the public water system, the locations and kind of fire hydrants shall be in accordance with the specifications of the Water Authority or public utility which operates such water system in concert with the local fire department thread requirements. A copy of the approval of such system by the Water Authority or the public utility shall be submitted.
3. If the applicant proposes connection to the public water system, the final plan application shall include a statement from the Water Authority or the public utility indicating the approval of the plans for design, installation and possible financial guarantees.
4. If the applicant proposes connection to the public water system, the installation and construction shall be in accordance with the specifications of the Water Authority or the public utility. The Water Authority or the

public utility shall establish requirements for the ownership and maintenance of such system.

5. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or land development, the applicant shall present evidence that the subdivision or land development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners or by the Water Authority. A copy of a certificate of public convenience or an application for such certificate, a cooperative agreement or a commitment to serve the area in question, whichever is appropriate, shall be acceptable evidence.
6. If the applicant proposes to provide a community water supply system, its installation shall be in accordance with the Water Authority specifications and all regulations of DEP. The applicant shall obtain all permits and approvals required by the Water Authority, the public utility or DEP prior to final plan approval.

C. On-Lot Sewage Disposal. If the Township approves installation of on-lot sewage disposal, the following documentation shall be provided:

1. Sewage Testing Required for all Proposed Lots. Each lot or lot to be created shall contain a suitable location for the installation of an initial individual on-lot sewage system except when such lots or lots to be created are to be served by a community sewage system. The Sewage Enforcement Officer shall perform or observe all tests required by DEP and this Ordinance for the location of an individual on-lot sewage system to confirm the suitability of the location.
2. Replacement Location for On-Lot Sewage Systems Required. A replacement locations shall be provided for all lots, which shall comply with all regulations issued by DEP concerning individual on-lot sewage systems, including isolation distances, and with the terms of this Ordinance and any other applicable Township Ordinances. Replacement locations shall not be required for those areas exempted by the East Drumore Township Official Sewage Facilities Plan.
3. Identification of Replacement Location.
 - a. Each applicant shall demonstrate to the satisfaction of the Sewage Enforcement Officer and/or a sanitarian certified by DEP that an area exists on the lot or on each lot to be created for an initial individual on-lot sewage system and for the replacement location. The Sewage Enforcement Officer or sanitarian shall perform all tests required by DEP regulations for the location of an individual

on-lot sewage system to confirm the suitability of the replacement location. Allowance of open land for the replacement location without such testing shall not constitute compliance with the requirement of this Section.

- b. The location of each initial individual on-lot sewage system and each replacement location shall be noted on the plans. An appropriate easement shall be provided around the replacement location and shown on the final plan. The purchaser of each lot shall be provided with a copy of the plans. A note shall be added to the plans stated that no improvements shall be constructed upon the replacement location easement, and the deed to each lot created as a part of the subdivision or land development shall contain language reflecting this limitation.
 - c. Any revisions to a permit or plan affecting a replacement location which previously has been approved pursuant to the provisions of this Ordinance shall be approved by the Township or its authorized representative.
4. Construction of Improvements Upon or Disturbance of Replacement Location Prohibited. The replacement location shall not be excavated, graded, filled, or otherwise disturbed in any manner which would prevent it's use as a future location for an on-lot sewage disposal system during development of the lot. No permanent or temporary improvements of any character other than the planting of shrubs or other plant matter shall be constructed upon the replacement location unless the person who desires to construct such improvements shall demonstrate to the satisfaction of the Sewage Enforcement Officer that the proposed improvements will not prevent its use as a future location, or than an alternate replacement location which complies with all applicable Township Ordinances exists upon the lot. If such an alternate replacement location shall be identified, the alternate replacement location may be considered to be the replacement location required by this Ordinance, shall be designated as the replacement location, and the plans shall be accordingly revised and submitted to the Planning Commission. The newly designated replacement location shall thereafter be considered the replacement location for the purposes of this Ordinance.
 5. The limits of both the initial individual on-lot sewage system and the replacement system location easement for each lot must be staked and roped off, or other acceptable measures, prior to issuance of building permits for each lot and properly maintained during construction until the issuance of an occupancy permit.

SECTION 611. Emergency Access Requirements. All subdivision or land developments containing fifty (50) or more dwelling units, or non-residential buildings or buildings containing fifteen thousand (15,000) or greater square feet of gross floor area shall be provided with at least two (2) separate and distinct means of access to the subdivision or land development.

- A. Access may be provided through the location of two (2) or more public or private streets each of which intersects with an existing public street. Such public or private streets shall meet all requirements of this Ordinance concerning design and construction.
- B. Access for a land development may be provided through two (2) or more driveways into the land development. Such driveways shall be separated by a distance of at least one hundred fifty (150) feet and shall comply with all requirements of this Ordinance.
- C. If the applicant is unable to provide access to the subdivision or land development through two (2) or more public or private streets each of which intersect with an existing public street or two (2) or more access drives which intersect with one (1) or more existing public streets an emergency access shall be provided.
 - 1. The emergency access shall be improved so that emergency vehicles may safely transverse it and shall be indicated on the plans.
 - 2. The emergency access shall be acceptable to the providers of emergency services within the Township. Applicants proposing to provide emergency access shall submit evidence of such approval.
 - 3. The emergency access may be located so that access to the subdivision or land development is gained from a public street at a location unsuitable for regular access with an existing public street.
 - 4. The emergency access may be located so that access is gained from an adjacent tract. For example, a subdivision or land development adjoining a parking lot of another use may provide emergency access through a point with a break chain. Applicants with plans indicating emergency access through an adjoining private tract shall provide evidence that the adjoining property owner has consented to such emergency access location.

SECTION 612. Refuse Collection Stations.

- A. Outdoor collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided.

- B. Collection stations shall be located so as to be separated adequately from habitable buildings to avoid being offensive, but at the same time be convenient for both collectors and residents and shall be screened and landscaped adequately.
- C. Collection stations shall be so constructed as to prevent the escape^{of} of refuse by wind, water or other natural elements and prevent animals, rodents, etc. from entering.

SECTION 613. Mobile Home Parks

- A. Plans for mobile home parks and travel trailer parks shall be processed in accordance with Article III of this Ordinance.
- B. Plan information and design standards for Mobile Home Parks and Travel Trailer Parks shall comply with all applicable standards of this Ordinance, the East Drumore Township Mobile Home and Travel Trailer Park Ordinance, the Zoning Ordinance, and any other Ordinance enacted by the Board of Supervisors setting requirements for Mobile Home and Travel Trailer Parks.

ARTICLE VII

ADMINISTRATION, ENFORCEMENT AND PENALTIES

SECTION 701. Fees

A. Fee Resolution

1. The Board shall establish by resolution a collection procedure and schedule of fees to be paid by the applicant at the time of submission of all plans.
2. Fees for all other permits required for and by the Township shall be established by the resolution.
3. Said schedule of fees, that may be revised from time to time, included in Appendix No. 23 shall be posted in the Township Office.

B. Technical Fees.

1. Technical fees required to be paid in accordance with this Ordinance shall be paid to the Township by the applicant for the below listed services:
 - a. Reviewing all information submitted in conformance with provisions of this Ordinance. This includes all originally submitted and revised plans, reports and specifications.
 - b. Observing the layout of the site for conformance to the submitted survey, plan and specifications.
 - c. Reviewing planning modules for land development.
 - d. Reviewing cost estimates of required improvements as submitted by the developer.
 - e. Observing required improvements during construction.
 - f. Final observations upon completion of installation of the required improvements.
 - g. Review or completion of legal documents, agreements, deeds, etc.

- h. Such other technical services as deemed necessary or required by the Township.

SECTION 702. Modifications. The provisions of these regulations are intended as a minimum standard for the protection of the public health, safety and welfare. If the literal compliance with any mandatory provision of these regulations is shown by the applicant to the satisfaction of the Board present at a public meeting to be unreasonable and to cause undue hardship as it applies to the particular property, the Board may grant a modification from such mandatory provision so that substantial justice may be done and the public interest secured while permitting the reasonable utilization of the property. However, the granting of a modification shall not have the effect of making null and void the intent and purpose of this Ordinance. The Board may, at its sole discretion, attach reasonable conditions to the granting of a modification, in order to protect the public interest.

SECTION 703. Application Requirements.

- A. All requests for Modifications shall be made in accordance with the provisions of Section 309 of this Ordinance.
- B. Should a revision to a submitted plan require a modification which was not apparent at the time of the initial plan submission, the request for a modification shall be submitted in accordance with Section 309 of this Ordinance.

SECTION 704. Action on Modification Applications. At a public meeting, the Board shall review the request to determine if the literal compliance with any mandatory provision of this Ordinance is demonstrated by the applicant to exact undue hardship because of peculiar conditions pertaining to 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. The applicant shall demonstrate that an alternative proposal will allow for equal or better results and represents the minimum modification necessary. If the Board determines that the applicant has met his burden, it may grant a modification from the literal compliance with the terms of this Ordinance. In granting Modifications, the Board may impose such conditions as will, in its judgement, secure the objectives and purposes of this Ordinance. When a modification is granted with conditions, a statement of the approved modification including the imposed conditions(s) shall be provided on the final plan.

SECTION 705. Enforcement. It shall be the duty of the Zoning Officer and/or other such duly authorized representative of the Township, and they are hereby given the power and authority to enforce the provisions of this Ordinance.

The Zoning Officer shall require that the application for a zoning permit contain all information necessary to enable him to ascertain whether the proposed building, alteration, or use is located in an approved subdivision or land development. No

zoning permit shall be issued until the Zoning Officer has determined that the site for the proposed building, alteration or use complies with all the provisions of this Ordinance and conforms to the site description as indicated on the approved and recorded final plan.

SECTION 706. Penalties and Preventative Remedies

- A. Any person, partnership, corporation or the members of such partnership or the officers of such corporation who or which being the owner or agent of the owner of any lot, tract or parcel of land shall lay out, construct, open and/or dedicate any street, sanitary sewer, storm sewer, water main, or other improvement for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon; or who sells, transfers or agrees or enters into an agreement to sell any land in a subdivision or land development, whether by reference to or by use of a plan of such subdivision or land development or otherwise; or who erects any building thereon, unless and until a final plan has been recorded as provided herein; or who in any other way may be in violation of any of the provisions of this Ordinance shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgement of not more than five hundred dollars (\$500.00) plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgement shall commence or be imposed, levied or payable until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgement, the Township may enforce the judgement pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation unless the District Justice determines that there was a good faith basis for the person, partnership or corporation violating the Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth (5th) day following the date of determination of a violation of the District Justice, and thereafter each day that a violation continues shall constitute a separate violation.
- B. In addition to other remedies, the Township may institute and maintain appropriate actions at law or in equity to restrain, correct or abate violations of this Ordinance, to prevent unlawful construction, to recover damages and/or to prevent illegal occupancy of a building, structure or premises.
- C. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
- D. The Township may further refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation

of this Ordinance. The authority to deny such permit or approval shall apply to any of the following applicants:

1. The owner of record at the time of such violation.
 2. The vendee or lessee of the owner of record at the time of such violation without regard to whether such vendee or lessee had actual or constructive knowledge of the violation.
 3. The current owner of record who acquired the property subsequent to the time of the violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
 4. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual constructive knowledge of the violation.
- E. As an additional condition for the issuance of a permit or the granting of an approval to any such owner, current owner, vendee, or lessee for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real estate.

ARTICLE VIII

APPEALS, INTERPRETATION AND EFFECTIVE DATE

SECTION 801. Appeals. All appeals from decisions of the Board in the administration of this Ordinance shall be made in accordance with the provisions of the Municipalities Planning Code.

SECTION 802. Interpretation and Application of Provisions. In the interpretation and application of the provisions of this Ordinance, said provisions shall be deemed to be the minimum requirements necessary for the promotion and protection of the public health, safety and welfare. Where the provisions of this Ordinance and all standards and specifications implementing it impose greater restrictions upon subdivision or land development than those of any other Township Ordinance or any regulation or any applicable land development agreement, the provisions of this Ordinance and its standards and specifications shall be controlling. Where the provisions of any statute, regulation, or other Township Ordinance or applicable land development agreement impose greater restrictions upon subdivision or land development than this Ordinance, the provisions of such statute, regulation, other Ordinance, or applicable land development agreement shall be controlling. Where the provisions of any Township ordinances, regulations, or specifications, which existed prior to the adoption of this Ordinance, reference compliance with provisions of the Lancaster County Subdivision and Land Development Ordinance, they shall now be deemed to reference applicable provisions of this Ordinance.

SECTION 803. Application of Ordinance. With the exception of Sections 803.A and 803.B, the provisions of this Ordinance shall apply to and control all subdivisions and/or land developments whose plans have not been recorded in the Office of the Recorder of Deeds prior to the effective date of these regulations.

- A. The provisions of this Ordinance shall not adversely affect an application for approval of a preliminary or final plan which was duly filed with the Lancaster County Planning Commission and is pending action at the time of the effective date of the Ordinance, and in which case the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application had been duly filed. When a preliminary plan has been duly approved, the applicant shall be entitled to final plan approval in accordance with the terms of the approved preliminary plan. However, if an application is properly and finally denied, any subsequent application shall be subject to the provisions of this Ordinance.
- B. If an applicant has received approval of a preliminary or final plan prior to the effective date of this Ordinance, no provision of this Ordinance shall be applied to adversely affect the right of the applicant to commence and complete any

aspect of the approved development in accordance with the terms of such approval within five (5) years from the date of such approval. When approval of the final plans has been preceded by approval of a preliminary plan, the five (5) year period shall be counted from the date of preliminary plan approval. If there is any doubt as to the terms of approval, the terms shall be construed in light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.

SECTION 804. Construction. Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights or liability incurred, or any permit issued, or any approval granted, or any cause or causes of action existing prior to the enactment of this Ordinance.

SECTION 805. Severability. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not effect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, sentence, clause, part, or provision had not been included herein.

SECTION 806. Effective Date. This Ordinance shall take effect and be in force in five (5) days as provided by law.

DULY ORDAINED AND ENACTED by the *East Drumore*
Township Board of Supervisors
on the 11th day of September 1997 in lawful session duly
assembled.

I. Merrill Carter
Albert P. Stoner

APPENDIX NO. 1

CERTIFICATION OF ACCURACY (PLAN)

I hereby certify that, to the best of my knowledge, the plan shown and described hereon is true and correct to the accuracy required by the East Drumore Township Subdivision and Land Development Ordinance.

_____, 19____ * _____

*Signature and seal of a professional registered in the Commonwealth of Pennsylvania qualified to perform such duties and responsible for the preparation of the plan.

APPENDIX NO. 2

CERTIFICATION OF ACCURACY (SURVEY)

I hereby certify that, to the best of my knowledge, the survey shown and described hereon is true and correct to the accuracy required by the East Drumore Township Subdivision and Land Development Ordinance.

_____, 19____ * _____

*Signature and seal of a Professional Land Surveyor registered in the Commonwealth of Pennsylvania qualified to perform such duties and responsible for the preparation of the plan.

APPENDIX NO. 3

STORM WATER MANAGEMENT / DRAINAGE PLAN CERTIFICATION

I hereby certify that, to the best of my knowledge, the storm water management / drainage facilities shown and described hereon are designed in conformance with the East Drumore Township Subdivision and Land Development Ordinance.

_____, 19____ * _____

*Signature and seal of a professional registered in the Commonwealth of Pennsylvania qualified to perform such duties and responsible for the preparation of the storm drainage plan.

APPENDIX NO. 4

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN
AND OFFER OF DEDICATION

INDIVIDUAL

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the _____ day of _____, 19____, before me, the undersigned officer, personally appeared _____, who being duly sworn according to law, deposes and says that he is the * _____ of the property shown on this plan, that the plan thereof was made at his direction, that he acknowledges the same to be his act and plan, that he desires the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

** _____

*** _____

My Commission Expires _____, 19____

- * Identify Ownership or Equitable Ownership
- ** Signature of the Individual
- *** Signature and Seal of Notary Public or Other Authorized to Acknowledge Deeds.

APPENDIX NO. 4

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN
AND OFFER OF DEDICATION

COPARTNERSHIP

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the _____ day of _____, 19____, before me, the undersigned officer, personally appeared _____, being the members of the firm of _____ who being duly sworn according to law, deposes and says that the copartnership is the * _____ of the property shown on this plan, that the plan thereof was made at his direction, that it acknowledges the same to be its act and plan, that desires the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

**

My Commission Expires _____, 19____

- * Identify Ownership or Equitable Ownership
- ** Signature of the Individual
- *** Signature and Seal of Notary Public or Other Authorized to Acknowledge Deeds.

APPENDIX NO. 4

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

CORPORATE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the ____ day of _____, 19____, before me, the undersigned officer, personally appeared _____, being * _____ of ** _____ who being duly sworn according to law, deposes and says that the corporation is the *** _____ of the property shown on this plan, that he is authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, that the corporation desires the same to be recorded and on behalf of the corporation further acknowledges, that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

**** _____

***** _____

***** _____

My Commission Expires _____, 19____

- * Individual's Title
- ** Name of Corporation
- *** Identify Ownership or Equitable Ownership
- **** Signature of the Individual
- ***** Corporate Seal
- ***** Signature and Seal of Notary Public or Other Authorized to Acknowledge Deeds.

APPENDIX NO. 5

EAST DRUMORE TOWNSHIP BOARD OF SUPERVISORS
PRELIMINARY PLAN APPROVAL CERTIFICATE

At a meeting on _____, 19____, the East Drumore Township Board of Supervisors granted PRELIMINARY PLAN APPROVAL of this project, including the complete set of plans marked sheet(s) _____ through _____ which form a part of the application dated _____, last revised _____, and bearing East Drumore Township File No. _____. This plan may not be recorded in the office of the Lancaster County Recorder of Deeds, nor may any construction be initiated.

* _____ *

* Signatures of the Chairman and Vice Chairman or their designees.

APPENDIX NO. 6

EAST DRUMORE TOWNSHIP BOARD OF SUPERVISORS
IMPROVEMENT CONSTRUCTION PLAN APPROVAL CERTIFICATE

At a meeting on _____, 19____, the East Drumore Township Board of Supervisors granted IMPROVEMENT CONSTRUCTION PLAN APPROVAL of this plan, bearing East Drumore Township File No. _____. When combined with the necessary Township and/or Commonwealth approvals and permits, this approval grants the authority to install the improvements required by the East Drumore Township Subdivision and Land Development Ordinance. This plan may not be recorded in the office of the Lancaster County Recorder of Deeds.

* _____ *

* Signatures of the Chairman and Vice Chairman or their designees.

APPENDIX NO. 7

EAST DRUMORE TOWNSHIP BOARD OF SUPERVISORS
FINAL PLAN APPROVAL CERTIFICATE

At a meeting held on _____, 19____, the East Drumore Township Board of Supervisors granted Final Plan approval of this project including the complete set of plans and information which are filed with the Supervisors in File No. _____, based upon its conformity with the standards of the East Drumore Township Subdivision and Land Development Ordinance.

* _____ *

* Signatures of the Chairman and Vice Chairman or their designees.

APPENDIX NO. 8

EAST DRUMORE TOWNSHIP BOARD OF SUPERVISORS
APPROVAL CERTIFICATE FOR A LOT ADD-ON PLAN

At a meeting held on _____, 19____, the East Drumore Township Board of Supervisors granted Lot Add-on Plan approval of this project including the complete set of plans and information which are filed with the Supervisors in File No. _____, based upon its conformity with the standards of the East Drumore Township Subdivision and Land Development Ordinance.

* _____ *

* Signatures of the Chairman and Vice Chairman or their designees.

APPENDIX NO. 9

EAST DRUMORE TOWNSHIP PLANNING COMMISSION
REVIEW CERTIFICATE

At a meeting held on _____, 19_____, the East Drumore Township Planning Commission reviewed this plan and a copy of the review comments is on file in the Township office.

* _____ *

* Signatures of the Chairman and Secretary or their designees.

APPENDIX NO. 10

LANCASTER COUNTY PLANNING COMMISSION
REVIEW CERTIFICATE

The Lancaster County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act 347 of 1968, as amended, reviewed this plan on _____, 19____, and a copy of the review is on file at the office of the Planning Commission in LCPC File No. _____. This certificate does not indicate approval or disapproval of the plan by the Lancaster County Planning Commission, and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the Commonwealth or the Federal government.

* _____ *

* Signatures of the Chairman and Vice Chairman or their designees.

APPENDIX NO. 11

RECORDER OF DEEDS CERTIFICATE

Recorded in the office for Recording of Deeds, in and for Lancaster County, Pennsylvania, in Subdivision Plan Book _____, Volume _____, Page _____. Witness by hand and seal of office this _____ day of _____ A.D. 19_____.

Recorder

APPENDIX NO. 12

APPLICATION FOR CONSIDERATION FOR A SUBDIVISION
AND/OR LAND DEVELOPMENT PLAN

SUBMIT IN TRIPLICATE

EDT FILE NO. _____

DATE OF RECEIPT/FILING _____
(FOR TOWNSHIP USE ONLY)

The undersigned hereby applies for approval under the East Drumore Township Subdivision and Land Development Ordinance of 1992 for the (Subdivision) (Land Development) Plan submitted herewith and described below:

1. Plan Name: _____
Plan No: _____ Plan Date: _____

2. Project Location: _____

3. Name of Property Owner(s): _____
Address: _____
Phone No.: _____

4. Land Use and Number of Lots and/or Units (indicate answer by number):
____ Single-Family Detached ____ Commercial
____ Multi-Family (Attached-Sale) ____ Industrial
____ Multi-Family (attached-Rent) ____ Institutional

5. Total Acreage: _____

6. Application Classifications: (Check One)

- | | | |
|--|---|-------------------------------------|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Final Plan |
| <input type="checkbox"/> Lot Add-On Plan
for processing in
accordance with
Section 308 of
the Ordinance. | <input type="checkbox"/> Revised Sub-
division and/or Land
Development Plan for
processing in accordance
with Section 308 of the Ordinance. | |

7. Name of Applicant (if other than owner): _____

Address: _____

Phone No.: _____

8. Firm Which Prepared Plan: _____

Address: _____

Phone No.: _____

Person Responsible for Plan: _____

9. Having all zoning approvals been obtained? Please specify approvals:

10. Type of water supply proposed:

Public

Community

Individual

11. Type of sanitary sewer disposal proposed:

Public

Live

Community

Capped

Individual

12. Lineal feet of new street _____

Identify all street(s) not proposed for dedication:

13. Acreage proposed for park or other public use:

14. Have plans been submitted to the Lancaster County Planning ___ Commission?

I am aware that I cannot commence development of property and cannot commence excavation, earthmoving, grading, or construction until a plan has been recorded in the office of the Recorder of Deeds or until an Improvement Construction Plan has been approved by the Board of Supervisors of the Township of East Drumore. By signing this application, I certify that all facts in the application and all accompanying documentation are true and correct. This application is being made by me to induce official action on the part of East Drumore Township, and I understand that any false statements made herein are being made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date

Signature of Applicant

APPENDIX NO. 13

APPLICATION FOR CONSIDERATION OF AN
IMPROVEMENT CONSTRUCTION PLAN

SUBMIT IN TRIPLICATE

EDT FILE NO. _____

DATE OF RECEIPT/FILING _____

(FOR TOWNSHIP USE ONLY)

The undersigned hereby applies for approval of the East Drumore Township Board of Supervisors of the Improvement Construction Plan submitted herewith and described below:

1. Plan Name: _____
Plan No.: _____ Plan Date: _____

2. Project Location: _____
Municipality: _____

3. Name of Property Owner(s): _____
Address: _____
Phone No.: _____

4. Land Use and Number of Lots and/or Units (indicate answer by number):

- | | |
|------------------------------------|-----------------------|
| _____ Single-Family (Detached) | _____ Commercial |
| _____ Multi-Family (Attached-Sale) | _____ Industrial |
| _____ Multi-Family (Attached-Rent) | _____ Institutional |
| _____ Mobile Home Park | _____ (Other) Specify |

5. Total Acreage: _____

6. Name of Applicant (if other than owner): _____

Address: _____

Phone No.: _____

7. Firm Which Prepared Plan: _____

Address: _____

Phone No.: _____

Person Responsible for Plan: _____

I am aware that I cannot commence development of property and cannot commence excavation, earthmoving, grading, or construction until a plan has been recorded in the office of the Recorder of Deeds or until an Improvement Construction Plan has been approved by the Board of Supervisors of the Township of East Drumore. By signing this application, I certify that all facts in the application and all accompanying documentation are true and correct. This application is being made by me to induce official action on the part of East Drumore Township, and I understand that any false statements made herein are being made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date

Signature

APPENDIX NO.14

LCPC FILE NO: _____

DATE OF RECEIPT: _____

(FOR COMMISSION USE ONLY)

TO: Lancaster County Planning Commission
50 North Duke Street
Lancaster, Pennsylvania 17602

FROM: East Drumore Township

SUBJECT: Request for Review of a Subdivision or Land Development Plan

We do hereby request the Lancaster County Planning Commission to review the enclosed subdivision or land development plan in accordance with the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, Article V, Section 502.

Plan Identification (check or complete the following items):

<input type="checkbox"/> Sketch Plan	Municipal Plan No. (if any): _____
<input type="checkbox"/> Preliminary Plan	Plan Name: _____
<input type="checkbox"/> Final Plan	_____
<input type="checkbox"/> Other (specify) _____	_____

Land of Landowner(s): _____

Address: _____

Additional Comments: _____

Signature

Print Full Name

Title

East Drumore Township
1246 Robert Fulton Highway
Quarryville, PA 17566
(717) 786-3622

APPENDIX NO. 15

NOTICE OF ACCEPTANCE OF AN IMPROVEMENT GUARANTEE

DATE: _____

East Drumore Township Board of Supervisors
1246 Robert Fulton Highway
Quarryville, PA 17566

SUBJECT: Acceptance of Improvement Guarantee

Dear Supervisors:

The developer of the project known as _____
has provided an improvement guarantee in the form of a _____
_____ to assure the proper installation of the following
improvements:

- _____ Sanitary Sewer Facilities
- _____ Water Supply Facilities
- _____ Other

This form of improvement guarantee was accepted by formal action of the Board of the
_____ at a meeting on _____, 19____.

Authorized Signature

APPENDIX NO. 16

REQUIRED IMPROVEMENTS LISTING

Plan Name: _____

Plan Location: _____

The undersigned developer hereby agrees to provide throughout his development, as shown on the plan of _____ dated _____ the following improvements:

<u>Improvements</u>	<u>Quantity</u>	<u>Units</u>	<u>Price Per Unit</u>	<u>Construction Cost</u>
Street Grading	_____	_____	_____	_____
Street Base	_____	_____	_____	_____
Street Paving	_____	_____	_____	_____
Street Signs	_____	_____	_____	_____
Curbs	_____	_____	_____	_____
Sidewalks	_____	_____	_____	_____
Storm Sewer Facilities	_____	_____	_____	_____
Sanitary Sewer Facilities	_____	_____	_____	_____
Water Supply Facilities	_____	_____	_____	_____
Fire Hydrants	_____	_____	_____	_____
Survey Monuments	_____	_____	_____	_____
Buffer Planting	_____	_____	_____	_____
Street Trees	_____	_____	_____	_____
Traffic Control Signs	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____
	ESTIMATED COST:			\$ _____
	CONTINGENCIES (10%)			\$ _____
	INSPECTION FEE DEPOSIT (5%)			\$ _____
	REQUIRED ESCROW:			\$ _____

SIGNATURE OF DEVELOPER _____

APPENDIX NO. 17

NOTICE OF COMPLETION AND APPROVAL OF IMPROVEMENTS

DATE: _____

East Drumore Township Board of Supervisors
1246 Robert Fulton Highway
Quarryville, PA 17566

SUBJECT: Approval of Improvements

Dear Supervisors:

The developer of the project known as _____
has completed the installation of the following improvements in accordance with the
improvement construction plan:

_____ Sanitary Sewer Facilities

_____ Water Supply Facilities

_____ Fire Hydrants

_____ Other (Specify) _____

Authorized Signature

Print Full Name

Title

Authority of Utility

Address

Phone No.

APPENDIX NO. 18

APPLICATION FOR CONSIDERATION OF A MODIFICATION

SUBMIT IN TRIPLICATE

FILE NO: _____

DATE OF RECEIPT/FILING _____

(FOR TOWNSHIP USE ONLY)

The undersigned hereby applies for approval of modification, submitted herewith and described below:

1. Name of Project: _____

2. Project Location: _____

3. Name of Property Owner(s): _____
Address: _____
Phone No.: _____

4. Name of Applicant (if other than owner): _____
Address: _____
Phone No.: _____

5. Specify section(s) of the East Drumore Township Subdivision and Land Development Ordinance for which modification is requested: _____

6. The proposed alternative to the requirement: _____

7. Justification for the modification: _____

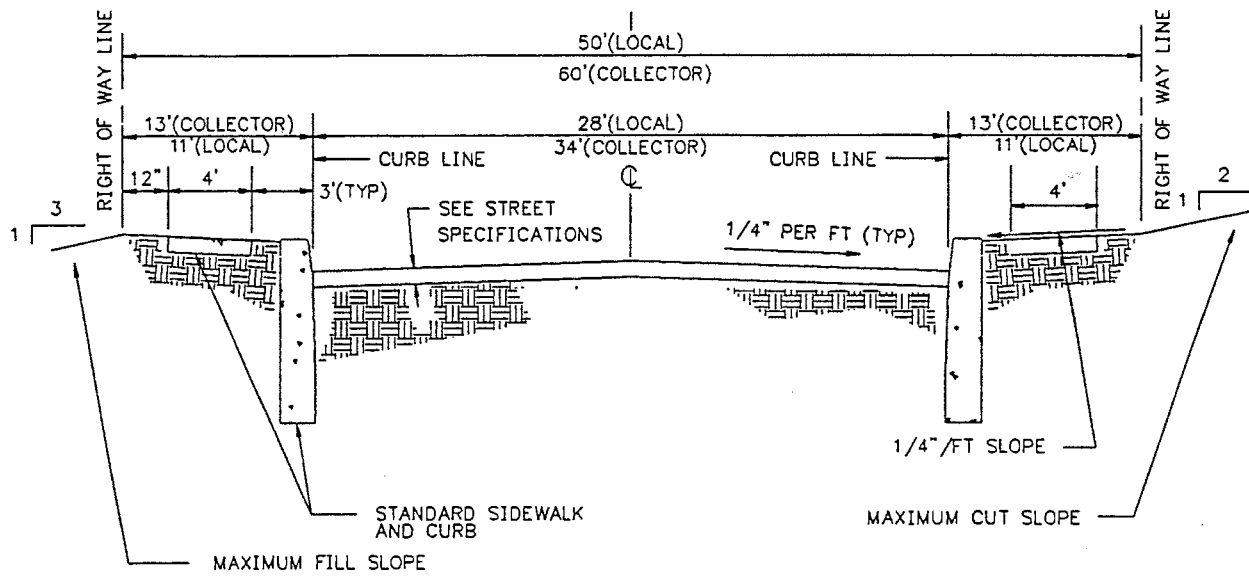
8. Identification of plans, reports or supplementary data which is part of the application: _____

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete.

Date

Signature

APPENDIX NO. 19A



TYPICAL STREET SECTION – WITH CURB

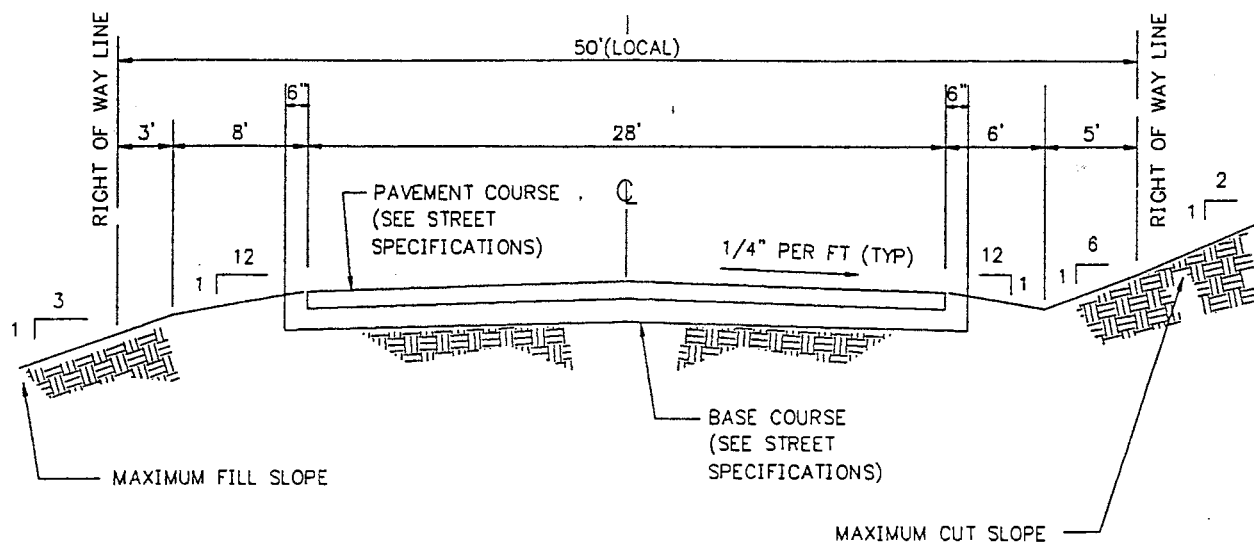
NOT TO SCALE

STREET SPECIFICATIONS

	PAVEMENT COURSES	MIN. DEPTH (IN INCHES)	
		LOCAL	COLLECTOR
ALTERNATE A	BITUMINOUS SURFACE	2-1/2	3-1/2
	CRUSHED AGGREGATE BASE COURSE	8	8
	SUBBASE	6	6
ALTERNATE B	BITUMINOUS SURFACE	1-1/2" ID-2 WEARING	3-1/2
	BCBC	4-1/2	4
	SUBBASE	6	6

1. WHEN A SURFACE COURSE OF 2-1/2" IS INDICATED, IT SHALL CONSIST OF 1" OF BITUMINOUS WEARING COURSE AND 1-1/2" OF BITUMINOUS BINDER COURSE. WHEN A SURFACE COURSE OF 3-1/2" IS INDICATED, IT SHALL CONSIST OF 1-1/2" OF BITUMINOUS WEARING COURSE AND 2" OF BITUMINOUS BINDER COURSE.
2. ALL MATERIALS SHALL CONFORM TO PENNDOT SPECIFICATION PUBLICATION 408/90, AND AMENDMENTS.
3. CRUSHED AGGREGATE BASE COURSE SHALL BE PENNDOT #2A.
4. ALL MINIMUM DEPTHS SHALL BE AFTER COMPACTION.

APPENDIX NO. 19B



TYPICAL STREET SECTION – WITHOUT CURB

NOT TO SCALE

STREET SPECIFICATIONS

	PAVEMENT COURSES	MIN. DEPTH (IN INCHES)	
		LOCAL	COLLECTOR
ALTERNATE A	BITUMINOUS SURFACE	2-1/2	3-1/2
	CRUSHED AGGREGATE BASE COURSE	8	8
	SUBBASE	6	6
ALTERNATE B	BITUMINOUS SURFACE	1-1/2" ID-2 WEARING	3-1/2
	BCBC	4-1/2	4
	SUBBASE	6	6

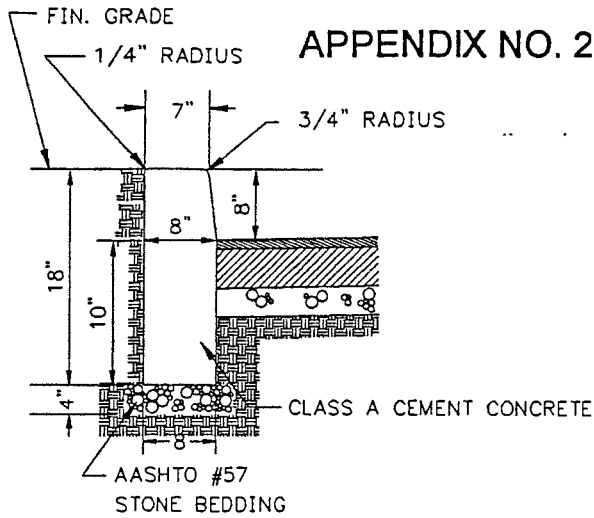
1. WHEN A SURFACE COURSE OF 2-1/2" IS INDICATED, IT SHALL CONSIST OF 1" OF BITUMINOUS WEARING COURSE AND 1-1/2" OF BITUMINOUS BINDER COURSE. WHEN A SURFACE COURSE OF 3-1/2" IS INDICATED, IT SHALL CONSIST OF 1-1/2" OF BITUMINOUS WEARING COURSE AND 2" OF BITUMINOUS BINDER COURSE.

2. ALL MATERIALS SHALL CONFORM TO PENNDOT SPECIFICATION PUBLICATION 408/90, AND AMENDMENTS.

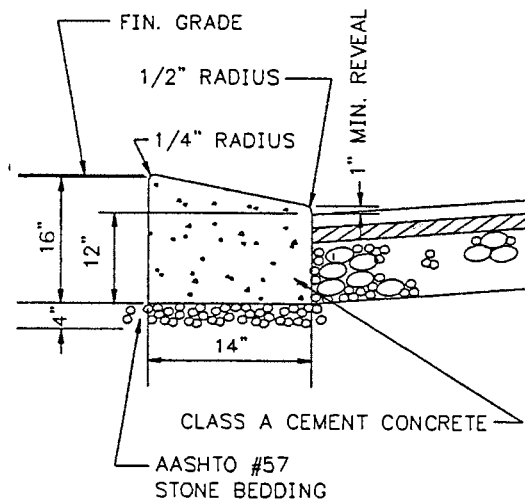
3. CRUSHED AGGREGATE BASE COURSE SHALL BE PENNDOT #2A.

4. ALL MINIMUM DEPTHS SHALL BE AFTER COMPACTION.

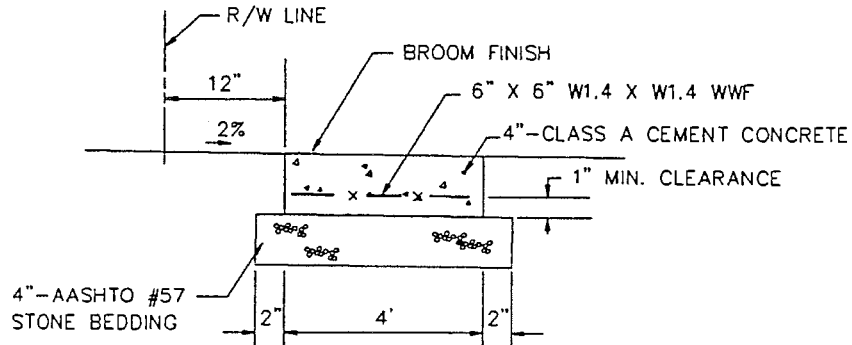
APPENDIX NO. 20



STANDARD VERTICAL CURB

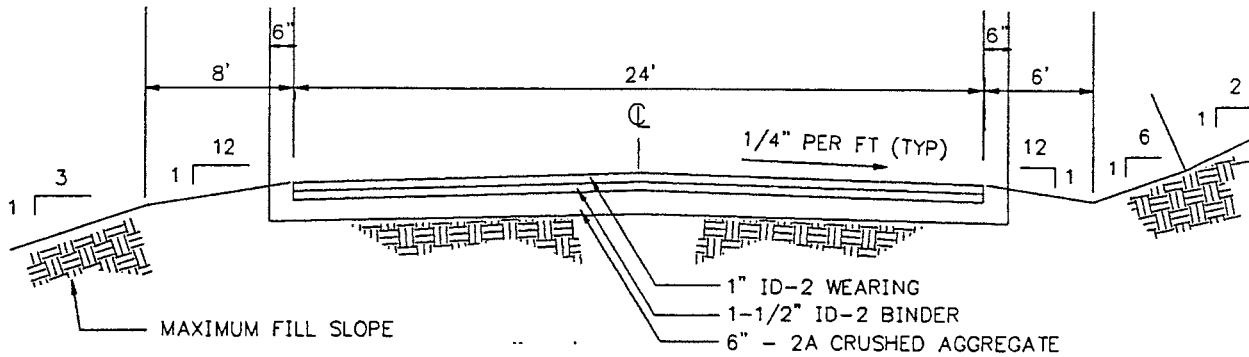


STANDARD SLANT CURB



PROVIDE 1/4" EXPANSION JOINTS AT 30' C. TO C. (MAX.)
 PROVIDE TRANSVERSE CONTROL SCORE JOINTS AT 5' C. TO C. (MAX.)

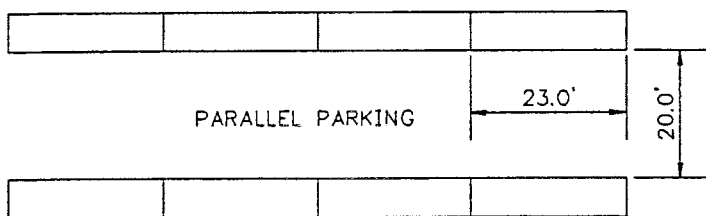
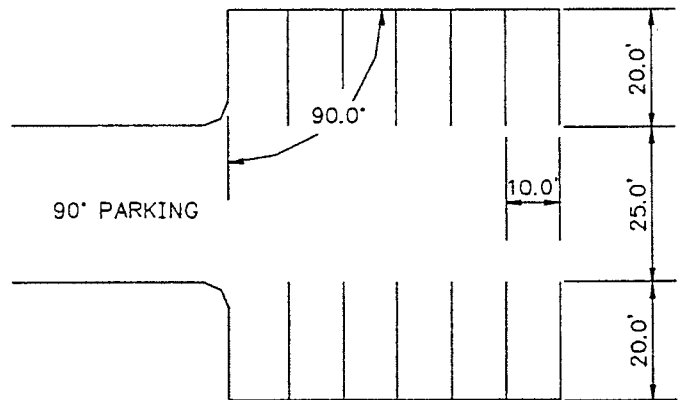
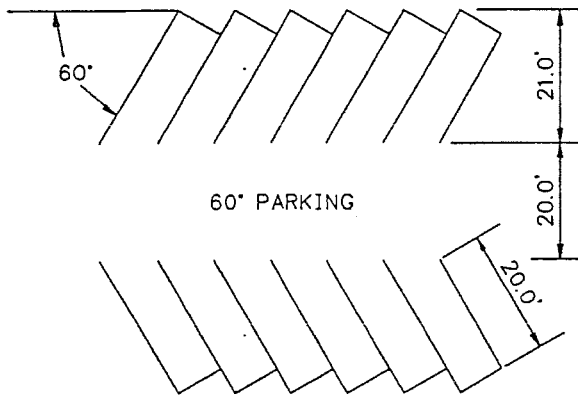
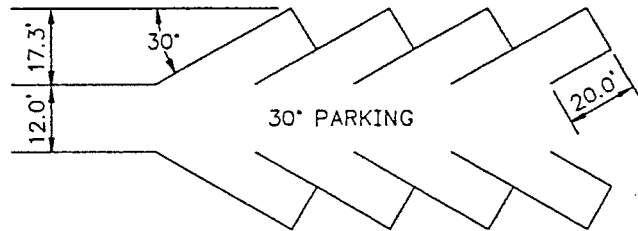
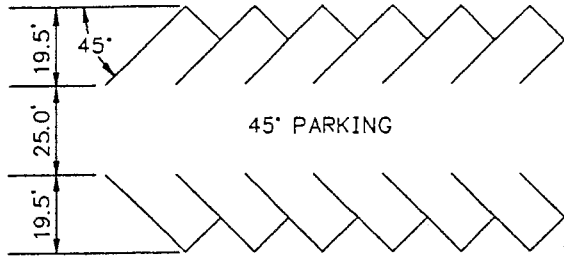
STANDARD SIDEWALK



TYPICAL ACCESS DRIVE SECTION

NOT TO SCALE

APPENDIX NO. 21 PARKING DESIGN



APPENDIX NO. 22
 FORMULA SIGHT DISTANCES (WHOLE FEET)

<u>Speed (V)</u> <u>(Miles Per</u> <u>Hour)</u>	<u>Grade (G)</u> <u>(Percent)</u>										
	<u>0</u>	<u>+1</u>	<u>+2</u>	<u>+3</u>	<u>+4</u>	<u>+5</u>	<u>+6</u>	<u>+7</u>	<u>+8</u>	<u>+9</u>	<u>+10</u>
<u>25</u>	147	146	144	143	142	141	140	139	138	137	136
<u>30</u>	196	194	192	190	188	186	184	182	180	179	177
<u>35</u>	249	246	243	239	237	234	231	229	226	224	222
<u>40</u>	314	309	304	300	296	292	288	284	281	278	274
<u>45</u>	384	377	370	364	359	353	348	343	339	335	330
<u>50</u>	462	453	445	437	429	422	416	409	403	398	393
<u>55</u>	539	528	518	508	499	491	483	475	468	461	455

	<u>0</u>	<u>-1</u>	<u>-2</u>	<u>-3</u>	<u>-4</u>	<u>-5</u>	<u>-6</u>	<u>-7</u>	<u>-8</u>	<u>-9</u>	<u>-10</u>
<u>25</u>	147	149	150	152	154	155	157	160	162	164	167
<u>30</u>	196	199	202	204	207	211	214	218	222	226	231
<u>35</u>	249	253	257	261	265	270	275	280	286	292	299
<u>40</u>	314	319	325	331	338	345	353	361	370	379	390
<u>45</u>	384	391	399	407	416	425	436	447	459	473	487
<u>50</u>	462	472	482	493	505	518	531	547	563	581	601
<u>55</u>	539	550	563	576	590	606	623	641	661	683	707

**APPENDIX NO. 23
FEE SCHEDULE**

SUBMIT IN TRIPLICATE

RATE SCHEDULE

PLAN TYPE	ADMINISTRATIVE FEE
Sketch	(See Note No.4)
Lot Add-On	\$100
Revised Plan	\$100
Subdivisions (Preliminary or Final)	
Residential	\$100 + \$5/lot
Commercial/Industrial	\$100 + \$5/acre
Land Development (Preliminary or Final)	
Residential	\$100 + \$5/unit
Commercial/Industrial	\$100 + \$5/acre

FEE CALCULATION

NO. OF LOTS OR ACRES	ADMINISTRATIVE FEE

NOTES:

1. The administrative fee is non-refundable.
2. The actual cost of services as outlined by Section 701 must be paid by the applicant.
3. Fees for improvement construction plans shall be the same as those for preliminary or final plans.
4. An administrative fee is not required for submittal of a Sketch Plan; however, any costs incurred by the Township (as outlined by Section 701 of this Ordinance) must be paid by the applicant.

APPENDIX NO. 24

RAINFALL INTENSITY-DURATION-FREQUENCY CHART
LANCASTER COUNTY, PENNSYLVANIA

Storm Event --	2 yrs.	10 yrs.	25 yrs.	50 yrs.	100 yrs.
Time of Concentration (Minutes)	Rainfall Intensity (Inches/Hour)				
5	4.63	6.02	6.70	7.51	8.19
6	4.34	5.70	6.39	7.22	7.90
7	4.12	5.42	6.10	6.95	7.62
8	3.92	5.17	5.85	6.70	7.36
9	3.75	4.95	5.62	6.47	7.12
10	3.59	4.75	5.41	6.26	6.90
11	3.45	4.58	5.22	6.07	6.70
12	3.32	4.42	5.05	5.88	6.50
13	3.21	4.27	4.89	5.71	6.33
14	3.10	4.13	4.74	5.55	6.16
15	3.00	4.00	4.60	5.40	6.00
16	2.91	3.89	4.47	5.27	5.85
17	2.83	3.78	4.35	5.13	5.71
18	2.75	3.68	4.24	5.01	5.58
19	2.67	3.58	4.13	4.89	5.46
20	2.60	3.50	4.03	4.78	5.34
21	2.54	3.41	3.94	4.68	5.23
22	2.48	3.33	3.85	4.58	5.12
23	2.42	3.26	3.77	4.48	5.01
24	2.36	3.19	3.68	4.39	4.92
25	2.31	3.15	3.61	4.30	4.83
26	2.26	3.05	3.53	4.22	4.74
27	2.22	2.99	3.47	4.14	4.65
28	2.17	2.93	3.40	4.06	4.57
29	2.13	2.88	3.33	3.99	4.49
30	2.09	2.82	3.27	3.92	4.41
31	2.05	2.77	3.21	3.85	4.34
32	2.01	2.72	3.16	3.79	4.27
33	1.97	2.67	3.10	3.72	4.20
34	1.94	2.63	3.05	3.66	4.14
35	1.91	2.59	3.00	3.61	4.08
36	1.87	2.54	2.95	3.55	4.01
37	1.84	2.50	2.91	3.49	3.96
38	1.81	2.46	2.86	3.44	3.90
39	1.78	2.43	2.82	3.39	3.84
40	1.76	2.39	2.78	3.34	3.79
41	1.73	2.35	2.73	3.29	3.74
42	1.70	2.32	2.70	3.25	3.69
43	1.68	2.29	2.66	3.20	3.64
44	1.66	2.26	2.62	3.16	3.59
45	1.63	2.22	2.58	3.12	3.54
46	1.61	2.19	2.55	3.08	3.50
47	1.59	2.16	2.52	3.04	3.46
48	1.57	2.14	2.48	3.00	3.41
49	1.55	2.11	2.45	2.96	3.37
50	1.53	2.08	2.42	2.92	3.33
51	1.51	2.06	2.39	2.89	3.29
52	1.49	2.03	2.36	2.85	3.26
53	1.47	2.01	2.33	2.82	3.22
54	1.45	1.99	2.30	2.78	3.18
55	1.43	1.96	2.28	2.75	3.15
56	1.41	1.94	2.25	2.72	3.11
57	1.40	1.91	2.22	2.69	3.08
58	1.38	1.89	2.20	2.66	3.05
59	1.37	1.87	2.17	2.63	3.01
60	1.35	1.85	2.15	2.60	2.98

Source: Pennsylvania Department of Transportation, Rainfall Intensity-Duration Charts, developed by Penn State University, Department of Engineering, October 1986.

APPENDIX NO. 25

Runoff Coefficients "C" for Ration Formula												
Soil Group	A			B			C			D		
	Slope	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%
Land Use												
Cultivated Land												
winter conditions	.14	.23	.34	.21	.32	.41	.27	.37	.48	.34	.45	.56
summer Conditions	.10	.16	.22	.14	.20	.28	.19	.26	.33	.23	.29	.38
Fallowed Fields												
poor conditions	.12	.19	.28	.17	.25	.34	.23	.33	.40	.27	.35	.45
good conditions	.08	.13	.16	.11	.15	.21	.14	.19	.26	.18	.23	.31
Forest/Woodland	.08	.11	.14	.10	.14	.18	.12	.16	.20	.15	.20	.25
Grass Areas												
good conditions	.10	.16	.20	.14	.19	.26	.18	.22	.30	.21	.25	.35
average conditions	.12	.18	.22	.16	.21	.28	.20	.25	.34	.24	.29	.41
poor conditions	.14	.21	.30	.18	.28	.37	.25	.35	.44	.30	.40	.50
Impervious Areas	.90	.91	.92	.91	.92	.93	.92	.93	.94	.93	.94	.95
Weighted Residential												
Lot size 1/8 acre	.29	.33	.36	.31	.35	.40	.34	.38	.44	.36	.41	.48
Lot size 1/4 acre	.26	.30	.34	.29	.33	.38	.32	.36	.42	.34	.38	.46
Lot size 1/3 acre	.24	.28	.31	.26	.32	.35	.29	.35	.40	.32	.36	.45
Lot size 1/2 acre	.21	.25	.28	.24	.27	.32	.27	.31	.37	.30	.34	.43
Lot size 1 acre	.18	.23	.26	.21	.24	.30	.24	.29	.36	.28	.32	.41

APPENDIX NO. 26

Runoff Curve Numbers "CN" for SCS Method

Soil Group	A			B			C			D		
	Slope	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%	6%+	0-2%	2-6%
Land Use												
Cultivated Land												
winter conditions	48	60	75	62	73	82	68	78	90	77	88	95
summer Conditions	35	51	58	48	55	65	57	65	73	64	69	79
Fallowed Fields												
poor conditions	45	54	65	56	63	73	64	74	81	69	77	87
good conditions	30	44	48	43	48	55	48	54	63	56	60	68
Forest/Woodland	30	40	43	42	46	50	45	50	53	50	56	61
Grass Areas												
good conditions	35	51	53	48	54	63	56	59	73	62	63	79
average conditions	45	53	58	52	55	65	60	63	75	65	69	82
poor conditions	48	55	67	56	67	77	66	74	85	73	81	90
Impervious Areas	96	97	98	96	97	98	96	97	98	96	97	98
Weighted Residential												
Lot size 1/8 acre	71	75	78	74	76	82	78	80	87	81	83	90
Lot size 1/4 acre	62	67	71	66	69	76	67	69	76	75	78	88
Lot size 1/3 acre	59	65	69	64	66	74	65	66	75	74	77	87
Lot size 1/2 acre	57	63	68	62	64	73	63	65	73	72	76	86
Lot size 1 acre	55	62	67	61	63	72	61	64	72	71	75	85

TIME OF CONCENTRATION NOMOGRAPH

(for use with the Rational Method)

