

**West Cocalico Township**

**Subdivision and Land  
Development Ordinance**

February 1, 2021

Effective March 9, 2021

**ARTICLE I**

**TITLE/AUTHORITY**

Section 101. Short Title. .... I-1  
Section 102. Purpose..... I-1  
Section 103. Authority and Jurisdiction..... I-2  
Section 104. Conflict. .... I-3

**ARTICLE II**

**INTERPRETATION AND DEFINITIONS**

Section 201. General Interpretation. .... II-1  
Section 202. Definitions..... II-1

**ARTICLE III**

**PLAN PROCESSING PROCEDURES**

Section 301. General..... III-1  
Section 302. Compliance with Zoning Ordinance and Zoning Hearing  
Board Decisions..... III-1  
Section 303. Application and Processing Requirements. .... III-1  
Section 304. Pre-Application Review (Sketch Plan). .... III-4  
Section 305. Preliminary Plan Application..... III-5  
Section 306. Final Plan Application. .... III-5  
Section 307. Plans Exempted from Preliminary Plan Procedures. .... III-7  
Section 308. Procedure for Requesting the Consideration of a Modification  
of the Provisions of This Ordinance. .... III-10

**ARTICLE IV**

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

Section 401. General..... IV-1  
Section 402. Sketch Plans..... IV-1  
Section 403. General Requirements for Preliminary and Final Subdivisions  
and Land Development Plans. .... IV-2  
Section 404. Specific Requirements for Preliminary Plans. .... IV-9  
Section 405. Specific Requirements for Final Plans..... IV-10  
Section 406. Lot Add-On Plans. .... IV-13  
Section 407. Centerline Separation Subdivision Plans..... IV-14  
Section 408. Required Reports ..... IV-15

**ARTICLE V**

**IMPROVEMENT CONSTRUCTION ASSURANCES**

Section 501. Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval. .... V-1

Section 502. Release from Financial Security. .... V-3

Section 503. Remedies to Affect Completion of Improvements. .... V-3

Section 504. Observation During Construction. .... V-4

Section 505. Effect of Plan Recording on Dedication and Reservations. .... V-7

Section 506. Request to Accept Dedication. .... V-7

Section 507. Maintenance of Streets. .... V-8

Section 508. As-Built Plan. .... V-8

**ARTICLE VI**

**DESIGN STANDARDS**

Section 601. General. .... VI-1

Section 602. Streets. .... VI-2

Section 603. Access Drives. .... VI-16

Section 604. Driveways. .... VI-17

Section 605. Vehicular Parking Facilities. .... VI-18

Section 606. Blocks. .... VI-19

Section 607. Lot and Parcel Configuration. .... VI-19

Section 608. Easements. .... VI-23

Section 609. Landscaping and Miscellaneous Site Requirements. .... VI-24

Section 610. Stormwater Management and Floodplain Controls. .... VI-27

Section 611. Public Dedication of Park and Recreation Land. .... VI-27

**ARTICLE VII**

**MOBILE HOME PARKS**

Section 701. General. .... VII-1

Section 702. Lot Size and/or Density. .... VII-1

Section 703. Water Supply. .... VII-1

Section 704. Sewage Disposal. .... VII-1

Section 705. Storm Drainage, Erosion and Sedimentation, and Floodplain Controls. .... VII-1

Section 706. Interior Streets and Access Drives. .... VII-1

Section 707. Vehicular Parking Facilities. .... VII-1

Section 708. Sidewalks and Curbs. .... VII-2

Section 709. Lighting. .... VII-2

Section 710. Landscaping. .... VII-2

Section 711. Street Trees. .... VII-2

Section 712. Building Setbacks and Separations. .... VII-2

Section 713. Solid Waste Disposal. .... VII-2

Section 714. Travel Trailer Parks (Campgrounds). .... VII-2

**ARTICLE VIII**

**ADMINISTRATION, ENFORCEMENT AND PENALTIES**

Section 801. Fees and Costs..... VIII-1  
Section 802. Modifications..... VIII-1  
Section 803. Enforcement..... VIII-2  
Section 804. Penalties and Preventive Remedies. .... VIII-3  
Section 805. Amendments. .... VIII-4

**ARTICLE IX**

**APPEALS, INTERPRETATION AND EFFECTIVE DATE**

Section 901. Appeals ..... IX-1  
Section 902. Interpretation and Application of Provisions..... IX-1  
Section 903. Repeals and Continuation of Prior Regulations..... IX-1  
Section 904. Construction..... IX-2  
Section 905. Severability ..... IX-2  
Section 906. Effective Date ..... IX-2

**WEST COCALICO TOWNSHIP**  
**Lancaster County, Pennsylvania**

**SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE**

**AN ORDINANCE SETTING FORTH RULES, REGULATIONS, AND STANDARDS REGULATING SUBDIVISION AND LAND DEVELOPMENT WITHIN THE TOWNSHIP OF WEST COCALICO, 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 WEST COCALICO TOWNSHIP PLANNING COMMISSION AND THE WEST COCALICO 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 West Cocalico Township, Lancaster County, Pennsylvania, as follows:

**ARTICLE I**

**TITLE/AUTHORITY**

**Section 101 Short Title**

This Ordinance shall be known as "The West Cocalico Township Subdivision and Land Development Ordinance."

**Section 102 Purpose**

This Subdivision and Land Development Ordinance is adopted for the following purposes:

- A. To promote and protect the public health, safety, morals, and welfare.
- B. To promote orderly, efficient, integrated, and harmonious development in the Township.
- C. To ensure conformance of subdivision and land development plans with the West Cocalico Strategic Comprehensive Plan, the Cocalico Region Strategic Comprehensive Plan, the West Cocalico Township Zoning Ordinance, and public improvements plans and to ensure coordination of intergovernmental improvement plans and programs.
- D. To accommodate the Township's "fair share" of growth within Lancaster County by encouraging such growth to occur within the UGB/VGB and to encourage efficient and dense development within the UGB/VGB.

- E. To protect sensitive and important natural features (e.g. floodplains, wetlands, farmlands, unique geologic features, steep slopes, woodlands, gamelands, wildlife habitats, etc.) from indiscriminate development.
- F. 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.
- G. To require sites for building purposes and human habitation to be suitably improved for their intended use and to minimize the peril from fire, flood, erosion, excessive noise, smoke, or other menace.
- H. To encourage preservation of adequate open spaces for recreation, light, air and maintenance of the natural amenities characteristic of the Township and its residential, commercial, agricultural, industrial, and public areas.
- I. To secure equitable treatment of all subdivision and land development plans by providing uniform procedures and standards.
- J. 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.
- K. To maintain the economic well being of the Township and to prevent unnecessary or undesirable blight, runoff and pollution.
- L. To secure the protection of water resources and drainageways.
- M. To establish provisions governing the standards by which streets shall be designed and improved, and by which 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.
- N. To ensure consistency and compliance with the recommendations for quantity and quality controls, within the Cocalico Creek Watershed, that are found in the “Cocalico Creek Watershed Act 167 Storm Water Management Plan,” dated June 2002; to encourage the recharge of groundwater, where appropriate, within the watershed; to preserve and restore the flood carrying capacity of streams within the watershed, and to maintain existing flows and quality of streams within the watershed.
- O. To ensure consistency with, and to implement the requirements of, the NPDES Phase II MS4 storm water management water quality minimum control measures.

### **Section 103 Authority and Jurisdiction**

- A. The Board of Supervisors of West Cocalico Township, pursuant to the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, 53P.S. §10101 et seq., hereby enacts and ordains the following Ordinance governing subdivisions, land developments, and regulated activities as defined herein, within the limits of West Cocalico Township.
- B. No land development or subdivision 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.

- C. The authority for the control and regulation of subdivision and land development within the Township shall be as follows:
1. The West Cocalico Township Board of Supervisors shall be vested with the authority to approve or disapprove all subdivision and land development plans.
  2. Plans for subdivision and land development shall be submitted to the West Cocalico Township Planning Commission for its review. The Planning Commission will provide the Board of Supervisors with a recommendation for plan approval, disapproval, or conditional approval. Said submission shall take place before approval of any plans by the Township Supervisors. If a report is not received from the West Cocalico Township Planning Commission within forty-five (45) days after submission for action, the Board of Supervisors may proceed without the report.
  3. Plans for subdivision and land development located within West Cocalico 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 Lancaster County Planning Commission within forty-five (45) days after submission, the Board of Supervisors may proceed without the report.
- E. Except as specifically provided by the Pennsylvania Storm Water Management Act of October 4, 1978, P.L. 864, Act No. 167, as amended, 32 P.S. §608.1 et seq., the making of any administrative decision by the Township or any of its officials or employees shall not constitute a representation, guarantee or warranty of any kind of the Township of the practicability or safety of any proposed structure of use with respect to damage from erosion, sedimentation, storm water runoff, flood, or any other matter, and shall create no liability upon or give rise to any cause of action against the Township and its officials and employees. The Board of Supervisors, by enacting and amending this Ordinance, does not waive or limit any immunity granted to the Township and its officials and employees by the Governmental Immunity Act, 42 Pa. C.S. §8541 et seq., and does not assume any liabilities or obligations.

## **Section 104 Conflict**

It is not intended by this Ordinance to repeal, abrogate, annul, or interfere with any existing ordinances or enactment, or with any rule, regulation, or permit adopted or issued thereunder, except insofar as the same may be inconsistent or in conflict with any of the provisions of this Ordinance, provided that where this Ordinance imposes greater restrictions upon the use of buildings or land, or upon the height and bulk of buildings, or prescribed larger open spaces than are required by the provisions of other such ordinance, enactment, rule, regulation or permit, then the provisions of this Ordinance shall control. Furthermore, if a discrepancy exists between any regulations contained within this Ordinance, that regulation which imposes the greater restriction shall apply.

# 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 any document, official, or entity (i.e. codes, ordinances, resolutions, plans, maps, governmental bodies, commissions, agencies, or officials) are references to West Cocalico Township or Commonwealth documents, officials, or entities in effect at the time the plan is filed, unless the text indicates that another reference is intended.
- H. The time, within which any act required by this Ordinance is to be performed, shall be computed by excluding the first day and including the last day. However, if the last day is a Saturday or Sunday or a holiday declared by the United States Congress or the Pennsylvania General Assembly, it shall also be excluded. The word "day" shall mean a calendar day, unless otherwise indicated.
- I. If a term is not defined by this chapter, but is defined by the Zoning Ordinance, then the definition of the Zoning Ordinance shall also apply for this chapter.
- J. When a term is defined in the Municipalities Planning Code and is not otherwise defined in this chapter, such term will be interpreted in accordance with the definition in the Municipalities Planning Code.
- K. References to officially adopted regulations, standards, or publications of PennDOT, DEP, or other governmental agencies shall include the regulation, publication, or standard in effect on the date when a plan is first filed. It is the intent of the Board of Supervisors in enacting this section to incorporate such changes to statutes, regulations, and publications to the extent authorized by 1 Pa.C.S. §1937.

### 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:

**Access Drive.** An improved cartway designed and constructed to provide for vehicular movement between a public road and a tract of land or improvements thereon containing any use other than one single-family dwelling unit or a farm.

**Accessory Dwelling.** An additional dwelling unit placed upon any property as ECHO Housing or upon an



agricultural property for immediate family members or as Temporary Farm Employee Housing as provided for by the Zoning Ordinance. Accessory dwellings shall be processed in accordance with the Accessory Dwelling Guidelines as provided in the Appendix and the Modification provisions of Section 309.

**Act 537.** The Pennsylvania Sewage Facilities Act, Act of January 24, 1966, P.L. (1965) 1535, No. 537, as amended, 35 P.S. §750.1 et seq.

**Act 537 Plan.** The Township's official sewage facilities plan adopted in accordance with Act 537.

**Agent.** Any person, other than a landowner or developer, who, acting for the landowner or developer, submits to the Township subdivision or land development plans for the purpose of obtaining approval thereof.

**Agricultural Purposes.** The use of land for the cultivation of soil, farming, dairying, pasturage, agriculture, horticulture, floriculture, forestry, 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, also land which has been diverted from agricultural use by an active federal farm program, provided the land has a conservation cover of grass, legume, trees or wildlife shrubs. The use of land for a dwelling site is not an agricultural purpose.

**Aisle.** A private drive within a parking compound providing pedestrian and vehicular access between an access drive and a parking space, which is located within the parking compound.

**Applicant.** A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns.

**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.

**Authority.** The West Cocalico Township Authority or the Township or East Cocalico Township Authority or a public utility providing sewer and/or water service within the Township. Where applicable a Sewer Authority shall be an Authority which has agreed to provide public sewer service to a development proposed by a plan, and a Water Authority shall be an Authority which has agreed to provide public water service to a development proposed by a plan.

**Block.** An area bounded by streets.

**Board of Supervisors.** The West Cocalico Township Board of Supervisors.

**Building.** Any structure composed of exterior walls or fire walls; built, erected, or framed of component structural parts, designed for the housing, shelter, enclosure, storage or support of individuals, animals, or property, of any kind; and occupying more than ten (10) square feet of area. Porches and carports shall be considered a part of the building.

**Building, Accessory.** A detached subordinate building or structure, the use of which is customarily incidental to that of the principal building or use and which is located on the same lot as occupied by the principal building or use.

**Building Addition.** An increase in floor area or attached expansion of an existing building.

**Building Area.** The total area of the greatest outside dimensions on a horizontal plane of a building.

**Building, Principal.** A building or buildings in which the primary use or uses of the lot is or are located, or intended to be located.

**Building Envelope.** The building envelope is that area of the lot that 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.

**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.

**Cartway.** The improved surface of a road or street intended for vehicular travel.

**Clear Sight Triangle.** An area of unobstructed vision at the intersection of two (2) or more streets, access drives, driveways, or alleys or any combination of the foregoing. It is defined by lines of sight between points at a given distance from the intersection of the centerlines of both streets, access drives, driveways, or alleys.

**COE.** United States Army Corps of Engineers.

**Commercial District.** The VC-Village Center or IC-Industrial/Commercial Districts established by the Zoning Ordinance and located on the Official Zoning Map.

**Common Driveway.** A private driveway utilized by two (2) or more separate lots or dwellings for access to a public or private street.

**Common Open Space.** A parcel or parcels of land, an area of water or a combination of land and water within a development site and 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.

**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 DEP or other regulatory agency.

**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 DEP or other regulatory agency.

**Compensatory Mitigation.** The required restoration, enhancement, or creation of wetlands to offset unavoidable wetland impacts from construction.

**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. The term Comprehensive Plan includes the West Cocalico Strategic Plan and the Cocalico Region Strategic Plan

**Corner Lot.** A lot abutting upon two (2) streets at their intersection.

**County Planning Commission.** The Lancaster County Planning Commission.

**Culvert.** A structure with appurtenances, which carries a watercourse under or through an embankment or fill.

**Curb.** The raised edge of a cartway to confine surface water to the cartway and to protect the abutting land from vehicular traffic.

**Dedication.** The deliberate conveyance of land to the Township by its owner for general public or Township use.

**Deed.** A legal document conveying an ownership interest in real property.

**Department of Environmental Protection (DEP).** The Department of Environmental Protection of the Commonwealth of Pennsylvania or any agency successor thereto.

**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.

**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.

**Development.** Any man-made change to improved or unimproved real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion, or alteration of buildings or other structures; the placement of manufactured homes, streets or other paving and utilities; any filling, grading, excavation, mining, dredging or drilling operations or the storage of equipment or materials therefore.

**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 of 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.

**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.

**Double Frontage Lot.** A lot, other than a corner lot, fronting on two (2) streets.

**Drainage Easement.** A perpetual right granted by a landowner to a grantee, allowing the use of private land for storm water management purposes.

**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, a farm, or land development, which shall comply in all respects with the Zoning Ordinance, the Road Ordinance, and any other Ordinance regulating the placement and/or construction of driveways which may be enacted by the Board of Supervisors.

**Driveway, Shared.** A private drive providing access between a public or private street or access drive and parking areas for two units of occupancy, which shall comply in all respects with the Zoning Ordinance, the Road Ordinance, and any other Ordinance regulating the placement and/or construction of driveways which may be enacted by the Board of Supervisors.

**Dwelling Unit.** A building or portion thereof forming a single habitable unit with facilities which are used or intended to be used for living, sleeping, cooking and eating exclusively by one (1) or more individuals living as a single housekeeping unit.

**Easement.** A right-of-way granted for limited use of private land for a public, quasi-public, or private purpose not inconsistent with a general property right of the owner, and within which the owner of the property shall not have the right to use the land in a manner that violates the right of the grantee.

**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.

**Engineer.** A professional engineer licensed in the Commonwealth of Pennsylvania.

**Erosion.** The removal of soil particles by the action of water, wind, ice, or other geological agents.

**Family.** For the purposes of this Ordinance, a family shall be defined as set forth in the Zoning Ordinance.

**Financial Security.** A letter of credit or other form of guarantee in accordance with the requirements of Article V of the MPC posted by a developer to secure the completion, maintenance or repair of improvements indicated on an approved plan.

**Floodplain.** An area of land adjacent to the channel of a watercourse which has been or is likely to be

flooded from the base flood of any source.

**Floor Area.** The total floor area of a building, excluding unimproved cellars or basements used only for storage, storage attics, open porches, garages used for vehicle storage, and similar uses.

**Frontage.** The horizontal or curvilinear distance along the street line upon which a lot abuts.

**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.

**Grade.** The slope expressed in a percent that indicates the rate of change of elevation in feet per linear hundred linear feet.

**Groundwater Recharge.** Replenishment of existing natural underground water supplies.

**Gutter.** That portion of a right-of-way carrying surface drainage.

**Hardship.** A condition, not caused by the applicant or developer, which would qualify an unnecessary hardship in a dimensional variance case for which a modification may be requested.

**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 the requirements for unit owners' associations contained in the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. §3101 et seq., or the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S. §5101 et seq.

**Impervious Surface.** A surface that prevents or significantly delays the percolation of water into the ground.

**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 or the public.

**Individual Onlot Sewage System.** A system of piping, tanks, or other facilities located on and serving a single lot by collecting and disposing of sewage or effluent, in whole or in part, into the soil or into any waters of the Commonwealth of Pennsylvania or by means of conveyance to another site for final disposition.

**Land Development.** The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:

1. 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
2. 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; or,
3. A subdivision of land.
4. **Land Development shall not include the following:**
  - a. 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;
  - b. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building; or
  - c. A building addition to an existing non-residential principal structure, provided that:

- 1). The addition does not create a need for any additional parking, per the Zoning Ordinance; and
- 2). The addition does not, in accordance with Act 537, create the need for a sewer facility plan revision (plan revision module for land development), or supplement; and
- 3). The addition is not for the creation of additional units of occupancy; and
- 4). The addition does not require approval from the Zoning Hearing Board; and
- 5). The addition complies with all provisions of applicable Township ordinances.
- 6). For the purpose of this non-residential principal structure exemption subclause, the building addition exemption criteria shall be reviewed cumulatively from the date of this Ordinance. The net addition size shall be the sum of all additions after the date of the adoption of this Ordinance.

**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.

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

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

**Lot.** A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit. A "lot" shall include one or more contiguous pieces, parcels, or deeded plots of land of record, intended to be used in common.

**Lot, Flag:** A lot whose frontage does not satisfy the minimum width requirements for the respective zone, but that does have sufficient lot width away from the lot's frontage.

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

**Lot Width.** Lot Width shall be defined as set forth in the Zoning Ordinance.

**Mobile Home.** A transportable, single-family dwelling containing a minimum of eight hundred (800) square feet of floor area and 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.

**Mobile Home Lot.** A parcel 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.

**Mobile Home Park.** A parcel or contiguous parcels of land which have been so designated and improved which contains two (2) or more mobile home lots for the placement thereon of mobile homes.

**Modification.** The granting of an exception to these regulations which in the opinion of the Board of Supervisors will not be detrimental to the general welfare, impair the intent of those regulations, or conflict with the Comprehensive Plan.

**Multiple Dwelling Building.** A building providing separate living quarters for two (2) or more families.

**Municipalities Planning Code (MPC).** The Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended and reenacted, 53 P.S. §10101 et seq.

**Non-Residential.** Any use other than single dwellings or multiple dwelling buildings. An institutional use in which persons may reside, such as a dormitory, prison, nursing home, or hospital, shall be considered a non-residential use.

**NWI.** National Wetland Inventory.

**Parking Area.** An area on a lot utilized for the parking of vehicles for a single unit of occupancy, a farm or two (2) vehicles within a land development.

**Parking Compound.** An area on a lot containing any use other than an agricultural use or one (1) single-family detached dwelling for the parking of three (3) or more vehicles.

**Parking Space.** An off-street space available for the parking of a vehicle. The minimum area required for a single space shall be as provided by the Zoning Ordinance. For the purpose of this Ordinance, the minimum number of parking spaces as required by the Zoning Ordinance for any uses other than dwelling units shall not include space within garages. Parking spaces shall not be obstructed by another parking space or by any other structural impediments to vehicular access.

**PennDOT.** The Pennsylvania Department of Transportation or any agency successor thereto.

**Plan.** The map or plan of a subdivision or land development, as follows:

1. **Final Plan.** A complete and exact subdivision and/or land development plan, including all supplementary data specified in Article 4 of this Ordinance.
2. **Lot Add-On Plan.** A complete and exact subdivision plan including all supplementary data specified in Article 4 of this Ordinance which does not alter a record plan.
3. **Preliminary Plan.** A subdivision and/or land development plan including all required supplementary data specified in Article 4 of this Ordinance, showing approximate locations.
4. **Record Plan.** A final plan which contains the original endorsement of the Township and County Planning Commissions and the Board of Supervisors which is intended to be recorded with the Lancaster County Recorder of Deeds.
5. **Revised Final Plan.** Any subdivision or proposed land development plan that changes or proposes to change property lines and/or public rights-of-way or other features of a record plan.
6. **Centerline Separation Subdivision.** A complete and exact subdivision plan including all supplementary data specified in Article 4 of this Ordinance.
7. **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 Article 4 of this Ordinance.

**Planning Commission.** The West Cocalico Township Planning Commission.

**Planning Module for Land Development.** A revision to the Act 537 Plan submitted in connection with the request for approval of a subdivision or land development in accordance with DEP regulations.

**Public Facility.** A use, structure or facility owned, provided, or maintained by the Township, the Authority, a public or private utility company, homeowners' association, or other bona fide entity recognized by the Township.

**Public Sewer System.** A municipal sanitary sewer system approved and permitted by DEP and owned by the Authority or Township.

**Public Water System.** A municipal water supply facility approved and permitted by DEP and owned by the 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.

**Quadrant.** A circular or square plot of a given area used to determine the dominant plant species within a site.

**Record Drawings.** Set of prints of the original facilities showing those changes made during the construction process.

**Recorder of Deeds.** The Recorder of Deeds in and for Lancaster County, Pennsylvania.

**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.

**Residential District.** The RR-Rural Residential, SR-Special Residential, or VR-Village Residential Districts established by the Zoning Ordinance and located on the Official Zoning Map.

**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.

**Right-of-Way.** The total width of any land reserved or dedicated as a street, alley, pedestrian way, or for other specified public or private use.

**Setback.** The required horizontal distance between a setback line and a property or street right-of-way line.

**Sight Distance.** The length of road visible to the driver of a passenger vehicle at any given point in the road when viewing is unobstructed by traffic.

**Storm Sewer.** A system of pipes, conduits, swales, or other similar structures including appurtenances which carry intercepted runoff, and other drainage, but excludes domestic and/or industrial sewage, effluent or waste.

**Storm Water.** Drainage runoff from the surface of the land resulting from precipitation or snow melt or ice melt.

**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.

**Storm Water Management Facilities.** Those controls and measures used to implement a storm water management program.

**Storm Water Management Ordinance.** The Township Storm Water Management Ordinance, codified as Chapter 26, Part 2, as amended.

**Street.** A strip of land, including the entire right-of-way, publicly or privately owned, serving primarily as a means of vehicular and pedestrian travel, and furnishing access to abutting properties, which may also be used to provide space for sewers, public utilities, storm water management facilities, shade trees and sidewalks. 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, but not including access drives and driveways.

Unless the existing streets within the Township are officially classified, the following general classifications will prevail:

1. **Alley.** A local street or road which is used primarily for vehicle and service access to the back or the side of properties otherwise abutting a street, or for placement of utilities.

2. Arterial Street. A street or road that is used primarily for fast or heavy traffic including all roads classified as main and secondary highways by the PennDOT.
3. Collector (Major/Minor). A street or road 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.
4. Cul-de-sac. A street or road intersecting another street or road at one end and terminating at the other in a vehicular turnaround.
5. Local Access. A street or road which is used primarily for access to the abutting properties.
6. Public Street. A public thoroughfare including a street, road, lane, alley, court, or public space which has been dedicated and deeded to the public for public use which has been accepted by the Township, and which affords principal means of access to abutting property.
7. Private Street. A street which is constructed in accordance with the applicable provisions of this Ordinance which is not owned by a public entity. The Township shall not be responsible for any type of maintenance or snow removal on any private street.

**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."

**Structure**. Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

**Subdivider**. A developer.

**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 or co-tenants, 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.

**Surveyor**. A professional land surveyor licensed in the Commonwealth of Pennsylvania.

**Township**. West Cocalico Township, Lancaster County, Pennsylvania, as represented by the Board of Supervisors, or its duly authorized agents.

**Tract, Parent**. All contiguous land owned by the same landowner 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 parent tract at the date of an amendment to the Zoning Ordinance that classified the tract as part of the ES Ecologically Sensitive, A-1 Agricultural or A-2 Agricultural Zoning District(s).

**Tract, Subject**. Any portion or portions of the Parent Tract, area, lot, parcel, project, property, site, or any piece of land that is the subject of an application under the jurisdiction of this Ordinance.

**Transect**. A line along which quadrants are placed at intervals.

**Travel Trailer**. A portable structure, primarily designed to provide temporary living quarters for recreation, camping, or travel purposes. In addition to the above, any one of the following attributes are characteristic of a travel trailer:

1. The unit is of such size or weight as not to require a special highway movement permit from PennDOT when self-propelled, or when hauled by a standard motor vehicle on a highway;
2. The unit is mounted or designed to be mounted on wheels;



3. The unit is designed to be loaded onto, or affixed to, the bed and/or chassis of a truck;
4. The unit contains, or was designed to contain, temporary storage of water and sewer; or,
5. The unit contains some identification by the manufacturer as a travel trailer.
6. Mobile homes and boats shall not be considered travel trailers.

**Undeveloped Land.** Land or parcels which are of sufficient size that could allow for the future subdivision and/or development in accordance with the terms of this Ordinance and the Zoning Ordinance. Land used for agriculture is not undeveloped land.

**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:

1. **Single Detached Unit.** A unit that is completely surrounded by open space.
2. **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).
3. **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).
4. **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).

**Urban Growth Boundary.** Areas as may be established within the Township from time to time that contain sufficient buildable lands to meet the future land use needs of the Township. The Urban Growth Boundaries separate areas appropriate for urban growth from areas intended for agricultural, rural and resource uses. The Urban Growth Boundaries are given official standing by their incorporation on the Future Land Use Maps and adoption in the Township and the Lancaster County Comprehensive Plans.

**Village Growth Boundary.** Areas as may be established within the Township from time to time that includes a village at its center. The Village Growth Boundaries separate areas appropriate for village growth from areas intended for agricultural, rural and resource uses. The Village Growth Boundaries are given official standing by their incorporation on the Future Land Use Maps and adoption in the Township and the Lancaster County Comprehensive Plans.

**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).

**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).

**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 and as per the current federal and state manual(s) for identifying and delineating jurisdictional wetlands. Wetlands include, but are not limited to, swamps, bogs, marshes, and wet meadows.

**Wooded Area.** Areas or stands of trees, the majority of which are greater than twelve (12) inches in

caliper at grade and covering an area greater than one-quarter acre, or groves of mature trees without regard to minimum area, consisting of substantial numbers of individual specimens.

**Zoning Ordinance.** The West Cocalico Township Zoning Ordinance, as enacted by the Board of Supervisors and as may be amended, codified as Chapter 27 of the Code of Ordinances.

# ARTICLE III

## PLAN PROCESSING PROCEDURES

### Section 301 General

This article sets forth the application requirements for obtaining approval of subdivisions 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 Compliance with Zoning Ordinance and Zoning Hearing Board Decisions

- A. The applicant for subdivision or land development approval must submit with the application proof that all approvals required by the Zoning Ordinance, such as variances, special exceptions and conditional uses, have been obtained prior to submission of a subdivision or land development plan. A copy of any applicable zoning decision shall be included with the application, and the plan shall be designed and developed in accordance with such decision, including any conditions attached thereto.
- B. Verification: A signed verification from the Zoning Officer shall be submitted with the subdivision and land development plan and application, attesting to the fact that the proposal is in conformance with applicable zoning regulations.

### Section 303 Application and Processing Requirements

ALL applications shall follow these application and processing requirements (except Sketch Plans as provided hereafter).

- A. **Formal Application/Submission Deadlines.** All applications for approval of a subdivision plan, land development plan or lot add-on plan, including the initial plan submission or subsequent submission of revised plans, shall be made by the developer or owner by filing with the Township an application on a form supplied by the Township, together with the appropriate plans, studies, reports, supporting data, and required filing fee. No application is complete without the required fee and any required escrow. Applications may be filed with the Township on any business day; however, the Planning Commission may review a plan at a particular meeting only if the plan was filed at least fifteen (15) business days prior to that meeting.
- B. **Application Requirements.** All plan applications shall include the following:
  - 1. Two (2) copies of the plan(s) at 24" x 36". Five (5) copies of the plan(s) at 11" x 17". All plans shall be either black on white or blue on white paper prints and prepared in conformance with the provisions of Article IV of this Ordinance.
  - 2. Two (2) copies of all reports, notifications, and certifications which are not provided on the preliminary plan.

3. Two (2) copies of the application form as provided by the Township.
  4. Filing and Review Escrow fees in the amounts as specified on the fee schedule adopted by resolution of the Board of Supervisors and available at the Township Office.
  5. Two (2) copies of zoning decisions.
  6. Verification of review by Zoning Officer.
  7. Two (2) copies of all reports required by Article IV.
  8. Verification that the plans have been properly filed with the County Planning Commission, as well as any and all other required approving agencies (local, state, and federal agencies, water and sewer authorities, utilities, etc.)
  9. The applicant shall provide the Township with five (5) copies of the most current plan at least five (5) business days before the plan is scheduled to be reviewed by the Planning Commission or the Board of Supervisors.
- C. **Distribution.** The applicant shall submit one copy of the above required information to the Township and one copy to the Township Engineer for their respective reviews.
- D. **Initial Application.** The Township staff shall have seven (7) business 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 information required by this Ordinance. If defective, the application shall be returned to the applicant with a statement explaining the reason(s) for rejection, within twelve (12) business days following the date of submission by the applicant; 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. Under this Section, the applicant may appeal a decision by the Township staff to the Board of Supervisors within fifteen (15) days of its return.
- E. **Amendments or Corrections to an Application.** The Township staff shall have seven (7) business days from the date of submission of an amended or corrected application or plan to determine whether such amended or corrected application results in a substantial amendment to the plan, including but not limited to, a change in the number of lots or density, a change in the design or layout of storm water management facilities, a change in street design or layout, a change in block or lots size(s) or a change of the proposed land use or if the application or plan filed changed in any other way so as to be considered a new plan. If the Township staff determines that the amended or corrected application constitutes a substantial amendment, the applicant shall be informed of the determination within twelve (12) business days from the date of the submission of the amended or corrected application and the Township staff shall further 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 staff determines that the amended or corrected application constitutes a new plan, he shall so inform the applicant and shall inform the applicant that a new application and new fees are required. Under this Section, the applicant may appeal a decision by the Township staff to the Board of Supervisors within fifteen (15) days.

F. **Plan Review Process.**

1. **Review by the Township Staff and Consultants**

- a. The Township Engineer and any Township personnel as directed by the Board of Supervisors shall review the application documents to determine if they are in compliance with this Ordinance, the Zoning Ordinance, the Comprehensive Plan, the Township's planning objectives, and accepted planning standards. These personnel shall provide comments and recommendations, including written findings when directed by the Board of Supervisors.
- b. The Township Engineer and/or other consultants designated by the Board of Supervisors 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 which shall be presented to the Township and the applicant.

2. **Briefing Item**

- a. At the Township's discretion, at the plan's first presentation to the Planning Commission, the plan may be presented by the Township as a briefing item for introduction to the Planning Commission and for general comments. The applicant and/or its representative are not required to attend this meeting. If the plan is not a briefing item, the developer and/or its representative are required to attend the meeting.
- b. Plans may be presented by the Township as a briefing item at the regular meeting of the Board of Supervisors, following a presentation of the plan as a briefing item to the Planning Commission. The applicant and/or its representative are not required to attend this meeting.

3. **Compliance Submission.** All resubmissions for approval of a subdivision plan, land development plan or lot add-on plan shall be made by the developer and supplied to the Township and the Township Engineer, together with the appropriate plans, studies, reports, supporting data (and required filing fee if any). Resubmissions may be filed with the Township on any business day; however, the Planning Commission will review a plan at a particular meeting only if the plan was filed with the Township and the Township Engineer at least fifteen (15) business days prior to that meeting.

4. **Planning Commission Review.** The Planning Commission will review the application with the developer or its agent at a regular meeting, following the meeting where the application was introduced to the Planning Commission as a briefing item if applicable, and after comments are received from the County Planning Commission. The Planning Commission will review the application to determine if it meets the standards set forth in the Township's Ordinances. The application shall then be submitted by the Planning Commission, together with its analysis and recommendations, including those of the Township staff and Township Engineer, to the Board of Supervisors. The applicant and/or its representative are required to attend this meeting. Generally, the plan may be forwarded to the Board of Supervisors with a recommendation for conditional approval or disapproval, providing all technical issues have been addressed.

5. **Board of Supervisors Review Process**

- a. Generally, following review and recommendation by the Planning Commission, the Board of Supervisors will place the plan on its agenda for review and action and provide written notice to the applicant of such action. The applicant and/or its representative are required to attend this meeting.
- b. All applications for approval of a plan shall be acted upon by the Board of Supervisors. The Board of Supervisors shall render its decision and communicate it to the applicant in accordance with the requirements of the MPC.
- c. **Notification of Board of Supervisors Action.** The decision of the Board of Supervisors 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. The form of the decision shall be in compliance with the requirements of the MPC.
- d. **Compliance with the Board of Supervisors Action.** If the Board of Supervisors conditions its plan approval upon receipt of additional information, changes and/or notifications, execution of documents, posting of financial security or other matters, such data or documents shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Township for approval. Such data and documents shall be submitted to the Board of Supervisors within ninety (90) days of its conditional approval, unless the Board of Supervisors grants a modification by extending the effective time period.
- e. **Board of Supervisors Approval and Certification.** The Board of Supervisors will acknowledge the satisfactory compliance with all conditions, if any, of the plan approval at a regularly scheduled public meeting. After receipt of plan approval and compliance with all conditions of approval, a plan shall be presented to the Township for acknowledgement through a formal approval certification statement on the plan as provided in the Article IV Appendix. Two (2) copies (one for the Township and one for the applicant) of the plan shall be provided for the Board of Supervisors to sign the approval certificate.

## **Section 304 Pre-Application Review (Sketch Plan)**

Applicants are strongly urged to discuss possible development sites and plan with the staff of the Township prior to formal 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, Board of Supervisors, and staff. 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 and Board of Supervisors for consideration. The plans should include those elements that should be considered in the design of the subdivision or land development.

- 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 402 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 fifteen (15) business days prior to the regularly scheduled monthly meeting of the Planning Commission. All plan submittals shall be accompanied by a completed application as provided by the Township and a filing fee and escrow in an amount as specified on the fee schedule adopted by resolution of the Board of Supervisors and available at the Township Office. The applicant may proceed to the preliminary plan process following the meeting with the Planning Commission and Board of Supervisors. The applicant shall incorporate the comments or concerns of the Planning Commission, Board of Supervisors, and staff and make every effort to address these items in the preliminary plan.

## **Section 305 Preliminary Plan Application**

- A. **Preliminary Plan Application.** With the exceptions noted in Section 307 of this Ordinance, a preliminary plan is required for applications that propose new streets, all land development plans, and subdivision plans that create five (5) or more new lots either initially or cumulatively as of the date of the adoption of this Ordinance. All other plans may be submitted as final plans in accordance with Section 306.
- B. **Approval of a Preliminary Plan application.** Approval of a preliminary plan 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. If a preliminary plan is approved with conditions, the applicant shall satisfy all conditions and submit a final plan application for at least the first phase of the development within one year of the date of the conditional approval. If the applicant fails to satisfy all conditions of approval within the one year period, the conditional approval shall expire and the applicant shall be required to file a new preliminary plan.
- C. **Construction of Improvements.** As an alternative to immediately processing a final plan and guaranteeing the completion of required improvements by a corporate bond or surety, and, after an applicant has received official notification that the preliminary plan has been unconditionally approved, the applicant may initiate the construction of required improvements prior to approval of the final plan.
- D. **Completion of Improvements.** Upon completion of the improvements required by this Ordinance and other Township Ordinances, 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.

## **Section 306 Final Plan Application**

- A. **Prerequisites to Filing Final Plan Application.** An application for final plan approval can be submitted only after one of the following, when required, have been completed:
1. The receipt of an unconditional preliminary plan approval in accordance with Section 303 of this Ordinance, when a preliminary plan approval is required, and/or,

2. The completion of the improvements required by this Ordinance and other Township Ordinances in accordance with the approved preliminary plan, when completion of the improvements is not assured by the posting of financial security as provided in Article V of this Ordinance.

In all cases a final plan for at least the first phase of the development must be filed within one year of conditional approval of a preliminary plan when a preliminary plan is required.

**B. Final Plan Applications**

1. 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.
2. The Township may accept a final plan modified to reflect a change to the site or its surroundings that occurs after the preliminary plan review. The Board of Supervisors, with a recommendation from the Planning Commission, shall determine whether a modified final plan will be accepted or whether a new preliminary plan shall be submitted.

**C. Application Requirements.** In addition to the application requirements of Section 303, Final Plans which require access to a highway under the jurisdiction of PennDOT, shall include two (2) copies of the plans prepared to support the application for a Highway Occupancy Permit.

**D. Satisfaction of Conditions.** When a final plan is approved subject to conditions, the applicant shall submit evidence that the applicant has satisfied all conditions upon the approval within three years from the date of the conditional approval. If the applicant fails to satisfy all conditions of approval within the three year period, the conditional final plan approval shall expire and the applicant shall be required to file a new preliminary plan.

**E. Final Plan Certification.** After the Board of Supervisors' approval of the final plan and the required changes, if any, are made, the applicant shall proceed to prepare three (3) sets of final plans, one (1) set of final plans shall be for the Township's files. Upon compliance with all conditions of plan approval to the satisfaction of the Township and compliance with Article V of this Ordinance, three (3) copies of the final plan shall be certified in the following manner: the final plans shall be presented to the Planning Commission and the Board of Supervisors for the signature of the respective Chairman or Vice Chairman or their designees. Final plans will not be signed by the Board of Supervisors prior to certification by the Planning Commission or if submitted more than ninety (90) days from the Board of Supervisors' final approval action unless the Board of Supervisors grants a modification by extending the effective time period of the approval.

**F. Final Plan Recordation.** Upon approval and certification of a final plan and payment of any and all outstanding fees, 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 of Supervisors' final plan approval and certification, the Board's action on the plan shall be null and void unless the Board of Supervisors grants a modification by extending the effective time period of the approval.



1. The final plan shall be filed with the Recorder of Deeds and proof of such recording shall be provided to the Township before proceeding with the sale of lots.
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 the Stormwater Management Ordinance and Section 305.C.
3. No subdivision or land development plan may be recorded unless it bears the endorsement of the Board of Supervisors.

G. **Effect of Recording of Final Plan.** Recording the final plan, after approval of the Board of Supervisors, 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 Article IV of this Ordinance. However, the approval of the Board of Supervisors 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. When a final plan includes a lot add-on or lot line change, the applicant shall record deeds to effectuate the change in lot lines within 30 days after the plan is released for recording including, but not limited to, a deed with a perimeter legal description for the lot as enlarged by the lot add-on parcel and shall present the Township with evidence that such deed has been recorded. Financial security shall not be released or reduced until the applicant has presented proof of recording of the deed with a perimeter legal description.

H. 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 Plans Exempted from Preliminary Plan Procedures**

Plans that meet the criteria as listed hereafter shall be exempt from the requirement to process a preliminary plan and may process a final plan prepared in accordance with Article IV.

### A. **Lot Add-On Plans.**

1. Lot Add-On Plans shall meet the following criteria:
  - a. A lot add-on plan shall only be prepared for the conveyance of land for the sole purpose of increasing the size of a contiguous parcel.
  - b. A lot add-on plan shall not create any additional lot(s).
  - c. A lot add-on plan shall not result in any nonconformity with the design standards found in Article VI of this Ordinance or the Zoning Ordinance.
  - d. No lot add-on plan shall have the result of placing any utility such as an individual on-lot sewage system or well, on a lot different from the building which it is

designed to serve.

- e. A lot add-on plan shall not alter the site and/or existing storm water management facilities in a manner that affects the discharge of storm water to an adjacent property or significantly relocates a major storm water management facility within the project.
  - f. A lot add-on plan shall not alter a recorded plan or revise any approved final plan which has not yet been recorded. The alteration of a recorded plan or an approved final plan which has not been recorded shall be by a revised final plan (See Section 307.D).
2. In every case where a proposal conforms to the above, the application shall comply with the following procedures:
- a. The applicant shall submit to the Township three (3) copies of a lot add-on plan prepared to the standards specified in Section 406 of this Ordinance and one (1) application form as provided by the Township. In addition to submitting the required material, the applicant shall provide all filing fees and escrow as required by the Township plus documentation that plans have been properly submitted to the County Planning Commission.
  - b. If the plan qualifies, the applicant shall prepare three (3) plans for recording, with one (1) set of the plan for the Board's files. The three (3) copies of the plan shall be certified by the Board. 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.
3. In every case where a plan conforms to the above, the applicant shall follow the plan processing and recording procedures for a Final Plan as outlined in Section 306 of this Ordinance.

**B. Centerline Separation Subdivision.**

- 1. Centerline Separation subdivision plans may be used to divide one lot into two lots whose common boundary is the centerline of an existing street.
- 2. The proposed lots to be created by the centerline separation subdivision plan shall conform to all the following:
  - a. The proposed lots shall be separated by the existing street along its entire length through the tract; and,
  - b. The proposed lots shall conform to the design standards found in Article VI of this Ordinance; and,
  - c. The proposed lots shall conform to requirements of the Zoning Ordinance.
- 3. In every case where a plan conforms to the above, the applicant shall follow the plan processing and recording procedures for a Final Plan as outlined in Section 306 of this

Ordinance.

C. **Minor Subdivision/Land Development.**

1. In the case of a subdivision plan of five (5) lots or less, either initially or cumulatively from the effective date of this Ordinance, 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. For the purpose of interpreting this Section of the Ordinance, a subdivision of not more than five (5) lots shall include the remaining tract.
2. In the case of a land development plan proposing: 1) The construction of one (1) non-residential building not exceeding 10,000 square feet of building area; or, 2) The construction of an addition to a non-residential building not exceeding 5,000 square feet of additional building area; or, 3) An agricultural principal use, the applicant may at his discretion concurrently submit preliminary and final plans for action by the Township.
3. In every case where a plan conforms to the above, the applicant shall follow the plan processing and recording procedures for a Final Plan as outlined in Section 306 of this Ordinance.
4. All other plans shall be submitted in accordance with Section 305 of this Ordinance.

D. **Revised Subdivision and/or Land Development Plans.** Any replatting, revision, or resubdivision of recorded plans or any replatting, revision, or resubdivision of any approved final plan which has not been recorded, excluding lot grading plans in subdivisions, shall be considered as a new application and shall comply with all requirements of this Ordinance, except that plans may be changed, provided that in making such changes:

1. No lot or tract of land shall be created that does not meet the minimum design standards required by this Ordinance and existing Township regulations.
2. No structure shall be relocated which does not meet the minimum design standards required by this Ordinance and existing Township regulations.
3. No increase is made in the overall density and no additional lots are created.
4. The site and/or storm water management facilities are not altered in a manner that affects the discharge of storm water to an adjacent property or significantly relocates a major storm water management facility within the project.
5. Street locations and block sizes shall not be changed.
6. The character and land use of the original application shall be maintained.
7. In every case where a plan alteration conforms to the above, the applicant shall follow the plan processing and recording procedures for a Final Plan as outlined in Section 306 of this Ordinance.

## **Section 308 Procedure for Requesting the Consideration of a Modification of the 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 and include a completed application for consideration of a modification as provided by the Township, and accompanied by a plan prepared at least to the standards of a sketch plan (See Section 402). The written request shall identify:
1. The specific section of this Ordinance which is requested to be modified.
  2. The provisions proposed as an alternate to the requirements. The alternate provisions must be consistent with the intent of this Ordinance and shall not be detrimental to the health, safety and welfare of the general public.
  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. A modification request that is submitted as part of an application for subdivision, land development plan, lot add-on, improvement construction or storm water management plan shall be processed along with that application of which it is a part. The plan processing procedures outlined in Section 303 shall apply.
  2. If a modification request is not submitted with an application for subdivision, land development, lot add-on, improvement construction or storm water management plan, then the processing procedures outlined in Section 303 shall apply.

# ARTICLE IV

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

### Section 401 General

This article sets forth the plan and report preparation standards. The following standards shall apply to the preparation of all sketch plans, subdivision, and land development plans and reports. All plan information reports shall be provided in an easy to read format and shall be legible in every detail to the satisfaction of the Township. All plans shall be prepared in general accordance with the Standard Plan Format as provided in the Article IV Appendix.

### Section 402 Sketch Plans

#### A. General.

1. For major development or unusual circumstances that could benefit from the pre-planning process, applicants are encouraged to submit sketch plans as a means of facilitating the approval process. While the Township knows that sketch plan comments are not binding on either the Township or the applicant, the Township has identified the sketch plan process as one which allows for the exchange of information that is important in the planning process.
2. Sketch plans should 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 should 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 affected or impacted by the proposed development and land use.

B. Drafting Standards. The scale and sheet size of sketch plans shall be as required for subdivision and land development plans in Section 403.1. The sketch plan may be prepared by qualified landowner or individual, or an engineer, surveyor, or landscape architect. 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:

1. Name and address of the developer (if applicable) and landowner.
2. Name of the individual and/or the firm that prepared the plan.
3. Location map with sufficient information to enable the Board of Supervisors to locate the property.

4. North arrow.
5. Written and graphic scales.
6. Approximate tract boundaries with the name(s) of adjacent landowner(s), if known.
7. 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.
8. Significant topographical and man-made features [e.g., structures, streets, buildings, tree masses, sloped areas, quarries, bodies of water, floodplains, and potential wetland areas and GIS contours].
9. Location of all proposed streets, alleys, street names, 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.
10. Proposed land use; if several land uses are proposed, the location of each land use shall be indicated.
11. Statement explaining the methods of water supply and sewage disposal to be used.

## **Section 403 General Requirements for Preliminary and Final Subdivisions and Land Development Plans**

Preliminary and final subdivisions and land development plans shall be prepared by an engineer, surveyor, or landscape architect licensed to practice in the Commonwealth of Pennsylvania. The plans shall be prepared in accordance with the Standard Plan Format as provided in the Article IV Appendix and shall be accompanied by, or prepared in accordance with the following:

### **Section 403.1 Drafting Standards**

All subdivision and land development plans shall be prepared in accordance with the following drafting standards.

- A. The plan shall be clearly and legibly drawn at a horizontal scale of 10 feet, 20 feet, 30 feet, 40 feet, or 50 feet to the inch.
- B. All profiles of storm water management facilities, streets, sanitary sewer facilities, and water supply facilities shall be drawn at a horizontal scale of 1" = 50' and at a vertical scale of 1" = 10', or 1" = 5'.
- C. A north arrow, graphic scale and written scale shall be provided.
- D. Dimensions shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.
- E. The survey shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.

- F. 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).

## **Section 403.2 Project Location and Identification**

The following location and identification shall be included on all subdivision and land development plans:

- A. The proposed project name or identifying title.
- B. Name of the municipality or municipalities in which the project is located, including the location of any municipal boundaries if located within 200 feet of the subject tract.
- C. The name and address of the owner of the tract (or his authorized agent), the developer/subdivider, and the firm that prepared the plans.
- D. The file or project number assigned by the firm that prepared the plan, the plan date and the date(s) of all plan revisions.
- E. 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, and revised final plans, the boundary of the receiving tract shall also be identified as a deed plotting and may be drawn at any legible scale.
- F. The total acreage of the entire existing tract.
- G. The location of existing lot line markers along the perimeter of the entire existing tract.
- H. The zoning district, lot size and/or density requirements of the Zoning Ordinance.
- I. A statement on the plan indicating the granting of a prior zoning amendment, special exception or variance, if applicable, along with any prior modifications granted by the Board of Supervisors to sections of this Ordinance.
- J. 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.
- K. 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.
- L. Source of title, deed, book, page, plan book (if applicable), and account number.

- M. In the case of a plan for which the subject tract has an environmental covenant, the plan shall include a plan note indicating the recording information of the environmental covenant executed pursuant to the Pennsylvania Uniform Environmental Covenants Act, 27 Pa.C.S. §§6501 through 6517 (UECA).
- N. For land within the A-1 Agricultural District, A-2 Agricultural District, or ES Environmentally Sensitive District, identification of the parent tract and all prior subdivisions from the parent tract, including recording reference of each prior plan for the parent tract.
- O. Identification of all prior recorded plans for the subject tract, identifying all notes and/or restrictions on such prior recorded plans affecting the current development, together with a verification signed by the design professional that such list is complete and correct.
- P. Where the land included in the subject tract has an agricultural, woodland or other natural resource easement located within the tract, the plan 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 be satisfied by submitting a copy of the recorded agreement.

### Section 403.3 Existing Features

The following features shall be shown on all subdivision and land development plans and shall be shown on **a separate sheet** titled "Existing Features". No proposed features shall be included on this sheet.

- A. Existing contours shall be shown at the following minimum vertical intervals:

<u>Average Natural Slope</u>	<u>Required Contour Interval</u>
0 to 3 %	1 foot contour interval
4 to 20%	2 foot contour interval
21% and greater	5 foot contour interval

- 1. Contour interval may be adjusted based upon horizontal scale with concurrence of the Township Engineer.
  - 2. Contours shall be accompanied by the location of the bench mark and a notation indicating the datum used. The datum used by an Authority shall be used in all plans indicating connection to an Authority's public sewer system or public water system.
  - 3. Contours plotted by interpolation of Lancaster County GIS mapping will only be accepted when there is no new construction or earth disturbance proposed by the plan.
  - 4. Contours plotted by interpolation of the United States Geodetic Survey 7.5' mapping will not be accepted.
- B. The following items when located upon or within two hundred (200) feet of the tract:
    - 1. The location and name of existing rights-of-way and cartways for private or public streets, alleys and driveways.



2. The location and size of the following features and any related right-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings, and storm water collection, conveyance and management facilities.
3. The location and size of existing on-lot sewage systems and wells.
4. The location of existing rights-of-way and easements for electric, gas and oil transmission lines, and railroads.
5. Significant environmental or topographic features such as floodplains, wetlands, quarry sites, solid waste disposal areas, historic structures, cemetery or burial sites, archaeological sites, highly erosive soils, or wooded areas.

C. The following items when located within the subject tract:

1. The size, capacity and condition of the existing storm water management system and any other facility that may be used to convey storm flows.
2. The location and size of existing on-lot sewage systems and wells.
3. The location and use of existing buildings and other man-made features.
4. Important natural, cultural and historic features as identified in the Comprehensive Plan including, but not limited to:
  - a. Steep Slopes;
  - b. Wooded Areas;
  - c. Natural habitats;
  - d. PNDI sites;
  - e. Streams, Creeks, Springs and Groundwater Seeps;
  - f. Floodplains;
  - g. Drainage Channels;
  - h. Alluvial Soils;
  - i. Wetlands and subsequent data or information required by Section 408 of this Ordinance;
  - j. High Water Table Soils;
  - k. Prime Agricultural Soils;
  - l. Highly erosive soils;

- m. Historic Places, Structures and subsequent data or information required by Section 408 of this Ordinance;
  - n. Cemetery or burial sites;
  - o. Archaeological sites;
  - p. Underlying geology with any hazardous geology noted;
  - q. Quarry sites; and,
  - r. Solid waste disposal areas.
5. In the case of a plan for which the subject tract has an environmental covenant executed pursuant to the Pennsylvania Environmental Covenants Act, the plan shall include the boundary limits of any contamination remaining on site. The application shall include a copy of the environmental covenant agreement and any required engineering and institutional controls.

## **Section 403.4 Proposed Features and Plan Information**

The following proposed features and plan information shall be shown on all subdivision and land development plans and shall be shown on **a separate sheet** entitled "Proposed Features". The proposed features and plan information shall be overlaid upon a copy of the existing features plan. The existing features shall be "screened" or "shaded" on the proposed features plan.

- A. Block and lot numbers in consecutive order (e.g. Block "A", Lots 1 through 10; Block "B", Lots 11 through 22).
- B. The location and configuration of proposed buildings, parking compounds, streets, alleys, driveways, common open space, recreational areas, and all other significant planned facilities.
- C. 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.
- D. Easements and rights-of-way.
- E. Building setback line and building envelope.
- F. Identification of buildings to be demolished.
- G. Typical street cross-section for each proposed public or 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.
- H. Storm water management data and plans designed in accordance with the Storm Water Management Ordinance.
- I. 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, maximum lot

coverage, and number of lots in the proposed subdivision along with the proposals for each of these parameters.

- J. A statement on the plan indicating the granting of a zoning amendment, special exception or variance, if applicable, along with modifications granted by the Board of Supervisors to sections of this Ordinance.
- K. Where a proposed subdivision is located in the Ecologically Sensitive, A-1 Agricultural or A-2 Agricultural Zoning Districts, either in whole or part, a deed plotting of the parent tract as it existed on December 24, 1989, or the date of an amendment to the Zoning Ordinance that classified the tract as part of the Ecologically Sensitive, A-1 Agricultural or A-2 Agricultural Zoning Districts, shall be provided. The deed plotting shall include (1) All parcels subdivided from the parent tract after December 24, 1989, or the date of an amendment to the Zoning Ordinance that classified the tract as part of the Ecologically Sensitive, A-1 Agricultural or A-2 Agricultural Zoning Districts; (2) The deed reference for each lot subdivided after December 24, 1989, or the date of an amendment to the Zoning Ordinance that classified the tract as part of the Ecologically Sensitive, A-1 Agricultural or A-2 Agricultural Zoning Districts; and (3) The recording date and subdivision plan book reference of the subdivision. In addition to the foregoing, the following note shall be included for all subdivisions which are located in the Ecologically Sensitive, A-1 Agricultural or A-2 Agricultural Zoning Districts, either in whole or part: *"As provided for by the West Cocalico Township Zoning Ordinance, the available quota of single family dwelling units was \_\_\_\_\_ units as of December 24, 1989 or the date of an amendment to the West Cocalico Township Zoning Ordinance that classified the tract as part of the Ecologically Sensitive, A-1 Agricultural or A-2 Agricultural Zoning District(s). This subdivision represents \_\_\_\_\_ of the remaining \_\_\_\_\_ allotted single-family dwelling units. Lot No. \_\_\_\_\_ shall carry with it the right to erect the \_\_\_\_\_ remaining quota of single family dwelling units."*
- L. 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 boundary and floodway 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.
- M. Location of all percolation test holes, deep probe holes and proposed well locations.
- N. Easements for the on-lot sewage replacement locations.
- O. Clear sight triangles and stopping sight distances for all intersections as described in Section 602.10 of this Ordinance shall be shown on the plan.
- P. 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.

## **Section 403.5 Certifications**

The following certifications shall be included on all subdivision and land development plans.

- A. Certificate, signature and seal of the surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct as provided in the Article IV Appendix.

- B. 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 as provided in the Article IV Appendix.
- C. Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, indicating compliance with the provisions of the storm water management requirements of this ordinance as provided in the Article IV Appendix.
- D. Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, indicating that the developer's professional has verified that the detention basin is or is not underlain by carbonate geology as provided in the Article IV Appendix.

## **Section 403.6 Notifications**

The following notifications shall be included on all subdivision and land development plans, where applicable.

### **A. Emergency Services Provider Review.**

1. The Township may, at its sole discretion, require the review of any proposed project by the emergency services provider(s) responsible for providing protection in that area of the Township.
2. The purpose of this review shall be to provide notice to the emergency services provider of the type and extent of the proposed use; to allow the emergency services provider the opportunity to provide the Township and the applicant with comments on their ability to adequately respond to the proposed use; to recommend appropriate locations for dry hydrants; and, to allow the emergency services provider to comment on the proposed horizontal and vertical geometry to insure adequate access for emergency response equipment.
3. The emergency services provider shall respond, in writing, to the applicant's request within 30 days of the receipt of the applicant's submission. Failure of the emergency services provider to respond within the above prescribed time period shall be deemed concurrence with the proposed project.
4. The applicant shall address the emergency services provider's comments to the satisfaction of the Township.

### **B. Public Utility Lines.**

1. 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.
2. 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.

3. This requirement may also be satisfied by submitting a copy of the recorded agreement.

**C. Natural Resource Easement.**

1. 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.
2. This requirement may also be satisfied by submitting a copy of the recorded easement.

## **Section 403.7 Reports**

The following reports, as applicable, shall be included with all subdivision and land development plans.

- A. A hydrologic/hydraulic or storm water management report as required by the Storm Water Management Ordinance.
- B. A water feasibility report as described in Section 408.1 of this Ordinance.
- C. A sewer feasibility report as described in Section 408.2 of this Ordinance.
- D. A traffic evaluation study as described in Section 408.3 of this Ordinance.
- E. A wetland study as described in Section 408.4 of this Ordinance.
- F. A historical features report as described in Section 408.5 of this Ordinance.

## **Section 404 Specific Requirements for Preliminary Plans**

In addition to the requirements listed in Section 403, the following additional information shall be included on all preliminary subdivision and land development plans.

### **Section 404.1 Proposed Features and Plan Information**

The following proposed features and plan information shall be shown on the "Proposed Features" sheet(s).

- A. The layout of streets, alleys and sidewalks, including cartway and right-of-way widths.
- B. The layout of lots with approximate dimensions, gross and net acreage.
- C. Street centerline profile for each proposed public or private street shown on the preliminary plan including corresponding centerline stationing.

- D. The preliminary design of the proposed storm water facilities, sanitary sewer mains, and water supply mains and facilities. This information shall include the approximate size, vertical location and horizontal location, if applicable.
- E. Proposed street names.
- F. 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 Township and in compliance with the requirements of this Ordinance, including the logical extension of the 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 and utilities in the part not submitted.
- G. 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 applications 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.
- H. Certificate of review by the Planning Commission as provided in the Article IV Appendix.
- I. Certificate for approval by the Board of Supervisors as provided in the Article IV Appendix.

## **Section 405 Specific Requirements for Final Plans**

In addition to the requirements listed in Section 403, the following additional information shall be included on all final subdivision and land development plans. Revised Final Plans, as defined herein, shall not be required to include the off-site existing features information as specified in Section 403.3.B.

### **Section 405.1 Drafting Standards**

All sheets to be recorded by the Recorder of Deeds shall be twenty-four by thirty-six (24 x 36) inches and shall comply with all requirements of the Recorder of Deeds for margins and placement of information.

### **Section 405.2 Proposed Features and Plan Information**

The following proposed features and plan information shall be shown on the "Proposed Features" sheet(s).

- A. 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.
- B. Lot lines with accurate bearings and distances and lot areas for all parcels. Curve segments shall be comprised of arc, chord, bearings, and distances. 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.
- C. 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.

- D. 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.
- E. Final street names.
- F. 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.
- G. 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.
- H. Identification of any lands to be dedicated or reserved for public, semi-public or community use.
- I. In the case of a plan which requires access to a highway under the jurisdiction of PennDOT, the inclusion of the following plan note:

"A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), 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."
- J. All final plans proposing residential development or residential uses within or adjoining the Agricultural Zoning Districts or agricultural uses must contain in conspicuous form the following language: *"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."* A copy of the final plan shall be issued to the purchaser of each lot within the subject subdivision. The note shall be included on all deeds of the subject subdivision.
- K. A complete landscape plan, prepared by a landscape architect, showing the location, size and type of all plant material 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 shall be provided on separate sheets and must include the signature and seal of the registered landscape architect responsible for preparation of the plan.
- L. A detailed schedule of inspections, as generally outlined by Section 504 of this Ordinance, which is tailored for the site under consideration.

- M. In the case of land development plans, architectural elevations shall be submitted for review by the Township.

### **Section 405.3 Certificates**

- A. Certificate of review by the Planning Commission as provided in the Article IV Appendix.
- B. Certificate for approval by the Board of Supervisors as provided in the Article IV Appendix.
- C. Certificate for approval by the Township Engineer as provided in the Article IV Appendix.
- D. 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, as provided in the Article IV Appendix. This must be dated following the last change or revision to said plan.
- E. Certification of review by the County Planning Commission as provided in the Article IV Appendix.

### **Section 405.4 Notifications**

- A. Notification from DEP that approval of the sewage facility plan revision (plan revision module for land development), supplement or exemption request has been granted or notice from DEP that such approval is not required.
- B. Notice from Lancaster County-Wide Communications stating that the proposed private and/or public street names are acceptable.
- C. Notice from the Lancaster County Conservation District of the approval of the Erosion and Sedimentation Pollution Control Plan.
- D. It shall be the developer's responsibility to verify if the development is underlain by carbonate geology. The following note shall be attached to all Storm Water Management Site Plans and signed and sealed by the developer's qualified professional, "I, \_\_\_\_\_, certify that the proposed detention basin is not underlain by carbonate geology."
- E. 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 a financial guarantee in a form suitable to the Board of Supervisors and the appropriate Authority have been received. (See the Article IV Appendix and Article V).
- F. When the applicant posts financial guarantee in lieu of completion of the improvements, the Final Plan shall be accompanied by a completed improvement guarantee agreement in a form acceptable to the Township Solicitor. General examples of these agreements are provided in the Article IV Appendix.
- G. Such written notices of approval as may required by this Ordinance, including written notices approving the water supply systems, sanitary sewage systems and storm water runoff to adjacent properties.



- H. The submission of a controlling agreement in accordance with Section 602 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, Earth Disturbance Permits, Stream Encroachment Permits, and General Permits.
- J. 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.
- K. A note shall be placed on the plan indicating any area that is not to be offered for dedication, if applicable.
- L. A note shall be placed on the plan indicating any activities that will require Highway Occupancy Permits from the Township.

### **Section 405.5 Reports and Information**

- A. A final hydrologic/hydraulic report as required by the Storm Water Management Ordinance.
- B. A final traffic evaluation study as described in Section 408.3 of this Ordinance.
- C. If the final plan proposes an enlargement of an existing lot, a copy of the legal description or deed to transfer the land and a copy of a legal description or deed with a perimeter description for the enlarged lot. The applicant shall present evidence to the Township that the applicant has recorded such deeds prior to the final release of financial security.

### **Section 406 Lot Add-On Plans**

Lot add-on plans shall be prepared by an engineer, surveyor, or landscape architect licensed to practice in the Commonwealth of Pennsylvania. The plan shall be accompanied by, or prepared in accordance with the following:

- A. **Drafting Standards.** The same standards shall be required for a lot add-on plan as specified for subdivision and land development plans in Section 403.1 of this Ordinance.
- B. **Project Location and Identification.** The same standards shall be required for a lot add-on plan as specified for subdivision and land development plans in Section 403.2 of this Ordinance.
- C. **Existing Features.** The same standards shall be required for a lot add-on plan as specified for subdivision and land development plans in Section 403.3 of this Ordinance with the exception of topography required by Section 403.3.A and the off-site features required by Section 403.3.B.
- D. **Proposed Features and Plan Information.** The same standards shall be required for a lot add-on plan as specified for subdivision and land development plans in Section 403.4 and for final plans in Section 405.2 of this Ordinance.

- E. **Legal Descriptions.** The applicant shall provide a copy of the legal description or deed to transfer the land and a copy of a legal description or deed with a perimeter description for the enlarged lot. The applicant shall present evidence to the Township that the applicant has recorded such deeds prior to the final release of financial security.

## **Section 406.1 Certificates**

- A. Certificate, signature and seal of a surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct as provided in the Article IV Appendix.
- B. 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 as provided in the Article IV Appendix.
- C. Certificate of review by the Planning Commission as provided in the Article IV Appendix.
- D. Certificate for approval by the Board of Supervisors as provided in the Article IV Appendix.
- E. Certificate for approval by the Township Engineer as provided in the Article IV Appendix.
- F. A statement, duly acknowledged before an officer authorized to take acknowledgement 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, as provided in the Article IV Appendix.
- G. Certification of review by the County Planning Commission as provided in the Article IV Appendix.
- H. A certificate to accommodate the Recorder of Deeds information as provided in the Article IV Appendix.

## **Section 407 Centerline Separation Subdivision Plans**

Centerline separation subdivision plans shall be prepared by an engineer, surveyor, or landscape architect licensed to practice in the Commonwealth of Pennsylvania. The plan shall be accompanied by, or prepared in accordance with the following:

- A. **Drafting Standards.** The same standards shall be required for a centerline separation subdivision plan as specified for subdivision and land development plans in Section 403.1 of this 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. **Project Location and Identification.** The same standards shall be required for a centerline separation subdivision plan as specified for subdivision and land development plans in Section 403.2 of this Ordinance.
- C. **Existing Features.** The same standards shall be required for a centerline separation subdivision plan as specified for subdivision and land development plans in Section 403.3 of this Ordinance with the exception of topography required by Section 403.3.A and the off-site features required by Section 403.3.B.

1. For any centerline separation subdivision proposing new construction, existing and proposed contours shall be provided for all areas of proposed earth disturbance at the vertical interval as specified for subdivision and land development plans in Section 403.3.A of this Ordinance.
- D. **Proposed Features and Plan Information.** The same standards shall be required for a separation plan as specified for subdivision and land development plans in Section 403.4 and for final plans in Section 405.2 of this Ordinance.

## **Section 407.1 Certificates**

- A. Certificate, signature and seal of a surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct as provided in the Article IV Appendix.
- B. Certificate of review by the Planning Commission as provided in the Article IV Appendix.
- C. Certificate for approval by the Board of Supervisors as provided in the Article IV Appendix.
- D. Certificate for approval by the Township Engineer as provided in the Article IV Appendix.
- E. A statement, duly acknowledged before an officer authorized to take acknowledgement 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, as provided in the Article IV Appendix.
- F. Certification of review by the County Planning Commission as provided in the Article IV Appendix.
- G. A certificate to accommodate the Recorder of Deeds information as provided in the Article IV Appendix.
- H. Notification from DEP that approval of the sewer facility plan revision (planning module), supplement, or exemption request has been granted or notice from DEP that such approval is not required.

## **Section 408 Required Reports**

The following reports shall be included with all subdivision and land development plans as stipulated herein:

### **Section 408.1 Water Service Feasibility Report**

- A. The applicant shall submit a report concerning the source of water to serve the proposed subdivision or land development. Said report shall be prepared by a registered professional engineer and be submitted in conjunction with the preliminary plan for review by the Township and the applicable authority.
- B. Prior to initiating the preparation of a water service feasibility report the applicant shall provide a description of the methodology to be used to complete the report. The description shall include the location and size of the tract, the intended use including amount of daily water usage and general terrain and geologic features. The exact methodology of the study area should be based on engineering judgment and an understanding of existing geologic conditions at the site. In all instances, however, the study methodology must be mutually agreed upon by the applicant, its

engineer, and the Township.

- C. All lots created, and any land development plan that proposes flows equal to or greater than four hundred (400) gallons per day, within any Urban or Village Growth Boundary, or within any area that the Act 537 Plan identifies to be served by public utilities, shall be served by public water where available.
1. If connection to an existing public water supply system is proposed, the subdivider or developer shall submit an agreement committing the Authority or public utility 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 Authority or public utility provides water service elsewhere in its service area including but not limited to the following:
    - a. The locations and kind of fire hydrants shall be in accordance with the specifications of the Authority or public utility that operates such water system in concert with the local fire department thread requirements. A copy of the approval of such system by the Authority or the public utility shall be submitted.
    - b. The final plan application shall include a statement from the Authority or the public utility indicating the approval of the plans for design, installation and possible financial guarantees.
    - c. The installation and construction shall be in accordance with the specifications of the Authority or the public utility. The Authority or the public utility shall establish requirements for the ownership and maintenance of such system.
  2. 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 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.
  3. If community water systems are proposed, these systems shall be in compliance with the regulations of DEP and the design standards of the Authority. All community systems shall be offered for dedication to the Authority or the Township. Neither the Authority nor the Township shall be required to accept such offer of dedication.
- D. 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), the report shall include certification by the applicant's engineer that a water supply system exists upon all lots created and upon any land development plan, which supply is capable of supplying potable water as follows:
1. **Minimum Residential Yield and Demand Requirement.** - The report shall show that the proposed well(s) is (are) capable of supplying potable water at the minimum rate of 315 gallons per day per unit of residential occupancy at a demand rate of not less than two (2) gallons per minute for one (1) hour, either with or without the use of a storage system.
  2. **Minimum Principal Non-Residential Yield and Demand Requirement.** - The report shall show that the proposed well(s) is (are) capable of supplying potable water at the minimum rate of 200 gallons per day per unit of non-residential occupancy at a demand rate

of not less than two (2) gallons per minute for one (1) hour, either with or without the use of a storage system.

3. **Recharge Requirement** - The report shall show that the ground water recharge on the tract in question after development will exceed the anticipated water usage. Water usage shall be based upon DEP sewage flows provided by DEP.
4. **Non-Residential Uses** - When industrial, agricultural or commercial use is intended, the report shall 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.
5. **Aquifer Test Required.** Prior to installation of any new water supply system or the subdivision of land into lots which would be served by individual wells in areas of, or in proximity to areas of, known groundwater contamination or inadequate yields of potable supplies, aquifer and water quality tests shall be performed. Areas of known groundwater problems shall be mapped and such information shall be maintained in the Township offices. Areas of known ground water problems shall include, but are not limited to:
  - a. Areas in proximity [one (1) mile] of sinkholes, ghost lakes, or drainage entering the ground.
  - b. Contaminated aquifers, including designated clean-up sites.
  - c. Other areas with documented water quantity or quality problems, including pollutants in excess of federal safe drinking water standards.
6. **Aquifer Test Standards and Procedures.** No person shall develop land within an area of known groundwater quantity problems without administering and passing on said land the aquifer test required by this Section. Prior to conducting the required testing, the applicant shall provide the Township and the Township Engineer with the proposed test methodology that shall demonstrate compliance with the following objectives and standards:
  - a. To obtain sufficient data for the calculations of aquifer performance, including the coefficients of transmissibility and storage, permeability, and specific yield.
  - b. To determine the location and character of geologic boundaries.
  - c. To ascertain the effects of well interference.
  - d. To provide a guide in the spacing of wells for the development of a well field.
  - e. 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.

7. **Criteria for a Request of Exemption.** A proposed land development or subdivision which intends to use a groundwater source to supply water to the property may be exempted from these requirements by the Township if one or more of the following criteria are satisfied:
- a. The proposed project is located one quarter (1/4) mile or less, in the same geologic unit, from a previous aquifer test, within the past two (2) years, and the previous test showed transmissibility (T) values greater than one thousand (1,000).
  - b. The proposed project has had two (2) aquifer tests on different sides of the proposed project within one-half (1/2) mile in the same geologic unit within the past two (2) years, with "T" values greater than one thousand (1,000).
  - c. The proposed land development or subdivision is recommended for exemption by a qualified geologist based upon certified hydrogeological information.
  - d. If Section 409.1.D.5 applies to the proposed project and the documented water problem relates to quality and not quantity, then the aquifer test may be exempted. However, a water quality test must be conducted and the method of water quality remediation identified.

## **Section 408.2 Sewer Service Feasibility Report**

- A. The applicant shall submit a report concerning the availability of a public sewer system in or near the proposed subdivision or land development. Said report shall be prepared by a registered professional engineer and be submitted in conjunction with the preliminary plan for review by the Township, the applicable authority, and for recommendations by the local office of DEP.
1. For those areas not located within an Urban or Village Growth Boundary or within any area that the Act 537 Plan identifies to be served by public utilities, the feasibility report is not required for residential subdivisions of four (4) lots or less, including remaining lands; and land development plans which propose flows less than four hundred (400) gallons per day.
- B. The report 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. Subdivisions proposing a lot or lots utilizing alternate or experimental on-site sewage disposal systems will not be approved by the Board of Supervisors 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 reasonably be redesigned or relocated consistent with the Zoning Ordinance and other Township regulations so as to enable utilization of a conventional on-site sewage disposal system.

- C. All lots created, and any land development plan that proposes flows equal to or greater than four hundred (400) gallons per day, within any Urban or Village Growth Boundary, or within any area that the Act 537 Plan identifies to be served by public utilities, shall be served by public sewer.
1. If connection to an existing public sewer system is proposed, the subdivider or developer shall submit an agreement committing the Authority or public utility to provide such sewage disposal as will be utilized by the subdivision or land development for such period of time and under such terms and conditions as the Authority or public utility provides sewage disposal service elsewhere in its service area.
    - a. The final plan application shall include a statement from the Authority or public utility indicating the approval of the plans for design, installation and possible financial guarantees.
    - b. The sewerage installation shall be in accordance with the specifications of the Authority or public utility. The Authority or public utility shall establish requirements for the ownership and maintenance of such system.
  2. If the applicant proposes to provide a public community sewer system, its construction and installation shall be in accordance with applicable Authority or public utility specifications and all regulations of DEP. The applicant shall obtain all permits and approvals required by the Authority, public utility or DEP prior to final plan approval. All community systems shall be offered for dedication to the Authority or Township. Neither the Authority nor the Township shall be required to accept such offer of dedication.

D. **On-Lot Sewage Disposal.**

1. If the applicant proposes installation of on-lot sewage disposal and has presented documentation satisfactory to the Authority and the Board proving the unfeasibility of connection to public or community sewer systems, the following documentation shall be provided:
  - a. **Sewage Testing Required for all Proposed Lots.** Each lot or lots to be created shall contain a suitable location for the installation of an initial individual on-lot sewage system except when such lot 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.
  - b. **Replacement Location for On-Lot Sewage Systems Required.** Each lot or lots to be created shall contain a suitable location for the installation of a replacement individual on-lot 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 replacement location. The replacement location 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.
  - c. **Identification of Replacement Location.**

- 1). 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 requirements of this Section.
- 2). 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. A note shall be added to the plans stating that no improvements shall be constructed upon the replacement location easement.
- 3). Any revisions to a permit or plan affecting a replacement location that previously has been approved pursuant to the provisions of this Ordinance shall be approved by the Township or its authorized representative.

d. **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 that would prevent its 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 trees, 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 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.

2. 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 408.3 Traffic Evaluation Study**

- A. Whenever a proposed project will (a) have twenty (20) or more dwelling units or (b) will generate sixty (60) new vehicle trips in the peak direction (inbound or outbound) during the site peak traffic hour, the applicant shall perform a traffic impact study. Based on this study, certain improvements may be identified to provide safe and efficient access to the development. All applicants with developments which do not meet the above stated criteria shall submit the information required in Section 409.3.B.4.



1. In addition, a traffic impact study shall be prepared whenever either one of the following conditions exist within the impact study area:
  - a. Current traffic problems exist in the local area, such as a high-accident location, confusing intersection, or a congested intersection which directly affects access to the development.
  - b. The ability of the existing roadway system to handle increased traffic, or the feasibility of improving the roadway system to handle increased traffic, is limited.
2. The applicant is responsible for assessing the traffic impacts associated with a proposed development that meets any condition set forth above. The Township or its designee 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 or its designee may review the data sources, methods and findings and provide comments in written form. The applicant shall be responsible for all costs for such review. 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 modifications 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 that 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 uses 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, as well as the data collection efforts, of the volume/capacity analysis to be completed for the roadways and intersections in the vicinity of the site under existing conditions.
- 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 zoning 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 408.3.B.4 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 of the Traffic Impact Study 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 408.3.B.2.b and 408.3.B.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. The levels of service shall not deteriorate to worse than C if they are currently A or B, must be maintained if they are C, and improved to C if they are D, E, or F. In addition, there shall be no increase in delay if a satisfactory level of service can not be attained. These proposals would not include committed projects by the state and local jurisdictions that were described in Section 409.3.B.1 and reflected in the analysis contained in Sections 408.3.B.2 and 408.3.B.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.
- C. **Contribution in Lieu of Preparation of Studies.** If an applicant believes that the preparation of traffic study and report required herein is not warranted, the applicant may request the Board to waive the preparation of such study.
  1. The applicant for approval of any residential subdivision or land development shall provide the Township with a certification of the number and type of dwelling units to be constructed for the purpose of determining the contribution in lieu of preparation of studies.
  2. The applicant for approval of any commercial, industrial or institutional subdivision or land development shall provide the Township with a certification of the usable building floor area to be constructed for the purpose of determining the contribution in lieu of preparation of studies.
  3. The contribution in lieu of preparation of studies provided for herein shall be in addition to all charges imposed by any Authority for tapping and connection fees and shall be in addition to all other review, inspection and other fees or charges imposed by the Township and/or any Authority, and all sums otherwise agreed to be paid by the applicant.
  4. The applicant shall enter into an agreement with the Township setting forth the contribution in lieu of preparation of studies to be paid and the studies to be waived by the Township. All such agreements shall be in a form satisfactory to the Township Solicitor.
  5. All contributions in lieu of preparations of fees shall be paid prior to approval of the final plan by the Township Supervisors.
  6. All developments receiving a modification of preparation of a traffic evaluation study in accordance with this section shall provide, as a minimum, the information required in Section 408.3.B.4.

## **Section 408.4 Wetlands Study**

- A. The applicant shall submit a wetland study with the submittal of all subdivision and land development plans. The purpose of the study shall be to determine the presence and extent of wetlands on the site.
- B. The study shall be performed by a qualified wetland scientist. Qualified individuals should possess a minimum of a bachelor's degree in biology, botany, zoology, ecology, or environmental sciences. In general, other professionals, such as engineers, landscape architects, surveyors, planners, and geologists are not considered fully qualified to perform wetland delineations, unless they possess special ecological training and experience beyond their discipline. The Township reserves the right, in as much as no recognized certification program exists for wetland scientists, to determine the qualification of those preparing wetland delineations. Should a state or federal wetland scientist certification program be established, the Township will consider only those certified individuals

qualified to perform delineations.

- C. For sites on which no wetlands occur, an abbreviated report may be submitted. The abbreviated report should contain the results and discussion and conclusions information as required by Section 409.4.D.2 of this Ordinance. Site location, NWI and soil maps shall be provided.
- D. Requirements for Wetland Studies:
1. Delineations should follow the procedures outlined in the 1989 Federal Manual for Identifying and Delineating Jurisdictional Wetlands, and any subsequent amendments.
  2. Delineations shall be supported by reports. The reports shall contain the following sections:
    - a. **Introduction.** Description of the physical features of the site, its location and the proposed plans for the site.
    - b. **Methods.** Description of the methods used for the survey, with particular emphasis on any deviation from the outlined federal method. Relevant information includes the date of the field studies, the number of transects and plots used, the size of vegetation quadrants employed, the size of soil pits used, taxonomic references used, and the disposition of any voucher specimens.
    - c. **Results and Discussion.** Description of the findings of the study. Soils, vegetation and hydrology for wetland and upland areas of the site should be discussed. Any problem areas should be thoroughly treated.
    - d. **Conclusions.** The extent of wetlands on the site should be discussed. The impact of the proposed project on these wetlands should also be considered.
- E. Included in the report as appendices or tables should be:
1. Site location map (USGS 7.5' quadrangle will suffice).
  2. NWI map.
  3. Soil survey map with soil descriptions.
  4. Data sheets for each plot.
  5. **Wetland boundary map.** Wetland boundaries shall be surveyed by a registered professional surveyor and shown on a plan of appropriate scale. The limits of the wetland study shall be clearly shown. The plan shall also show the location of all plots and/or transects used in the study, the date of the delineation, a statement of the method used for the study, the name of the consulting firm which performed the delineation, the name of the surveyor, and a disclaimer statement indicating no wetland boundary is considered jurisdictional until approved by DEP and COE.
  6. Color photos of wetlands areas on the site, with locations and directions of view keyed to the wetland boundary map.
  7. Resumes of the wetland scientist(s) who performed the delineation.

- F. All subdivision plans shall contain notes for future lot owners. The wetland boundary on each lot will be clearly marked. Each lot which contains wetlands, or to which access may be restricted by wetlands, shall have a note which states that state and federal laws require permits for all activities which result in a deposition of fill into delineated wetlands. The note shall also state that refusal of such a permit may restrict some uses of all or portions of the lot.
- G. Compensatory mitigation projects required as part of state or federal permits shall be shown on the subdivision plans. Future lot owners whose property encompasses all or part of a mitigation area shall be notified that the portion of their property that includes the mitigation area may not be altered, and is considered a jurisdictional wetland by the state and federal governments. Lot owners may be responsible for maintenance of mitigation areas. In order to help ensure the long-term viability of wetland mitigation efforts, the Township discourages multiple ownership of mitigation areas. Ownership by one individual or a homeowners' association is encouraged. Responsibility for maintenance and perpetuation of the wetland mitigation areas shall be clearly identified on the plans.
- H. The Township reserves the right to reject any submitted wetland delineations. Should the Township feel the actual wetland area differs from that shown on the subdivision plan, the Township has the right to secure, at the developer's expense, qualified personnel to check the delineation and redraw the boundary as necessary. Should the developer subsequently disagree with the Township's delineation, a jurisdictional delineation by DEP and COE will be requested. Any charges for the jurisdictional delineation will be the responsibility of the developer.
- I. Where the study shows the existence of wetland areas, 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.

## **Section 408.5 Historical Features Report**

- A. The applicant shall submit a historical features report with the submittal of all subdivision and land development plans that contain historical places, sites and structures identified by the Comprehensive Plan. No project shall be developed on a site identified by the Comprehensive Plan as containing features of historical significance until a report has been submitted to the Township.
- B. The purpose of the report shall be to identify and examine the opportunities for the preservation and/or re-use of the historical place, site or structure in a manner that supports the integrity of the historical place, site or structure.
- C. The report shall describe how the subdivision or land development shall be designed to preserve, adaptively reuse, or otherwise provide for the preservation of historical places, sites and structures identified by the Comprehensive Plan.
- D. The report shall identify any modifications or exterior alterations to historical places, sites and structures or new construction adjacent to historical places, sites and structures and detail how the modifications shall be consistent with the character and visually complementary of the historical place, site or structure.

- E. The report shall identify how subdivisions and land developments will be designed so that new structures do not block historic views, or obstruct the view of historic properties.
- F. The report shall identify if the proposed land development or subdivision will jeopardize the historic value of a site or structure because of size, scale, construction material, or type of use of new construction and detail how new construction will be screened or otherwise visually buffered.
- G. Modifications or exterior alterations shall be consistent with the Secretary of the Interior standards for the rehabilitation of historic properties published by the National Park Service.
- H. No historical place, site or structure identified by the Comprehensive Plan or otherwise identified as a historic resource by the Township shall be demolished or moved from its original foundations as part of any subdivision or land development without approval of the Township.
  - 1. Subdivision or land development plans that include an historical place, site or structure identified by the Comprehensive Plan shall include the following note on the plan sheet to be recorded:

*“Future demolition of the historical place, site or structure identified on this plan shall be in accordance with the requirements of Section 408.5.G of the West Cocalico Subdivision and Land Development Ordinance. The owner of the identified historical place, site or structure shall provide the Township with a letter from the State Historic Preservation Officer, the Preservation Trust of Lancaster County or other qualified Historic Preservation Specialist identifying the significance of the property, potential effects of the project that would be adverse, and possible mitigation measures that could be employed. If required by the Township, the owner of the identified historical place, site or structure shall document the resource in accordance with the Pennsylvania Historical and Museum Commission guidelines and shall provide a report to the Township for review and approval prior to commencement of demolition.*
  - 2. In all cases when demolition is proposed, the applicant shall submit to the Township a letter from the State Historic Preservation Officer, or from the Preservation Trust of Lancaster County or other qualified Historic Preservation Specialist identifying the significance of the property, potential effects of the project that would be adverse, and possible mitigation measures that could be employed.
  - 3. In evaluating any request for demolition of a historic feature the Township shall take into account the significance of the property, the condition of the feature, the potential for repair, restoration, stabilization, and reuse, the impact of the feature in relation to the total project, and the hardship, if any, on the applicant.
- I. Applicants are encouraged to perpetuate historic names or geographic references that are traditionally associated with the area in which a project is located, rather than proposing project names that are not consistent with Lancaster County traditions or culture.

# 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 ninety (90) 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 the proposed commercial or industrial structures if the lots are approved for such uses.
- B. In lieu of the construction and completion of the improvements required by this Ordinance as a condition for final plan approval, the developer may deposit with the Township and/or the Authority, as applicable, a letter of credit, or other financial security authorized by the MPC and acceptable to the Board of Supervisors 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. Forms for financial security and developer's agreements may be obtained from the Township and from the Authority.
- C. 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 using prevailing wages under the Pennsylvania Prevailing Wage Act which the Township would be required to pay if the Township drew upon the financial security to complete some or all of the required improvements. 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. 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.
- D. Annually, the Township may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original 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 assure that the financial security equals said 110%. Any additional security shall be posted by the developer in accordance with this



subsection.

- E. 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 payment to the contractor or contractors performing the work. Any such requests shall be in writing addressed to the Township, and shall include a list of what items have been completed along with the amount of reduction requested based upon the approved estimate of the cost of the improvements. The Township consider such requests in accordance with the provisions of the MPC and, prior to final release at the time of completion and certification by the Township Engineer, shall retain 10% of the original amount of the posted financial security for the aforesaid improvements.
- F. The Township shall require the retention of a minimum of ten (10) percent of the value of the work completed until the party posting the financial security provides the Township with as-built plans, prepared in accordance with the applicable ordinances, demonstrating all improvements on the approved plans have been constructed in accordance with the approved plan and the requirements of this Ordinance and all other applicable ordinances, statutes and regulations, and such as-built plans have been reviewed and approved by the Township Engineer.
- G. The developer's engineer or landscape architect shall certify that he/she observed the installation of all storm water management facilities outside of the existing or proposed public (dedicated) right-of-way and that the storm water management facilities function in accordance with the approved plans. The certification by the developer's engineer or landscape architect shall accompany all requests for financial security reduction.
- H. At such time as ninety (90) percent of the lots in the subdivision have been improved as set forth above, or at the expiration of the time agreed to by the applicant and the Board of Supervisors for completion of all improvements excepting the surface course has been completed, less than ninety (90) 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.
- I. If at the time the surface course is completed, ninety (90) percent of the lots are not improved as set forth above, the developer shall 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.

## **Section 502 Release from Financial Security**

- A. When the developer has completed all the improvements as shown on the final plans, the developer shall notify the Township, in writing, by certified or registered mail, of the completion of the aforesaid improvements, enclosing therewith certification by the developer's engineer or landscape architect that the improvements have been installed as designed, and shall send copies of the notice and certification to the Township Engineer. All requests shall include as-built plans as specified in Section 508 of this Ordinance and as-built plans of any other improvements to be dedicated to the Township and/or the Authority and of all streets, whether or not such streets shall be dedicated.
- B. The Township shall process a request for a release of financial security in accordance with the provisions of the MPC. 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, including, but not limited to submission, review and approval of all required as-built plans.
- C. The Township shall require the retention of a minimum of ten (10) percent of the value of the work completed until the party posting the financial security provides the Township with as-built plans, prepared in accordance with the applicable ordinances, demonstrating all improvements on the approved plans have been constructed in accordance with the approved plans and the requirements of this Ordinance and all other applicable ordinances, statutes and regulations.
- D. The developer's engineer or landscape architect shall certify that they observed the installation of all storm water management facilities outside of the existing or proposed public (dedicated) right-of-way and that the storm water management facilities function in accordance with the approved plans. The certification by the developer's engineer or landscape architect shall accompany all requests for financial security release.
- E. If any portion of the said improvements shall not be approved or shall be rejected by the Township, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.

## **Section 503 Remedies to Affect Completion of Improvements**

In the event that any improvements that may be required have not been installed as provided in this Ordinance or in accordance with the approved final plan, the Board of Supervisors 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 of Supervisors 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 or 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

### A. General Requirements

1. The Township and/or the Authority, at their discretion, shall observe the installation of improvements during construction. The developer shall pay the cost of any such observation in accordance with the observation provisions of the Ordinance and MPC Article V.
2. The required observation schedule will be developed during plan preparation through the mutual agreement of the Township and the developer.
3. A preconstruction meeting shall be required for all projects requiring the construction and observation of improvements shown on the approved plans.
4. A representative of the developer and/or the developer's contractor shall be present for all observations.
5. The developer shall provide at least forty-eight (48) hours' notice prior to the start of construction of any improvements that are subject to observation.
6. All observations of completed items shall be requested at least forty-eight (48) hours in advance of the observation time and date.
7. The observation schedule shall be recorded with the final plan or shown on the approved improvement construction plan.

### B. Storm Water Management/E&S Facilities Observations

Observations of storm water management and erosion control facilities shall occur, at a minimum, as follows:

1. Upon completion of preliminary site preparation and installation of erosion and sedimentation control facilities.
2. Upon completion of permanent drainage facilities or other improvements.
3. During the construction of storm water and BMP facilities within the existing or proposed public (dedicated) right-of-way.
  - a. Observation of storm water and BMP facilities outside of the existing or proposed public (dedicated) right-of-way will be conducted by the Township and/or the Township Engineer.
  - b. These observations will include the first structure outside of the existing or proposed public (dedicated) right-of-way.
4. During the construction of storm water and BMP facilities outside the existing or proposed public (dedicated) right-of-way.
  - a. Observation of storm water and BMP facilities outside of the existing or proposed public (dedicated) right-of-way will be conducted by the developer's engineer or landscape architect.
  - b. The developer's engineer or landscape architect shall certify that they observed the installation of all storm water management facilities outside of the existing or

proposed public (dedicated) right-of-way and that the storm water management facilities function in accordance with the approved plans.

- c. The certification by the developer's engineer or landscape architect shall accompany all requests for financial security reduction or release.
5. Upon the completion of storm water management, BMP facilities, ground covers and plantings.
  - a. This observation will be conducted by the Township and/or the Township Engineer and will include the entire site within and outside of the existing or proposed public (dedicated) right-of-way.
  - b. This observation will generally occur during a financial security reduction request and/or as-built plan review.
6. Upon completion of rough grading but prior to placing topsoil (minimum 4") and ground covers.
7. Prior to the placement of any pavement wearing course, release of financial security and/or the acceptance of any offer dedication, a final storm sewer observation shall be conducted.
  - a. The developer shall schedule the final storm sewer observation with the Township at least thirty (30) days prior to any request for the Township to accept any offer of dedication or release of financial security.
  - b. During the observation, the Township will visually observe the storm sewer to determine:
    - i. Flow channels have been installed in all inlets and manholes.
    - ii. All storm pipes, including pavement base drains, have been trimmed flush with the inside walls of storm sewer structures.
    - iii. All interior pipe connections, including storm sewer structure risers, have been grouted.
  - c. The developer shall provide photo-documentation that the storm sewer between all storm sewer structures to verify:
    - i. The storm sewer is clean and clear of trash and debris.
    - ii. The storm sewer is in a first-class condition and clear of deflections and/or irregularities.
8. The final storm sewer observation by the Township shall not relieve the applicant of the requirement to complete the project in compliance with the approved plan(s).

**C. Street System Observations**

1. For existing or proposed public (dedicated) streets/right-of-way, the entire street shall be subject to the following observations. Observations of private streets and access drive shall be limited to one hundred (100) feet from its connection with the existing or proposed public (dedicated) right-of-way.
2. The following general guidelines shall be used during the installation of bituminous paving mixtures:
  - a. Bituminous paving mixtures shall not be placed between November 1 and March

- 31, unless allowed in writing by the Township.
- b. Bituminous paving mixtures shall not be placed when surfaces are wet or frozen.
  - c. Bituminous paving mixtures shall not be placed when the air or surface temperature is forty (40) degrees Fahrenheit or lower.
3. The following general guidelines shall be used during the installation of cement concrete when the temperature is forty (40) degrees Fahrenheit or lower:
    - a. Concrete shall be protected from freezing for the first twenty-four (24) to forty-eight (48) hours or until it achieves a compressive strength of at least 500 psi.
    - b. Concrete that is saturated with water shall not be exposed to cycles of freezing and thawing until it achieves a compressive strength of at least 4000 psi.
    - c. Surfaces in contact with the concrete shall be above freezing and free from snow, ice, and frost prior to placement.
  4. The following observations shall be conducted during the installation of curb:
    - a. Verify stone base depth.
    - b. Visually verify alignment of curb string line and/or forms.
    - c. Verify the location and length of depressed curb segments.
    - d. Visually verify constructability.
  5. The following observations shall be conducted during the Installation of the street subgrade:
    - a. The subgrade shall be proof rolled with a fully loaded tri-axel dump truck.
    - b. The cross slope, crown and grade shall be verified.
    - c. This observation shall occur prior to placing the street subbase.
    - d. In the event unstable soil conditions are observed and the Township Engineer determines the unstable soil conditions may affect the long-term integrity of the proposed street, the Township reserves the right to require the developer to conduct a geotechnical evaluation of the soils in the proposed street right-of-way.
      - i. The scope of the geotechnical evaluation, including testing methodologies, shall be prepared and submitted to the Township for approval.
      - ii. The results of the geotechnical evaluation shall be submitted in a report signed and sealed by the developer's geotechnical consultant and include recommendations to correct unstable soil conditions that may affect the long-term integrity of the proposed street.
      - iii. The geotechnical evaluation report shall be submitted to the Township for review and approval.
      - iv. The developer shall be responsible for implementing the recommendations in the approved geotechnical evaluation report.
  6. The following observations shall be conducted during the installation of the street subbase:
    - a. The depth of subbase after compaction shall be verified.
    - b. The subgrade shall be proof rolled with a fully loaded tri-axel dump truck.
    - c. The cross slope, crown and grade shall be verified.
    - d. This observation shall occur prior to placing binder or base paving course.

7. The following observations shall be conducted during the installation of the street binder/base paving course:
  - a. The depth of the binder/base paving course after compaction shall be verified.
  - b. The ambient (air) and bituminous material temperatures shall be monitored.
  - c. Weight slips shall be provided for each delivery of binder/base paving.
  - d. The cross slope, crown and grade shall be verified.
  - e. This observation shall occur prior to placing the wearing paving course.
8. The following observations shall be conducted during the installation of the street wearing paving course:
  - a. The final storm sewer observation shall be conducted prior to placing the wearing course.
  - b. Written evidence of approval of acceptance of water and sewer facilities located within the cartway, from the appropriate Authority or agency, shall be provided prior to placing the wearing course.
  - c. The depth of the wearing paving course after compaction shall be verified.
  - d. The ambient (air) and bituminous material temperatures shall be monitored.
  - e. Weight slips shall be provided for each delivery of binder/base paving.
  - f. The cross slope, crown and grade shall be verified.

## **Section 505 Effect of Plan Recording on Dedication and Reservations**

Recording of the final plan after approval of the Board of Supervisors 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.

No offer of dedication obligates the Township to accept such street, park or recreation area, or other improvements. Acceptance of dedication shall be in the sole discretion of the Board of Supervisors.

## **Section 506 Request to Accept Dedication**

- A. A request that the Board of Supervisors accept dedication of any street or portion thereof shall be made on forms provided by the Township, along with all required supporting documentation and required fees and in accordance with all Township regulations. Requests to accept dedication may be submitted to the Township at any time during the calendar year after all construction and improvements are complete; however, the Township will not formally act upon any offer of dedication prior to April 15 nor later than September 1 of any calendar year.
- B. The request that the Township accept an 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. The Township and the Authority have no obligation to accept any offer of dedication.

- C. The developer shall reimburse the Township or the Authority, as applicable, for all costs associated with the acceptance of dedication including, but not limited to, preparation of documents, recording of documents, and preparation and advertising of ordinances to establish traffic regulations on streets. The developer shall provide the Township with an as built plan meeting the requirements of this Ordinance and all information reasonably required to consider the request to accept dedication including, but not limited to, legal descriptions, title searches, and information necessary to qualify a street for Liquid Fuels Tax allocation. The developer shall provide good and marketable title, free of all liens and encumbrances, to land and right-of-way which the developer requests the Township and/or the Authority to accept.
- D. 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 a 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. The developer shall provide the Township with all information necessary to calculate the amount of the maintenance security.
- E. 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.
  - 1. In the event the Township accepts dedication of any land on or under which is located utilities to be incorporated within the Authority's water or sewer system, the Township shall assign all of its rights in such improvements and appurtenances to the Authority, together with an easement, but subject to a requirement of repair of retained Township improvements.

## **Section 507 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 or the Township declines to accept the streets, until a homeowners' association or other entity responsible for the maintenance of the streets has been formed and has assumed such responsibility.

## **Section 508 As-Built Plan**

- A. Prior to the final release of the financial security, the developer shall provide the Township with two (2) paper prints, and one (1) GIS compatible electronic copy of the Final As-built Plan.

1. The coordinate base for the GIS compatible electronic copy of the Final As-built Plan shall be based on the PA South Zone State Plane Coordinate System (NAD83 for horizontal and NAVD88 for vertical).
- B. The as-built plan shall be developed by the professional responsible for the preparation of the approved final plan. The as-built plan shall include a certification of completion signed by the professional responsible for the preparation of the as-built plan that all improvements have been constructed and function in accordance with the requirements of the approved plans, the requirements of this Ordinance and all other applicable ordinances, statutes and regulations.
  - C. The as-built plan requirements will be developed during plan preparation through the mutual agreement of the Township and the developer.
  - D. The as-built plan requirements shall be recorded with the final plan or shown on the approved final plan.
  - E. Prior to the release of financial security, all storm sewer pipes shall be televised as part of the preparation of the as-built plan.
  - F. In addition to any as-built plan requirements of the Storm Water Management Ordinance, the as-built plan shall include the following:
    1. The actual location of all concrete monuments which were set at all angle breaks and points of curvature along one side of the right-of-way.
      - a. 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.
    2. The actual location of all iron pins or drill holes in curbs for all individual lot lines.
    3. The following street geometry:
      - a. The actual horizontal and vertical location of cartway centerline versus right-of-way centerline.
      - b. The actual cul-de-sac radius.
    4. The actual separation distance between the one hundred (100)-year storm water surface elevation and the finished floor elevation(s). The difference in elevation needs to be greater than or equal to the design separation distance.
    5. The horizontal and vertical location of underground utilities located within the right-of-way of all streets and access drives.



# ARTICLE VI

## DESIGN STANDARDS

### Section 601 General

- A. Minimum design standards established.
  - 1. The standards and requirements contained in this article shall apply as minimum design standards for subdivisions and/or land developments within the Township. In addition, subdivisions and/or land developments shall be designed to comply with the requirements of the Zoning Ordinance; the Stormwater Management Ordinance; Chapter 21, Streets and Sidewalks; Chapter 18, Sewers and Sewage Disposal; Chapter 15, Motor Vehicles and Traffic, and Chapter 26, Water, of the Code of Ordinances, the regulations of the Sewer Authority and the Water Authority, as applicable, and the regulations of state and federal agencies, as applicable.
  - 2. All proposed subdivisions and/or land developments shall be designed, laid out, arranged, constructed and coordinated with all presently existing facilities and improvements which serve the tract proposed to be developed, including but not limited to the transportation network; sewer collection, conveyance and treatment facilities; water supply and distribution facilities; and stormwater management facilities, as necessary to accommodate prospective traffic, provide adequate sewer and water service, promote proper stormwater management, facilitate fire protection, prevent flooding.
  - 3. All proposed subdivisions and/or land developments shall conform to the Comprehensive Plan, including any designated growth area, the Official Map, and any regulations or plans adopted in furtherance thereof.
  - 4. All proposed subdivisions and/or land developments shall also be designed, laid out, arranged, constructed and coordinated to insure that abutting properties will continue to have safe and convenient access in accordance with the standards of this Ordinance or, if such properties do not presently have such access, to have access at least equal to the level existing prior to the proposed subdivision and/or land development.
  - 5. The applicant shall submit studies and reports with the preliminary plan and the final plan which shall clearly identify any assumed, proposed and required improvements to existing facilities. If an applicant submits a study, report or plan which contains improvements assumed to be installed by others and compliance with the design standards in this chapter is based upon the completion of such assumed improvements, the design standards of this chapter shall not be considered as met unless the applicant presents evidence that a governmental entity has budgeted funds and/or has entered into contracts for the assumed improvements or unless a plan for another development which proposes the installation of such improvements has been approved and recorded.
- B. Compliance with Zoning Hearing Board decisions required.
  - 1. Special exceptions.

- a. Whenever the Zoning Ordinance provides that the use proposed by the applicant for subdivision and/or land development approval shall constitute a use by special exception, the applicant shall obtain such special exception from the Zoning Hearing Board prior to the submission of a formal subdivision and/or land development plan; however, a developer may submit an informal sketch plan for comment by the Township Planning Commission concurrently with an application for a special exception approval.
  - b. The submission of a formal subdivision and/or land development plan shall be designed and developed in accordance with any conditions which the Zoning Hearing Board has imposed upon such approval.
2. Variances.
- a. Whenever the applicant proposes to develop a subdivision and/or land development in a manner that would require a variance from any requirements of the Zoning Ordinance, the applicant shall obtain such variance from the Zoning Hearing Board prior to the submission of a formal subdivision and/or land development plan; however, a developer may submit an informal sketch plan for comment by the Township Planning Commission concurrently with an application for a variance approval.
  - b. The submission of a formal subdivision and/or land development plan shall be designed and developed in accordance with any conditions which the Zoning Hearing Board has imposed upon the grant of such variance or variances.
- C. Compliance with prior plans required. Whenever all or a portion of the land contained within an application for subdivision or land development approval constitutes all or a portion of land included in a prior subdivision or land development plan approved by the Township or the County Planning Commission and recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, the plan shall comply with all conditions, restrictions and notes imposed on the prior approval and/or included upon the recorded subdivision or land development plan. The applicant shall identify all prior recorded subdivision and/or land development plans of which all or a portion of the land contained in the plan was a part and all conditions, restrictions and notes which affect the current application. Failure to identify all applicable conditions, restrictions and notes of record on prior plans constitutes a violation of this Ordinance. The applicant shall submit with the application for preliminary plan approval a statement identifying the prior plans reviewed; the conditions, restrictions and notes which would impact development in accordance with the plan for which approval has been requested; and an explanation of the manner in which the proposed plan has been designed to comply with such conditions, restrictions and notes. This information shall be signed by the applicant or the applicant's engineer or landscape architect.

## **Section 602 Streets**

### **Section 602.1 General Design Standards**

- A. Proposed streets shall conform to the Official Map and such Township, county, and state street and highway plans as have been prepared, adopted and/or filed as prescribed by law.
- B. New streets shall be connected with streets of similar function, to form continuations thereof.

- C. 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.
- D. Local streets shall be laid out to discourage use by through traffic.
- E. 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.
- F. Where a development abuts an existing or proposed major street, the developer shall provide 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.
- G. If lots resulting from original subdivision are large enough to permit re-subdivision 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.
- H. All streets shall be arranged to conform as closely as possible to the original topography.
- I. Streets shall be laid out to provide convenient and safe access to the property.
- J. Streets shall be logically related to the topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.
- K. As a minimum, all new streets shall be graded to the right-of-way line. All cut and fill slopes associated with the construction of the streets, within or beyond the limits of the street right-of-way, shall not exceed a maximum of a 3:1 slope.
- L. The design speed and proposed speed limits for new streets shall be noted on the plan and shall be approved by the Township.
- M. Snow removal stockpile easements shall be provided at all intersections, cul-de-sacs, and dead end streets (if approved by the Township). The snow removal stockpile easement shall be a minimum of 40 feet in length along the cartway. The depth shall be measured from the edge of the cartway and shall be equivalent to the minimum building setback line but in no case less than thirty (30) feet. No on-street parking, driveway, structure, any above ground part of any utility, landscaping, or any other use shall be permitted along and within the snow removal stockpile easement that would interfere with the intended purpose of the easement. All snow removal stockpile easements shall be delineated on all plans and the restrictions on their use shall be noted on the plans. All locations shall be approved by the Township.
- N. Permanent concrete monuments shall be accurately placed to monument the right-of-way line along at least one (1) side of each street at the beginning and end of all curves and at all angles. 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.
  - 1. 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 in a three- quarter (3/4) inch copper or brass dowel.

2. All existing and proposed monuments shall be delineated on the final plan.
  3. All monuments shall be placed by a registered engineer or surveyor so that the scored or marked point shall coincide exactly with the point of intersection of the lines being marked.
  4. All monuments shall be inscribed with a proper inscription indicating the name of the surveyor responsible for the survey.
- O. All subdivision and land developments shall include provisions to accommodate sump pump discharges. Sump pump discharges shall not discharge directly or indirectly onto the surface of any public or private street but shall discharge into a storm sewer system or culvert under or along the road.
- P. Any storm drainage pipe within the right-of-way shall be concrete or plastic.

## **Section 602.2 Private Streets**

- A. All proposed streets, except cul-de-sacs, shall be offered for dedication. The Township shall not be obligated to accept dedication of any street.
- B. All private streets shall conform to the following requirements:
1. Private streets shall meet all the design standards for public streets as required by this Ordinance.
  2. Applications that propose a private street shall include an agreement, in a form acceptable to the Township, 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:
    - a. That the street shall be constructed and maintained to conform to the provisions of this Ordinance. The Township will not consider accepting dedication of any street which is not built and maintained to Township specifications.
    - b. The method of assessing maintenance and repair costs.
    - c. That an offer for dedication of the street shall be made only for the street as a whole.
    - d. 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.
    - e. 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.
    - f. The Township shall have no obligation to accept the street at any time.

## **Section 602.3 Street Names, Street Address, and Traffic Signs**

- A. Streets that are extensions of or obviously in alignment with existing streets shall bear the names of the existing streets.
- B. Street names shall not be repeated within the Township and all street names shall be subject to the approval of the Township and Lancaster County-Wide Communications.
- C. Street name signs shall be provided and installed by the developer at all intersections and shall identify both intersecting streets and their design shall be approved by the Township.
- D. Street address plans shall be prepared by the developer and submitted to the Township prior to the Township accepting dedication of any streets or prior to the final reduction in the project's financial security.
- E. Regulatory signs shall be provided and installed by the developer at all locations identified by a traffic engineering study prepared by the developer and in accordance with PennDOT Publication 201, Engineering Traffic Studies.
- F. Traffic signs shall be approved by the Township and shall be supplied and installed by the developer in accordance with Township regulations; PennDOT Publication 68, Official Traffic Devices; and the Manual on Uniform Traffic Control Devices, FHWA, as amended.
- G. All traffic signs shall be installed by the developer prior to the occupancy of any units within the project.
- H. The developer shall be responsible to reimburse the Township for all costs associated with the preparation and enactment of ordinances to establish traffic and parking regulations on streets dedicated to and accepted by the Township.

## **Section 602.4 Guiderail**

- A. 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.
- B. The design and selection of guide rail shall generally be in accordance with the standards in Design Manual Part 2 Highway Design; however, the Township shall approve all guide rail systems.

## **Section 602.5 Improvements to Existing Streets**

- A. Where a subdivision or land development abuts an existing Township and/or state street the developer shall make the following improvements:
  - 1. In cases where a subdivision or land development abuts an existing Township or state street, the street shall be improved to the ultimate width in accordance with §602.7 or as indicated on the Township Official Map, whichever is greater, and additional right-of-way shall be provided, concrete curbing and sidewalk, and any other street improvements that are required by this Ordinance. All such improvements shall be constructed in accordance with this Article and Article VI Appendix.
  - 2. 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 widened and improved.

3. Where the developer of the subdivision or land development is required to provide a traffic study and report and the traffic study and report indicates that additional improvements are required, the developer shall install the improvements, including but not limited to traffic signals, traffic control devices additional traffic lanes, traffic dividers and highway markings.
  4. When the Township determines that the required improvements are not feasible at the time of development of the use, the developer and the record owner (if different) shall enter into a recorded agreement with the Township for the deferral of the installation of the improvements in a form acceptable to the Township Solicitor. The deferral agreement shall require the developer or future landowner to install or pay all costs for the Township to install the required improvements in the future.
- B. 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 602.7, the applicant shall dedicate to the Township or Commonwealth, as applicable, that amount of land necessary so that the distance from the centerline of the street to the edge of the right-of-way abutting the proposed development is one-half the ultimate right-of-way as set forth in Section 602.7.
  - C. 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.
  - D. Where a temporary cul-de-sac is being extended, the developer shall remove the bulb and reconstruct the street to Township street specifications, extend any existing sidewalk through the area, and regrade and see the remaining areas.
  - E. When the proposed development requires construction within an existing street right-of-way, such as sewer, water or storm water lines, the developer shall install a new wearing course along the entire frontage and/or disturbed area. The extent of the new wearing course shall be approved by the Township.

## Section 602.6 Construction Standards

- A. All streets shall be constructed, and all existing streets shall be reconstructed in accordance with the applicable Township regulations, the Article VI Appendix, and the following standards:

Street Classification	Subbase	Base Course	Paved Surface
Arterial and Collector Streets	8" 2A or 3A stone base	Superpave Base Course, PG 64-22, 0.0/0.3 ESALs, 4" of 25.0 mm Mix	Superpave Wearing Course, PG 64-22, 0.0/0.3 ESALs, 1.5" of 9.5 mm Mix
Local Streets	8" 2A or 3A stone base	Superpave Base Course, PG 64-22, 0.0/0.3 ESALs, 4" of 25.0 mm Mix	Superpave Wearing Course, PG 64-22, 0.0/0.3 ESALs, 1.5" of 9.5 mm Mix
Alley	8" 2A or 3A stone base	Superpave Base Course, PG 64-22, 0.0/0.3 ESALs, 4" of 25.0 mm Mix	Superpave Wearing Course, PG 64-22, 0.0/0.3 ESALs, 1.5" of 9.5 mm Mix

- B. All crushed aggregate base material shall be put in place by a powered spreader.
- C. All inlet and manhole top elevation adjustments shall be manufacturers precast risers or poured in place concrete. The use of bricks, popcorn blocks, rocks, etc. in any structure is prohibited.

## Section 602.7 Right-of-Way and Cartway Widths and Construction Standards

- A. The minimum street rights-of-way and cartway widths for new streets shall be in accordance with the applicable Township regulations, the Article VI Appendix, and the following standards:

Street Classification	Minimum Cartway Width	Minimum Right-of-Way Width
Arterial Street (Highway)	As determined after discussion with the Township, PENNDOT, and the Lancaster County Planning Commission, however the minimums shall be as follows:	
	Forty (40) feet	Sixty (60) feet
Collector Street	Thirty-eight (38) feet	Fifty (50) feet
Local Street with curb	Thirty-three (33) feet	Fifty (50) feet
*Local Street with stabilized shoulder	Twenty-eight (28) feet with three (3) feet paved shoulders	Fifty (50) feet
Cul-de-sac Bulb	Eighty (80) foot diameter	One hundred (100) foot diameter
Alley, no parking	Twelve (12) feet	Twenty (20) feet (easement)

\* On-street parking is restricted to one (1) side of the street. The restricted parking area(s) shall be identified on the plan.

## Section 602.8 Horizontal Alignment

- A. Horizontal street alignments shall be measured along the centerline. Horizontal curves shall be used at all angle changes.
- B. The centerline of the street cartway shall correspond with the centerline of the street right-of-way.
- C. 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 landowner shall be provided prior to preliminary plan approval.
- D. There shall be a tangent of at least one hundred (100) feet between reverse curves for all local and collector streets.
- E. Horizontal curve centerline radii shall be designed in coordination with vertical geometry, subject to the approval of the Township Engineer. The minimum acceptable centerline radii shall be three hundred (300) feet for arterial and collector streets and one hundred fifty (150) feet for local residential streets

## Section 602.9 Vertical Alignment

- A. Vertical curves shall be used in all changes of grade.
- B. The minimum vertical grade for all streets shall be one (1) percent, the maximum vertical grade shall be ten (10) percent.

- C. Pavement base drain shall be provided for any portion of any street where the vertical grade is equal to or less than 2% and all streets where storm sewer is not proposed. Outlets for pavement base drain shall be acceptable to the Township.
- D. The minimum length of vertical curve for all streets shall be seventy-five (75) feet.
- E. 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 four (4) percent, there shall be an area on the side street within which the grade shall not exceed four (4) percent for a minimum distance of one hundred (100) feet (measured from the intersection of the centerlines of the streets).
- F. No side street shall intersect a through street when the through street exceeds seven (7) percent in grade.
- G. 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:

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

## Section 602.10 Intersections

- A. Intersections involving the junction of more than two (2) streets are prohibited.
- B. Right angle intersections shall be used.
- C. All streets intersecting a state highway shall be subject to the approval of PennDOT.
- D. A one-hundred (100) foot clear sight triangle shall be provided and maintained at all intersections.
  - 1. Clear sight triangles shall be indicated on all plans.
  - 2. No building, structure, landscaping, or other obstruction that would obscure the vision of a motorist shall be permitted within the clear sight triangle.
- E. The distance between the centerline of streets intersecting with through streets shall be determined by the classification of the through street being intersected. The minimum separation distance shall be measured along the centerline of the through street being intersected and shall conform to the following:



Through Street Classification	Minimum Intersection Separation Distance
Arterial	800 feet
Collector	500 feet
Local	200 feet

F. The cartway edge at street intersections shall be rounded by a tangential arc with a minimum radius as follows:

1. Arterial streets - fifty-five (55) feet.
2. Collector streets - fifty (50) feet.
3. Local streets or alleys - thirty-five (35) feet
4. The right-of-way radii at intersections shall be substantially concentric with the edge of the cartway.
5. The developer shall provide information concerning the largest design vehicle using the intersection. If the largest design vehicle exceeds normal traffic of a residential development, the developer shall provide design the intersection to have a greater right-of-way radius than set forth above. The developer shall provide the Township with all necessary information to establish the optimum right-of-way radius for safety and to eliminate vehicles passing over curb and/or sidewalk to make a turn.

G. Proper safe stopping sight distance shall be provided with respect to both horizontal and vertical road alignments at all intersections.

1. The required and available safe stopping sight distance shall be included on the plans for all existing and proposed intersections.
2. Street intersections shall be located at a point that provides optimal sight distance in both directions.
3. Sight distance at street intersections shall 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). 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.

- 2). If the 85th percentile speed varies by more than ten (10) miles per hour from the speed limit, the Township shall require the 85th percentile speed to be used to determine stopping distance.
- 3). A Minimum Safe Stopping Sight Distance table that specifies minimum safe stopping sight distance for selected speeds is provided in the Article VI Appendix. The sight distances in the table apply for roadway grades in whole numbers from +10% to -10% along with speeds from five (5) to sixty-five (65) miles per hour in increments of five (5) miles per hour. The designer may use this table in lieu of the above formula.

b. Measurement 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 3.5 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:
  - a) The maximum length of roadway along which a driver at the proposed street intersection can continuously see another vehicle approaching on 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 land.
  - b) 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.
  - c) 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 shall require that the applicant:

- 1). Prohibit left turns by entering or exiting vehicles; and/or
- 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; and/or
- 3). Require removal of physical obstruction from the line of sight, at the expense of the applicant; and/or

- 4). Require installation of a separate left turn standby lane.
- 5). If the Township determines that the implementation of the above does not provide adequate sight distance, the Township shall deny access to the roadway.

## **Section 602.11 Curbing**

- A. Curbs shall be required in the RR-Rural Residential, SR-Special Residential, VR, Village Residential, VC-Village Center and IC-Industrial/Commercial Zoning Districts. Curbs shall be provided along all existing streets in subdivisions; along all proposed streets, access drives, and all interior landscaping and traffic control islands within parking compounds in land developments; and along all existing streets in and abutting both subdivisions and land developments. The developer shall submit the location and grade of all curbs to the Township for consideration.
- B. Curbs shall be constructed and installed in accordance with the specifications in Article VI Appendix of this Ordinance or any other Ordinance enacted by the Board of Supervisors setting requirements for the construction of roads, curbs and sidewalks or, in lieu of such standards, in accordance with the standards of PennDOT Publication 408.
- C. Standard vertical curb shall be provided along all state highways and along all Township streets that the Township has classified as an arterial or collector street, and where vertical curbs exist. Standard slant curb shall be provided along all other streets.

## **Section 602.12 Sidewalks**

- A. Sidewalks shall be required in the RR-Rural Residential, SR-Special Residential, VR, Village Residential, VC-Village Center and IC-Industrial/Commercial Zoning Districts as provided herein.
  1. Sidewalks are required to provide access to and/or within a commercial, industrial or community facility.
  2. Sidewalks that are provided as part of such non-residential facilities shall be designed and constructed to service the projected pedestrian needs.
  3. Sidewalks shall be designed barrier free in accordance with applicable federal and state standards, including but not limited to, the Americans with Disabilities Act.
- B. Sidewalks shall be installed on both sides of all streets in subdivisions and land developments as herein specified and in accordance with Article VI Appendix.
- C. Sidewalks shall be located within the street right-of-way line, and shall be a minimum of five (5) feet in width.
- D. A minimum 6' wide pedestrian easement shall be provided when the sidewalk is not located entirely within the street right-of-way.
- E. A minimum two (2) foot wide grass planting strip shall be provided between the back of curb and sidewalk.

- F. All utility services and mains shall be extended to the building side of the sidewalk.
- G. 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 as follows:
  - 1. Four (4) inches of AASHTO #57 crushed stone shall be properly compacted using a mechanical tamper.
  - 2. Upon the crushed stone, the sidewalks shall be constructed by pouring concrete in separate slabs a maximum of thirty (30) feet in length.
  - 3. The slabs shall be completely separated by one-quarter (1/4) inch expansion joint and scored every five (5) feet.
  - 4. Appropriate details shall be provided on the plans.

### **Section 602.13 Street Lighting**

- A. Any subdivision or land development plan that proposes new streets within a Residential District or a Commercial District shall provide street lighting along all existing and proposed streets in accordance with the following:
  - 1. Lighting shall be provided at a minimum average of one-half (1/2) foot candles at an elevation of three (3) feet above the surface.
  - 2. All lighting shall be so arranged as to reflect the light downward and away from adjoining premises.
  - 3. Poles for mounting lights shall not exceed twenty-five (25) feet in height.
  - 4. All lighting plans shall be delineated on the plan and shall include photometrics.
  - 5. Appropriate footer and mounting details shall be included on the plans.
  - 6. Light fixture and pole styles shall be approved by the Township.

### **Section 602.14 Cul-de-sac and Dead-End Streets**

- A. A permanent cul-de-sac shall only be permitted as a private street unless the cul-de sac street meets all of the requirements of Section 602.14.F. A private street agreement, prepared in the accordance with this Article and in a recordable form acceptable to the Township, shall be provided to the Township for all cul-de-sacs.
- B. A cul-de-sac shall not be permitted when a through street is feasible.
  - 1. The feasibility of a through street will be based on the following:
    - a. Physical features of the tract proposed for development;

- b. The potential for extension of the street to adjoining lands;
  - c. Restrictions imposed by other government regulations; and,
  - d. The ability of the design to meet all other requirements of this Ordinance.
2. When cul-de-sac streets are proposed, the application shall be accompanied by a written analysis of the merits of the design and the reasons that a through street would not be feasible.
  3. Increasing the number of lots which may be created is not a ground for the granting of a waiver to allow creation of a cul-de-sac street.
- C. Where any adjacent stub street is not proposed for extension as a through street, the developer shall construct a cul-de-sac in compliance with Township standards.
- D. Permanent cul-de-sac streets shall be designed as follows:
1. Minimum length - two hundred fifty (250) feet;
  2. Maximum length - six hundred (600) feet;
  3. 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;
  4. Permanent cul-de-sac streets shall be provided with a paved turn-around with a minimum diameter of eighty (80) feet to the face of curb or edge of paving and of one hundred (100) feet to the street right-of-way;
  5. 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; and,
  6. Drainage of cul-de-sac streets shall preferably be toward the open end. If drainage is toward the closed end, water shall be conveyed away in an underground storm sewer or by other means approved by the Township. The minimum grade on cul-de-sacs shall be designed to ensure a minimum of one (1) percent along the curb line to the designed low points. The maximum grade on cul-de-sacs shall not exceed four (4) percent.
- E. Temporary cul-de-sac streets shall be designed as follows:
1. Minimum length - two hundred fifty (250) feet;
  2. Maximum Length - eight hundred (800) feet in length;
  3. Temporary cul-de-sacs shall be designed to the same cartway width and drainage criteria as required for permanent cul-de-sacs; and,
  4. Temporary easements shall be provided for the effected adjoining properties until such time that the street is extended.

- F. The Board of Supervisors, in its sole discretion, may accept dedication of a cul-de-sac street. If an applicant desires to request that the Board of Supervisors accept dedication of a cul-de-sac street, the cul-de-sac street shall meet all of the following requirements:
1. The applicant shall demonstrate that a cul-de-sac street is necessary and meets the criteria in Section 602.14.B.
  2. The cul-de-sac street shall meet all design requirements of Section 602.14.D.
  3. The applicant shall present a traffic study meeting PennDOT requirements to support the imposition of a parking prohibition on the cul-de-sac bulb; shall post signs for the parking prohibition in accordance with PennDOT regulations before the first dwelling unit on a lot abutting the cul-de-sac bulb is granted a certificate of occupancy; and shall reimburse the Township for all costs associated in enacting and ordinance.
  4. The applicant shall provide a winter weather maintenance easement for the depositing of snow and ice at a location acceptable to the Township.
  5. The applicant shall install at least three off-street parking spaces on each lot abutting the cul-de-sac bulb meeting all requirements for off-street parking spaces.
- G. Dead-end streets are prohibited.
1. The Township may waive the requirements of providing a turn-around for streets which are planned for future extension into adjoining tracts subject to the following requirements:
    - a. The street will be no longer than the depth of one (1) lot; and,
    - b. The street will not be the primary means of access to any lot or dwelling unit.
    - c. 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.
    - d. 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.
  2. The applicant requesting such a waiver shall have the responsibility to present evidence that the future extension of the street will occur within a reasonable time period and that the temporary dead end street will not result in trespassing on to adjoining properties to turn around.

## **Section 602.15 Alleys**

- A. Alleys shall have the following characteristics:
1. A property that utilizes an alley shall maintain frontage along a public or private street.
  2. No part of any structure shall be located within eight (8) feet of the edge of the cartway of an alley.

3. The cartway of all alleys shall be constructed in accordance with the specifications of this Ordinance.
  4. The vertical and horizontal alignments of alleys shall be in accordance with the local street specifications of this Ordinance.
  5. Alleys and their intersections shall in accordance with the local street specifications of this Ordinance.
  6. Alleys which form a cul-de-sac shall be designed as follows:
    - a. The alley shall not exceed four hundred (400) feet in length, measured from the centerline intersection of a street that is not a cul-de-sac; and,
    - b. Alley cul-de-sacs which do not terminate in a parking compound shall be provided at the terminus with a fully paved turn-around designed in accordance with one of the following methods:
      - 1). The turn-around for residential purposes shall be an eighty (80) foot paved diameter.
      - 2). The turn-around for commercial and industrial uses shall be a cul-de-sac designed to accommodate a WB-50 truck turning movements.
  7. The Township shall not accept any alleys.
  8. Applicants proposing alleys within a development may request that the Township reduce the width requirements of the local streets proposed within the development. The request shall be in the form of a modification request and shall be accompanied by adequate justification.
- B. Applications that propose an alley shall include an agreement, in a form acceptable to the Township, which shall be recorded with the Recorder of Deeds as part of the final plan. This agreement shall establish the conditions under which the alley will be constructed and maintained and shall stipulate:
1. That the alley shall be constructed and maintained to conform to the provisions of this Ordinance; and,
  2. The method of assessing maintenance and repair costs.
    - a. The applicant shall provide for private maintenance through the formation of a homeowners' association or through the setting forth of the maintenance responsibilities in easements and in the deeds to the lots which have the right to use the alley. If a homeowners' association is formed, a document setting forth the maintenance responsibilities of such association and the right of such association to assess 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; and,
    - b. 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 homeowners' association has been

formed, shall be given a copy of all such documents relating to the maintenance responsibilities of such homeowners' association.

- C. The final plan, for recordation with the Recorder of Deeds, shall include a plan note which identifies the following:
  - 1. The specific alleys;
  - 2. The recorded maintenance agreement; and,
  - 3. Notification that the alleys do not qualify for dedication to the Township and that the Township will not assume any responsibility for their maintenance.

## **Section 603 Access Drives**

### **Section 603.1 General Standards**

- A. The cartway of all access drives shall be constructed in accordance with the collector street specifications of this Ordinance.
- B. 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	Thirty-six (36) feet
Two (2) lanes	Twenty-four (24) feet
One (1) lane	Twelve (12) feet

- C. Parallel parking may be permitted along one side of access drives provided the required width is increased by eight (8) feet.
- D. The same vertical and horizontal alignment standards shall be required for access drives that are required for local streets in this Ordinance.
- E. The same intersection standards shall be required for access drives that are required for local streets in this Ordinance.
- F. Access drives shall be located a minimum of fifteen (15) feet from side or rear property lines.
- G. Access drives shall be provided with an unobstructed green area (setback) that is parallel to, and along the entire length of the access drive.
  - 1. The width of the green area shall be measured from the face of curb and be a minimum of fifteen (15) feet in width.
  - 2. The green area may be utilized for storm water management facilities, utilities, lighting, landscaping and other compatible uses. In no case shall any building or any structure other than those permitted by this subsection be located within the required green area.
- H. Access drives which terminate in a cul-de-sac shall not exceed one thousand six hundred (1,600) feet



in length, measured from the centerline intersection of a street or access drive which is not a cul-de-sac to the center of the turnaround area. All cul-de-sacs and dead ends shall be constructed in accordance with Section 602.14.

## **Section 603.2 Access Drive Lighting**

Any subdivision or land development plan that proposes an access drive within a Residential District or a Commercial Districts shall provide access drive (street) lighting in accordance with Section 602.13.

## **Section 603.3 Emergency Access Requirements**

- A. All subdivisions or land developments containing fifty (50) or more dwelling units, or non-residential buildings or buildings containing twenty-five thousand (25,000) 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.
1. 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 the requirements of this Ordinance concerning design and construction.
  2. 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.
  3. 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.
    - a. The emergency access shall be improved so that emergency vehicles may safely transverse it and shall be indicated on the plans.
    - b. 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.
    - c. 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.
    - d. 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 604 Driveways**

- A. Driveways shall be provided in accordance with the Township Driveway Ordinance and Zoning Ordinance.

- B. Along all arterial or collector streets, all driveways shall include an off-street turn-around area. Vehicles shall not exit driveways by backing onto any arterial or collector street. All driveways along local streets shall be provided with a turnaround area unless the applicant can demonstrate to the satisfaction of the Township that vehicles can safely back on to the street.
- C. Driveway locations shall be delineated on all plans.

## **Section 605 Vehicular Parking Facilities**

- A. **Parking Areas.** Off-street vehicular parking facilities shall be provided in accordance with the Zoning Ordinance.
- B. Parking compound dimensions shall be no less than those listed in Article VI Appendix.
- C. Landscaping and screening shall be provided in accordance with the Zoning Ordinance.
- D. No portion of a parking compound will be permitted within ten (10) feet of side or rear property lines or street right-of-ways.
- E. Not less than five (5) foot radius of curvature shall be permitted for horizontal curves in parking areas.
- F. All dead-end parking lots shall be designed to provide sufficient back-up area for all end stalls.
- G. Painted lines, arrows and dividers shall be provided and maintained to control parking when necessary to direct vehicular circulation.
- H. Parking areas, main entrances and exits, pedestrian areas and service areas which are open to the public shall be lighted to the following standards:
  - 1. Lighting shall be provided at a minimum average of two (2) foot candles and a maximum average of four (4) foot candles at an elevation of three (3) feet above the surface.
  - 2. All lighting shall be so arranged as to reflect the light downward and away from adjoining premises and public rights-of-way.
  - 3. Poles for mounting lights shall not exceed twenty-five (25) feet in height.
  - 4. All lighting plans shall be delineated on the plan and shall include photometrics.
  - 5. Appropriate footer and mounting details shall be included on the plans.
- I. All parking compounds and access drives shall be paved to meet the following minimum standards:
  - 1. Superpave Base Course, PG 64-22, 0.0/0.3 ESALs, 4" of 25.0 mm Mix or 19.0 mm Mix.
  - 2. The bituminous surface shall consist of a Superpave Wearing Course, PG 64-22, 0.0/0.3 ESALs, 1.5" of 9.5 mm Mix. Material shall be equal or superior to PennDOT Specifications, Publication 408 and shall be applied in accordance with those same specifications.

3. Truck areas shall require a heavier pavement section. The applicant shall present information concerning the size and weight of trucks which shall use the area and the increased paving standard proposed together with information demonstrating that the paving meets industry standards for the size and weight of the trucks.

## **Section 606 Blocks**

- A. 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.
- B. Lot configurations should provide for flexibility in building locations while providing safe vehicular and pedestrian circulation.
- C. Lots with areas that are two (2) or more times the minimum requirements shall, wherever feasible, be designed with configurations that allow for additional subdivision.
- D. Block length in a residential subdivision shall not exceed one thousand five hundred (1,500) feet.
- E. Blocks in non-residential areas may vary from the above requirement for residential blocks when required by the nature of the use. Adequate provisions shall be made for off-street parking, loading areas and traffic circulation.

## **Section 607 Lot and Parcel Configuration**

### **Section 607.1 General Design Standards**

- A. Lot and parcel size configuration, and/or intensity shall conform to the requirements of the Zoning Ordinance.
- B. Whenever practical, side lot lines shall be radial to street lines.
- C. 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.
- D. All lots shall front on an approved public or private street and maintain a minimum lot width as required by the Zoning Ordinance at the building setback line and street right-of-way.
- E. Double frontage lots are prohibited. An applicant seeking a waiver of this prohibition shall at demonstrate to the satisfaction of the Township that there is no reasonable alternative to a double frontage lot. Maximizing the number of lots which may be created does not constitute grounds for the granting of a waiver from the prohibition of double frontage lots. If the Board of Supervisors grants a waiver from the prohibition of double frontage lots, the lots shall be reverse frontage lots which shall meet all of the following criteria.
  1. Reverse frontage lots are only permitted when a reduction of driveway intersections along a street with a high volume of vehicular movements is desired.
  2. All reverse frontage lots shall include an identification of the frontage for use as a road access.

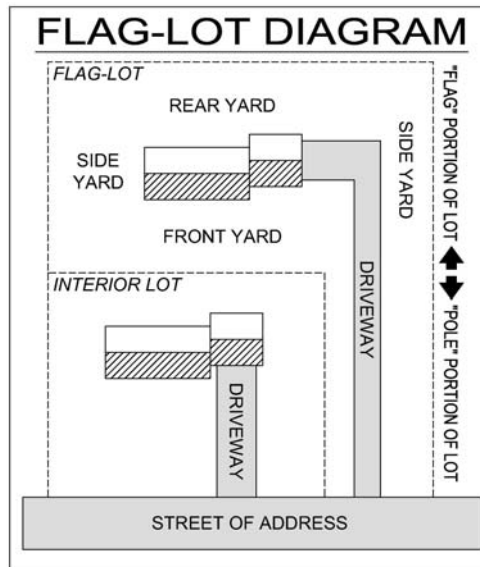
3. All reverse frontage lots shall have a rear yard in accordance with the Zoning Ordinance, measured at the shortest distance from the proposed dwelling unit to the street right-of-way.
  4. Reverse frontage lots shall, within each rear yard and immediately adjacent to the street right-of-way, have a planted buffer at least ten (10) feet in width, across which there shall be no vehicular access.
    - a. Buffer areas shall include a suitable and uninterrupted evergreen planting of a minimum height of thirty-six (36) inches designed to reach sufficient height and density to give maximum screening.
    - b. Such screening shall be permanently maintained and replaced where necessary to present an attractive appearance.
- F. All remnants of land (areas remaining after subdivision) shall conform to the lot area and configuration requirements.
- G. Metallic markers shall be set at all points where existing or proposed lot lines intersect with any street right-of-way line, curves, other property lines and any other right-of-way or easement.
1. Metallic markers shall consist of solid steel bars at least thirty (30) inches long and not less than one-half (½) inch in diameter. Alternative monumentation methods will be at the discretion of the Township Engineer.
  2. All existing and proposed markers shall be delineated on the final plan.
  3. All markers shall be placed by a registered engineer or surveyor so that the scored or marked point shall coincide exactly with the point of intersection of the lines being marked.

## **Section 607.2 Flag Lots**

- A. Flag lots shall be permitted within the ES - Ecologically Sensitive District, A-1-Agricultural District, A-2 – Agricultural District, and the OS-Woodland District subject to the following:
1. Within the ES - Ecologically Sensitive District, flag lots may be used in an effort to locate development in an area that promotes the purpose of the ES – Ecologically Sensitive District to protect the wooded hillsides of northern West Cocalico Township within the headwaters of the Cocalico Creek watershed. Existing soil and topographic characteristics severely limit development potential in this area, and the District has been established to prevent unnecessary destruction of the Township's woodland concentrations and related environmental degradation. More than eighty (80) percent of approximately five-thousand (5000) acres of this District contain soils which are classified by the Soil Survey of Lancaster County Pennsylvania as having severe limitations for building site development, sanitary sewage facilities, and shallow excavations due to wetness, slope, or flooding. This soil survey categorizes severe limitations as conditions which are unfavorable and difficult to overcome without special design considerations, significant increases in construction costs, increased maintenance, and/or special feasibility studies. The soil survey also classifies these same soils as having moderately high, high, or very high capabilities for the productivity of important trees.

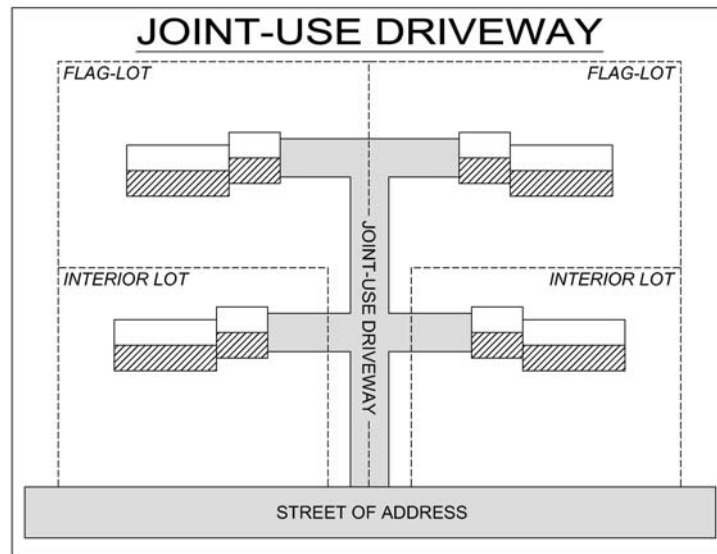
2. Within the A-1 - Agricultural District and the A-2 – Agricultural District flag lots may be used in an effort to locate development in an area that promotes the purpose of the A-1 – Agricultural District and the A-2 – Agricultural District to promote the continuation and preservation of agricultural activities within the area of West Cocalico Township having the most productive agricultural soils. These Districts intend to protect and stabilize the Township’s viable agricultural economy by eliminating land uses not compatible with agriculture and allowing for on-farm occupations to provide supplemental income to the Township’s farmers in residence. Residential uses are limited and any future inhabitants in these districts may be subject to some common characteristics of agriculture which are sometimes regarded as objectionable, including but not limited to odor, dust, night, holiday, early morning and weekend operations, noise, heavy vehicle use of roads, the storage and disposal of manure, the application of fertilizers, herbicides, etc. Residents, owners, and users of property in these districts should accept these factors as normal and unavoidable characteristics of an agricultural area and are hereby put on official notice that Section 4 of the Pennsylvania Act 133 of 1982, referred to as “The Right to Farm Law”, may bar them from obtaining a legal judgment against such normal agricultural operations.
  3. Within the OS-Woodland District, flag lots may be used in an effort to locate development in an area that promotes the purpose of the OS-Woodland District to preserve and protect open areas, essential watersheds, and woodlands from intensive development and limits land uses to those which do not degrade the environmental quality of lands within the District. This District is characterized by sparse residential land uses and contains provisions which seek to provide additional protection of rural residences from the impacts of other non-residential uses.
- B. Flag lot shall conform to the requirements of the Zoning Ordinance.
- C. For the purposes of this section, a flag lot shall be described as containing two parts: (1) The “flag” shall include that portion of the lot that is the location of the principal and accessory buildings. (2) The “pole” shall be considered that portion of the site that is used for vehicular access between the site and its adjoining road.
- D. There shall be a maximum of two (2) adjoining flag lots.
- E. Requirements for the Flag:
1. The minimum lot area and lot width requirements of the Zoning Ordinance shall be measured exclusively upon the flag.
  2. For purposes of determining required yards and setbacks, the following shall apply:
    - a. Front yard – The area between the principal structure and that lot line of the flag which is most parallel to the street providing vehicular access to the site. Additionally, all areas of the pole shall be considered to be within the front yard.
    - b. Rear yard – The area between the principal structure and that lot line of the flag that is directly opposite the front yard, as described above.
    - c. Side yard – The area between the principal structure and that one (1) outermost lot line which forms the flag and pole, plus the area on the opposite side of the principal

structure. (See the preceding Flag-Lot Diagram for a graphic depiction of the yard locations.)



3. The flag-lot shall contain adequate driveway dimension for vehicular backup so that ingress to, and egress from the lot is in the forward direction.
4. Requirements for the Pole:
  - a. The pole shall maintain a minimum width of twenty-five (25) feet.
  - b. The pole shall not exceed six hundred (600) feet in length, unless additional length is needed to (1) avoid the disturbance of productive farmlands or some other significant natural or cultural feature, or (2) avoid disruption of efficient agricultural operations.
  - c. No part of the pole shall be used for any portion of an on-lot sewage disposal system, nor any other improvement except a driveway and other permitted improvements, such as landscaping, fencing, utility connections to off-site facilities, mailboxes, and signs.
  - d. The cartway contained on the pole shall be located at least six (6) feet from any adjoining property line, and twenty (20) feet from any existing structures on the site or any adjoining property.
  - e. No pole shall be located within five hundred (500) feet of another on the same side of the street, unless an adjoining pole utilizes a joint-use driveway, regulated as follows:
5. Joint-Use Driveways:
  - a. When one or more flag lots are proposed, such lots may rely upon a joint-use driveway for vehicular access.

- b. A joint-use driveway must serve at least one flag-lot, but may also serve conventional lots, up to a maximum of four total lots.
- c. All joint-use driveways shall have a minimum cartway width of sixteen (16) feet.
- d. A cross access agreement, in a recordable form acceptable to the Township, that ensures common use of, access to, and maintenance of, the joint-use driveway, is recorded.



### **Section 607.3 Specific Building Setback Requirements**

- A. On any lot abutting a railroad or railroad right-of-way, no dwelling shall be placed within twenty-five (25) feet of any portion of the railroad right-of-way.
- B. On any lot abutting or traversed by a high voltage transmission line, no dwelling shall be placed within twenty-five (25) feet of any portion of the right-of-way.

### **Section 608 Easements**

#### **Section 608.1 General Standards - Sewer, Water, Electric, Cable, Telephone, Gas and Others**

Easements for sanitary sewer facilities, storm water 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.
  - 1. This requirement shall be noted on the final plan.
  - 2. This requirement shall be included in all deeds for lots that 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.

## **Section 608.2 Stormwater Easements**

- A. Stormwater easements shall be provided in accordance with the Stormwater Management Ordinance.
- B. Where a subdivision or land development is adjacent to or traversed by a water course, 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 width as will be adequate to preserve the unimpeded flow from a one hundred (100) year design rainfall.

## **Section 608.3 Petroleum, Electrical, and Communication Transmission Lines**

- A. Where any petroleum product, electrical, or communication 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.
- B. 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.

## **Section 608.4 Multi-family Units**

- A. When a subdivision or land development proposes multi-family attached dwellings, such as townhouses, the plans shall include access easements to allow all lots owners access to front and rear yards as for maintenance and non-licensed vehicles as follows:
  - 1. Along the front and rear property lines of all units;
  - 2. The side property lines of the end units;
  - 3. The access easement shall have a minimum width of six (6) feet; and,
  - 4. This requirement shall be noted on the final plan and shall be included in all deeds for lots that contain the easement.

## **Section 609 Landscaping and Miscellaneous Site Requirements**

### **Section 609.1 Commercial and Industrial Landscaping**

- A. A completely planted visual barrier or vegetative screen, designed to reach a density sufficient to visually screen the use from ground level to a point at least six (6) feet high within five (5) years, shall be provided between any commercial or industrial use and any contiguous properties which are residentially zoned or which are used for residential purposes.



1. The width of the area containing the vegetative screen shall be a minimum of twenty (20) feet.
  2. This vegetative screen shall be comprised of plants and trees arranged to form both a low level and a high level screen in accordance with the Landscaping Requirements of the Zoning Ordinance.
  3. The Board may waive the screening requirements where, in the sole opinion of the Township, the applicant has demonstrated that an adequate natural or man-made physical barrier exists that would provide similar or better results.
- B. Any portion of the commercial or industrial tract which is not used for buildings, structures, parking, etc. shall be planted or landscaped in accordance with an overall plan prepared in accordance with the requirements of this Ordinance and the Zoning Ordinance.

## **Section 609.2 Residential Landscaping**

- A. A landscape barrier designed in accordance with the requirements of Section 609.1.A shall be provided between residential projects that propose a net density that is twenty-five (25) percent or more than the net density of existing adjoining residential uses.
- B. Any portion of any residential tract which is not used for buildings, structures, parking, etc. shall be planted or landscaped in accordance with an overall plan prepared in accordance with the requirements of this Ordinance and the Zoning Ordinance.

## **Section 609.3 Fencing**

The Township may permit the use of fencing, in lieu of screen plantings under the following conditions:

- A. The fencing material shall be approved by the Township.
- B. The fencing shall be installed along the tract boundary within a ten (10) foot easement located on the developed property and shall be permanently maintained by the property owner.
- C. Notation indicating maintenance responsibilities shall be placed on the final plan and included in all deeds for lots that contain the easement.

## **Section 609.4 Existing Wooded Areas**

Existing wooded areas shall be protected as follows:

- A. At least fifty (50) percent of the number of trees within any wooded area that exist at the time of plan submission shall be maintained or replaced immediately following construction.
- B. Replacement trees shall be:
1. A species that is native to the area.
  2. A minimum trunk caliper of two (2) inches at a height of six (6) inches above finished grade.
  3. Located within unbuildable sections of the site (i.e. steeper-sloped and setback areas).

## Section 609.5 Street Trees

Street trees shall be required by the Township with the following standards:

- A. 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.
- B. 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.
- C. The caliper of the trunk, measured at a height of six (6) inches above finished grade, shall be a minimum of two (2) inches.
- D. 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.
- E. All planting shall be performed in conformance with good nursery and landscape practice including proper guying and staking.
- F. Requirements for the measurements, branching, grading, quality, balling, and burlapping of trees shall follow the code of standards recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock, ANSIZ60, 1-1973, as amended.
- G. For residential land developments, 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.
- H. 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 existing or proposed 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.
- I. Street trees shall be selected from the following species:

Acer rubrum cultivars	Red Maple
Aesculus x cornea	Red Horsechestnut
Cladrastus lutea	American Yellowwood
Ginkgo biloba (males only)	Ginkgo
Gleditsia triacanthos inermis Cultivars	Thornless Honey Locust
Liquidambar styraciflua	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
Tilia x euchlora	Crimean Linden
Tilia tomentosa	Silver Linden
Zelkova serrata cultivar	Japanese Zelkova

## **Section 609.6 Refuse Collection Stations (Dumpsters)**

- A. Refuse collection stations shall be located within a side or rear yard and screened in accordance with the requirements of the Zoning Ordinance.
- B. Outdoor refuse collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided.
- C. Refuse 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.
- D. Refuse collection stations shall be so constructed as to prevent the escape of refuse by wind, water or other natural elements and prevent animals, rodents, etc. from entering.

## **Section 610 Stormwater Management and Floodplain Controls**

All stormwater management, collection, conveyance, erosion control, and floodplain considerations shall be accomplished in accordance with the Stormwater Management Ordinance and the Zoning Ordinance.

## **Section 611 Public Dedication of Park and Recreation Land.**

- A. In accordance with the recommendations of the Parks and Recreation provisions of the 1993 Cocalico Recreation, Parks, and Open Space Plan, the 1995 West Cocalico Township Strategic Comprehensive Plan, the 2003 Cocalico Region Strategic Comprehensive Plan and the January 26, 2004 Standards for the Mandatory Dedication of Park Lands report, all residential subdivisions and residential land developments shall be provided with park and recreation land that shall be dedicated to the Township.
- B. The developer may request that the Township not require the dedication of land, and any such request shall be accompanied by:
  - 1. An offer to pay a fee in lieu of dedication of the land, computed in accordance with the regulations provided herein;
  - 2. An offer to construct recreational facilities; and /or,
  - 3. An offer to privately reserve land for park or recreation purposes.
- C. The land reserved for park, recreation and open space usage shall be a lot or lots, the location of which shall be mutually agreeable to the Township and the developer, shall comply with the requirements of this Ordinance and the Zoning Ordinance and shall be accessible to the public.
  - 1. No more than fifteen (15) percent of the lot shall consist of floodplain, wetlands, slopes in excess of seven (7) percent or other features that shall render the lot undevelopable.

- a. In the event that the tract contains natural features which are worthy of preservation, the developer may request that the Board permit the provision of recreational land configured in such a manner as to best preserve natural features.
  2. No storm water management facilities designed to retain or detain water from other portions of the development shall be permitted on such land reserved for park, recreation and open space usage.
  3. The land proposed for dedication shall not contain any underground storage tanks, areas from which underground storage tanks were removed, hazardous waste (as defined by state or federal regulations), or sinkholes.
  4. All lands proposed for reservation or dedication as park, recreation or open space use shall be reviewed by the West Cocalico Parks and Recreation Board which shall provide recommendations to the Board of Supervisors on the suitability of the proposed park, recreation or open space lands.
  5. The park, recreation and open space land shall be accessible to utilities such as sewer, water and power that are provided within the subdivision. The developer shall extend such utilities to the park, recreation and open space land.
  6. If the adjoining property has previously been developed and recreational land has been provided at the boundary of that previously developed property, the Board shall require that the recreational land required of the development shall be located adjoining the previously provided recreational land.
- D. For any residential subdivision that proposes to create five (5) or more residential lots or any residential land development plan that proposes to create five (5) or more dwelling units, either initially or cumulatively from the effective date of this Ordinance, a minimum of six one-hundredths (0.060) acres of land shall be reserved as park or recreational land for each residential lot created in a subdivision or each dwelling unit created in a residential land development. Notwithstanding the foregoing, in all cases the minimum area of land reserved as park and recreation land shall be equal to the minimum lot size in the district in which the subdivision or land development is located.
- a. For the purposes of this subsection, the total number of residential lots or residential dwelling units created and the requirement to reserve park or recreational land shall be based upon the parent tract, regardless of ownership, as it existed on the effective date of this Ordinance.
- E. The developer may request that the Board of Supervisors permit the provision of park and recreation land other than through public dedication of land as set forth above. The developer shall set forth, in writing, the means by which he will fulfill this requirement which may include the payment of a fee in lieu of dedication of all or a portion of the amount of land required to be dedicated, construction of recreational facilities, the private reservation of land, or any combination of dedication, fees, construction of recreational facilities, or private reservation.
1. If a fee in lieu of dedication is proposed by the developer, said fee shall be the fair market value of the land required to be dedicated under Subsection (D) above. The developer shall provide the Board of supervisors with all information necessary to determine that fair market value of the land, including but not limited to an unredacted copy of the agreement of sale if the developer is an equitable owner and has purchased the land within the past two (2) years, or an appraisal of the property conducted by a licensed appraiser acceptable to the Township. Fair market value shall be computed by dividing the total price for the tract by the number of acres within the tract and then multiplying that number by the amount of land required to be dedicated.

2. Payment of all such fees shall be a condition of final plan approval, and no plans shall be signed by the Board until such fees are paid.
3. All fees shall be held and used by the Township in accordance with the requirements of MPC Article V.
4. If the developer proposes to construct recreational facilities, the developer shall present a sketch plan of such facilities and an estimate of the cost of construction.
5. If the developer proposes the private reservation of land, the developer shall provide for the maintenance of such land through either the inclusion of such land as common elements of a condominium or the creation of a home owners' association which shall meet the requirements for a unit owners' association contained in the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. §3101 et seq.
  - a. Such documentation shall be recorded, shall provide that the land cannot be further developed and shall give the Township the rights to maintain the land as set forth in MPC Article VII dealing with the maintenance of common open space in planned residential developments.
  - b. Notwithstanding the foregoing, the developer may request that the Board of Supervisors approve transfer of the land to an organization dedicated to the conservation of natural resources with deed restrictions preventing further development acceptable to the Township Solicitor.
6. The developer shall enter into an agreement with the Township setting the fees to be paid, the facilities to be constructed, or the land to be privately reserved and the method of its maintenance. All such agreements shall be in a form satisfactory to the Township Solicitor.

# ARTICLE VII

## MOBILE HOME PARKS

### Section 701 General

Mobile home park plans shall be processed in accordance with Article III of this Ordinance. The design of mobile home parks shall comply with applicable design standards of this Ordinance and the Zoning Ordinance.

### Section 702 Lot Size and/or Density

Lot size and density shall comply with the Zoning Ordinance.

### Section 703 Water Supply

Water supply shall comply with the Zoning Ordinance.

### Section 704 Sewage Disposal

Sewage disposal shall comply with the Zoning Ordinance.

### Section 705 Storm Drainage, Erosion and Sedimentation, and Floodplain Controls

All mobile home parks shall conform to the storm water requirements of the Storm Water Management Ordinance.

### Section 706 Interior Streets and Access Drives

- A. Private streets shall be provided in the park as the principal traffic way, and each mobile home lot shall abut and have access to such a street.
- B. All streets and access drives shall be designed and constructed in accordance with the requirements of Section 602 of this Ordinance.

### Section 707 Vehicular Parking Facilities

Off-street parking spaces shall be provided in all mobile home parks in accordance with the requirements of the Zoning Ordinance.

## **Section 708 Sidewalks and Curbs**

- A. **Location.** All mobile home parks shall have sidewalks and curbs along parking compounds and private streets, and from mobile home units to service buildings.
- B. **Construction.** Curbs and sidewalks required by Section 708.A shall comply with the requirements of Sections 602.11 and 602.12 of this Ordinance.

## **Section 709 Lighting**

All streets, alleys and parking compounds shall be lighted to provide an average minimum two (2) foot candle level of illumination at an elevation of three (3) feet above the grade for the safe movement of pedestrians and vehicles at night. All lighting shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way.

## **Section 710 Landscaping**

Landscaping shall be provided in accordance with the requirements of the Zoning Ordinance.

## **Section 711 Street Trees**

Street trees shall be provided in accordance with Section 609.5 of this Ordinance.

## **Section 712 Building Setbacks and Separations**

Mobile homes shall conform to the building setback and separation requirements of the Zoning Ordinance.

## **Section 713 Solid Waste Disposal**

- A. Solid waste disposal shall be the responsibility of the mobile home park operator and shall be performed in accordance with the requirements of DEP.
- B. All solid waste shall be stored in dumpsters located throughout the facility, but in no case more than three hundred (300) feet from any unit served.
- C. All proposed refuse collection stations shall be in compliance with Section 609.6 of this Ordinance.

## **Section 714 Travel Trailer Parks (Campgrounds)**

- A. Travel trailer park (campgrounds) plans shall be processed as final plans in accordance with Article III.
- B. Travel trailer parks (campgrounds) shall be subject to the design requirements of the Zoning Ordinance.

# ARTICLE VIII

## ADMINISTRATION, ENFORCEMENT AND PENALTIES

### Section 801 Fees and Costs

A. **Fee Resolution**

1. The Board shall establish by resolution a schedule of fees to be paid and escrow to be posted 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.

B. **Engineering Fees.** Engineering fees required to be paid in accordance with this Ordinance shall be paid to the Township by the applicant for the below listed services:

1. Reviewing all information submitted in conformance with provisions of this Ordinance. This includes all originally submitted and revised plans, reports and specification.
2. Inspecting the layout of the site for conformance to the submitted survey, plan and specifications.
3. Reviewing planning modules for land development.
4. Reviewing cost estimates of required improvements as submitted by the developer.
5. Inspecting required improvements during construction.
6. Final inspections of completion of installation of the required improvements.
7. Such other technical services as deemed necessary or required by the Township.

C. **Fees of the Township Solicitor.** The applicant shall reimburse the Township for the fees of the Township Solicitor in the review of plans, studies, documents, and financial security and, where applicable, for the preparation of studies, documents, and ordinances.

D. **Fees of other Township Consultants.** The applicant shall reimburse the Township for the fees of other consultants in the review of plans, studies, documents, and financial security and, where applicable, for the preparation of studies, documents, and ordinances.

E. **Reimbursement of Township Costs.** The applicant shall reimburse the Township for all costs including, but not limited to, fees for recording documents associated with a plan and advertising costs for ordinances necessary to impose traffic and parking regulations for streets which the Township agrees to accept.

### Section 802 Modifications

- A. 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 of Supervisors to be unreasonable and to cause undue hardship as it applies to the particular property, the Board of Supervisors 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.

**B. Application Requirements**

1. All requests for modifications shall be made in accordance with the provisions of Section 309 of this Ordinance.
2. 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.

**C. Action On Modification Requests**

1. After review and recommendation by the Planning Commission, the Board of Supervisors 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.
2. The applicant shall demonstrate that an alternative proposal will allow for equal or better results and represents the minimum modification necessary. If the Board of Supervisors determines that the applicant has met his burden, it may grant a modification from the literal compliance with the terms of this Ordinance.
3. In granting modifications, the Board of Supervisors may impose such conditions as will, in its judgment, secure the objectives and purposes of this Ordinance.
4. When a modification is granted with conditions, a statement of the approved modification including the imposed condition(s) shall be provided on the final plan. Where the modification is a deferral of a requirement of this Ordinance, the terms of the deferral shall be included in a recorded agreement.

## **Section 803 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 an 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 and any conditions as indicated on the approved and recorded final plan.

## **Section 804 Penalties and Preventive Remedies**

- A. Any person, partnership or 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: (1) 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; (2) sell, transfer or agree to enter into an agreement to sell or transfer 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; (3) erect any building or buildings which constitute a land development thereon; (4) commence site grading or construction of improvements prior to approval of an improvement construction plan or recording of a final plan; (5) fail to comply with any condition imposed upon approval of a preliminary plan or a final plan or any condition imposed upon the granting of any waiver; (6) fail to comply with any agreement with the Township or the Authority relating to development in accordance with a preliminary plan or a final plan; (7) fail to comply with any note included on an approved preliminary plan or final plan; (8) construct or permit the construction of any improvement or develop or permit the development of any property in a manner which does not fully comply with the approved preliminary plan or final plan, as applicable; (9) knowingly provide false information on any plan, study, report, certification or other document required to be submitted by this Ordinance; (10) fail to reimburse the Township for review or inspection fees within 30 days from the date of an invoice for such fees unless the person has challenged the fee in accordance with the procedure in the MPC; (11) fail to provide documents required to transfer an improvement which has been dedicated to the Township or to the Authority within 30 days after the date of a notification that the Township or the Authority, as applicable, desires to accept dedication; or (12) in any other way take action or permits another to take action not authorized by this Ordinance or contrary to the provisions of this Ordinance or contrary to an approved plan commits a violation of this Ordinance. Such person shall be subject to all of the penalties and remedies set forth in Article V of the MPC.
- 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.

## **Section 805 Amendments**

The Board of Supervisors may amend this Ordinance in accordance with the procedures in the MPC.

# ARTICLE IX

## APPEALS, INTERPRETATION AND EFFECTIVE DATE

### Section 901 Appeals

- A. All appeals from decisions of the Board of Supervisors in the administration of this Ordinance shall be made in accordance with the provisions of the MPC.
  
- B. All appeals by the applicant from determinations of the Township staff to the Board of Supervisors shall be submitted to the Township in writing within 30 days from the date of the determination being appealed. The appeal shall contain the legal name and address of the appellant, the date of the appeal, the determination from which an appeal is being taken, the nature of the appeal, and the specific sections of this Ordinance that are the subject of the appeal. The appeal shall be accompanied by the appeal fee established by the Board of Supervisors, and no appeal is complete without payment of the required fee. In making an appeal, the applicant agrees to suspend the period within which the Board of Supervisors must act on a plan as specified in MPC Section 508, until a decision is made on the applicant's appeal. Failure of the applicant to file an appeal from the determinations of Township staff in the manner prescribed herein shall result in the dismissal of the appeal.

### Section 902 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, 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.

### Section 903 Repeals and Continuation of Prior Regulations

Except as otherwise required by law, this Ordinance is intended as a continuation of, and not a repeal of, existing regulations governing the subject matter. To the extent that this Ordinance restates regulations contained in ordinances previously enacted by the Board of Supervisors, this Ordinance shall be considered a restatement and not a repeal of such regulations. It is the specific intent of the Board of Supervisors that all provisions of this Ordinance shall be considered in full force and effect as of the date such regulations were initially enacted. It is expressly provided that the provisions of this Ordinance shall not affect any act done, contract executed or liability incurred prior to its effective date, or affect any suit or prosecution pending or to be instituted to enforce any rights, rule, regulations or ordinance, or part thereof, or to punish any violation which occurred under any prior subdivision and land development regulation or ordinance. In the event any violation has occurred under any prior subdivision and land development regulation or ordinance of the Township, prosecution may be initiated against the alleged offender pursuant to the provisions of said prior subdivision and land development regulation or

ordinance, and the provisions and penalties provided in said prior subdivision and land development regulation or ordinance shall remain effective as to said violation.

**Section 904 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 905 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 affect 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 906 Effective Date**

This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of West Cocalico, as provided by law.

**DULY ORDAINED AND ENACTED** by the Board of Supervisors of the Township of West Cocalico, Lancaster County, Pennsylvania, on the \_\_\_\_ day of \_\_\_\_\_, 2021, in lawful session duly assembled.

TOWNSHIP OF WEST COCALICO

By: \_\_\_\_\_  
(Vice) Chairman  
Board of Supervisors

Attest: \_\_\_\_\_  
Secretary

[TOWNSHIP SEAL]

## ARTICLE IV APPENDIX

<b>PAGE NO.</b>	<b>APPENDIX TITLE</b>
A-2	Certification of Plan Accuracy
A-2	Certification of Survey Accuracy
A-3	Certificate of Ownership, Acknowledgement of Plan, and Offer of Dedication
A-7	West Cocalico Township Board of Supervisors Preliminary Plan Approval Certificate
A-7	West Cocalico Township Board of Supervisors Final Plan Approval Certificate (to be used for all plans to be recorded including lot add on and centerline separations)
A-8	West Cocalico Township Engineer Review Certificate
A-8	West Cocalico Township Planning Commission Review Certificate
A-9	Lancaster County Planning Commission Review Certificate
a-10	Standard Plan Format

## **CERTIFICATION OF PLAN ACCURACY**

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 West Cocalico Township Subdivision and Land Development Ordinance.

\_\_\_\_\_, 20\_\_ \* \_\_\_\_\_

- \* 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.

## **CERTIFICATION OF SURVEY ACCURACY**

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 West Cocalico Township Subdivision and Land Development Ordinance.

\_\_\_\_\_, 20\_\_ \* \_\_\_\_\_

- \* 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.

**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN,  
AND OFFER OF DEDICATION**

**(INDIVIDUAL)**

**COMMONWEALTH OF PENNSYLVANIA**

**COUNTY OF LANCASTER**

On this, the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, 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 \_\_\_\_\_, 20\_\_,

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



**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN,  
AND OFFER OF DEDICATION**

**(COPARTNERSHIP)**

**COMMONWEALTH OF PENNSYLVANIA**

**COUNTY OF LANCASTER**

On this, the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, 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 its direction, that it acknowledges the same to be its act and plan and 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 \_\_\_\_\_, 20\_\_\_

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

**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN,  
AND OFFER OF DEDICATION**

**(CORPORATE)**

**COMMONWEALTH OF PENNSYLVANIA**

**COUNTY OF LANCASTER**

On this, the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_

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



**WEST COCALICO TOWNSHIP BOARD OF SUPERVISORS  
PRELIMINARY PLAN APPROVAL CERTIFICATE**

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the West Cocalico 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 West Cocalico 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.

\* \_\_\_\_\_

\* Signature of the Chairman or Vice Chairman or their designee.

**WEST COCALICO TOWNSHIP BOARD OF SUPERVISORS  
PLAN APPROVAL CERTIFICATE**

\_\_\_\_\_ At a meeting held on \_\_\_\_\_, the Board of Supervisors of West Cocalico Township granted conditional approval of this Plan. The Applicant completed all conditions of approval on \_\_\_\_\_ (the "Unconditional Approval Date") that the Plan had been signed on behalf of the Township and was available for delivery to the Applicant on that date . This Plan must be recorded within 90 days of the Unconditional Approval Date.

TOWNSHIP OF WEST COCALICO

Attest: \_\_\_\_\_ By: \_\_\_\_\_  
(Assistant) Secretary (Vice) Chairman  
Board of Supervisors

[TOWNSHIP SEAL]

**WEST COCALICO TOWNSHIP ENGINEER  
REVIEW CERTIFICATE**

Reviewed by the West Cocalico Township Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 20

.

\* \_\_\_\_\_

\* Signature of the West Cocalico Township Engineer.

**WEST COCALICO TOWNSHIP PLANNING COMMISSION  
REVIEW CERTIFICATE**

At a meeting held on \_\_\_\_\_, 20\_\_\_\_, the West Cocalico Township Planning Commission reviewed this plan and a copy of the review comments is on file in the Township office.

\* \_\_\_\_\_ \* \_\_\_\_\_

\* Signatures of the Chairman or Vice Chairman or their designee.

**LANCASTER COUNTY PLANNING COMMISSION  
REVIEW CERTIFICATE**

The Lancaster County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on \_\_\_\_\_, 20 \_\_\_\_, 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 or Vice Chairman or their designee.

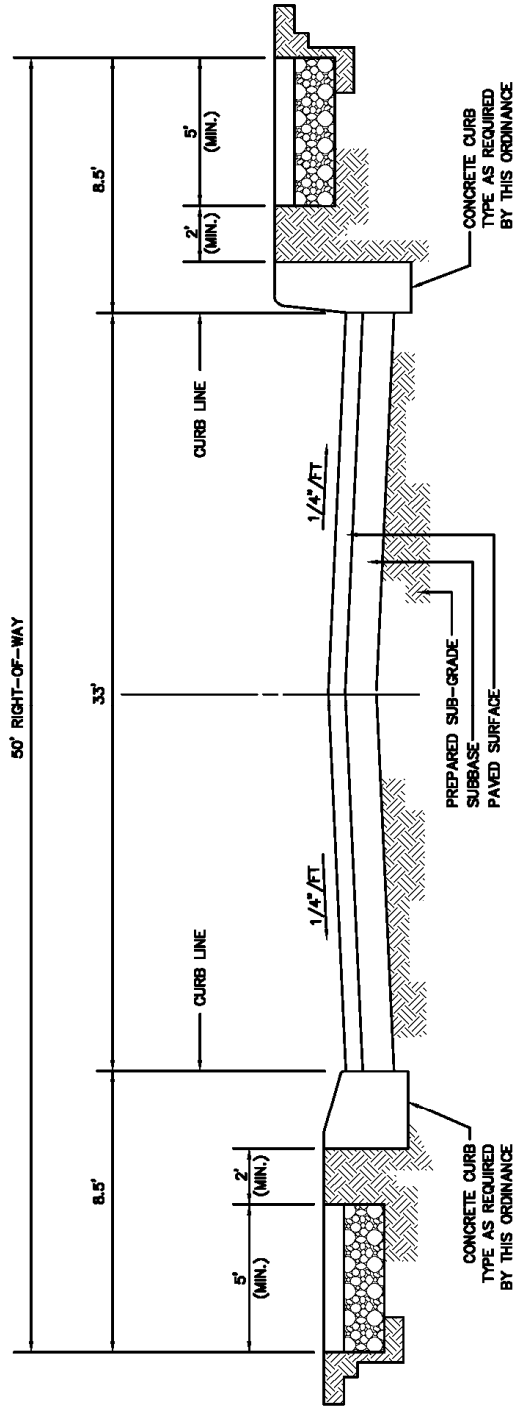
BLANK SPACE FOR RECORDER OF DEEDS

<p><b>CERTIFICATES</b></p> <p>PLAN CERTIFICATE</p> <p>CERTIFICATE OF SURVEY ACCURACY</p> <p>STORM WATER MANAGEMENT CERTIFICATE</p> <p>OWNERSHIP CERTIFICATE</p> <p>BOARD OF SUPERVISORS CERTIFICATE</p> <p>WEST COCALICO TOWNSHIP PLANNING COMMISSION CERTIFICATE</p> <p>LANCASTER COUNTY PLANNING COMMISSION CERTIFICATE</p>	<p><b>STANDARD PLAN FORMAT</b></p> <p><b>SUBDIVISION AND/OR LAND DEVELOPMENT PLAN</b></p> <p>THIS GENERAL LAYOUT/ORIENTATION SHALL BE USED FOR ALL PLAN SUBMITTALS IN WEST COCALICO TOWNSHIP.</p> <p><b>NOTES:</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><b>GENERAL NOTES:</b></td> <td style="width: 33%; border: none;"><b>STORM WATER NOTES:</b></td> <td style="width: 33%; border: none;"><b>UTILITY NOTES:</b></td> </tr> <tr> <td style="border: none;">1. 2. 3. 4.</td> <td style="border: none;">1. 2. 3. 4.</td> <td style="border: none;">1. 2. 3. 4.</td> </tr> </table>	<b>GENERAL NOTES:</b>	<b>STORM WATER NOTES:</b>	<b>UTILITY NOTES:</b>	1. 2. 3. 4.	1. 2. 3. 4.	1. 2. 3. 4.	<p style="text-align: center;">LOCATION MAP (MIN. 1"=2000')</p> <p>ZONING DATA</p> <p>SITE DATA</p> <p>OWNER</p> <p>EQUITABLE OWNER</p> <p>TABLE OF CONTENTS</p> <p>MODIFICATIONS</p>
<b>GENERAL NOTES:</b>	<b>STORM WATER NOTES:</b>	<b>UTILITY NOTES:</b>						
1. 2. 3. 4.	1. 2. 3. 4.	1. 2. 3. 4.						
		<p>CLIENT</p> <p>SCALE</p> <p>FIRM THAT PREPARED PLAN</p> <p>PRELIMINARY OR FINAL SUBDIVISION OR LAND DEVELOPMENT PLAN</p> <p>WEST COCALICO TOWNSHIP LANCASTER CO., PA.</p>						

## **ARTICLE VI APPENDIX**

- A-12 Standard Street Sections and Details for street, curb, sidewalk, stormwater, driveway, utility and trench restoration within right-of-way and
- A-26 Parking lot details
- A-27 Safe Stopping Sight Distance Chart





## TYPICAL LOCAL STREET CROSS SECTION

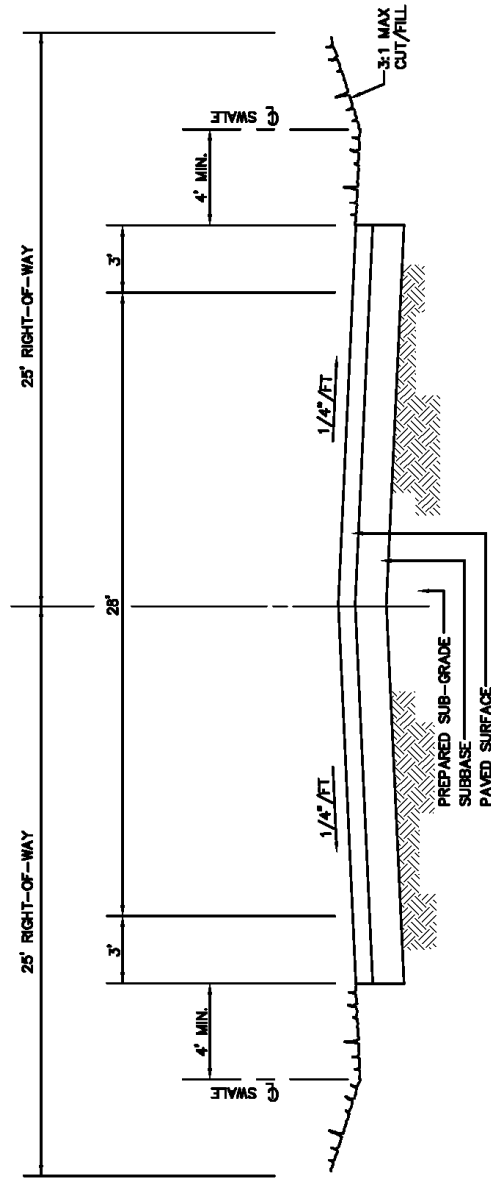
NOT TO SCALE

- NOTES:
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG64-22 FOR A DISTANCE OF TWELVE (12) INCHES FROM THE CURB, ETC.
  2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
  3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENNDOT PUBL. 408, CURRENT VERSION.
  4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
  5. STORM SEWER INLETS SHALL BE PENNDOT TYPE-C IN ALL CURBED STREETS.

## STREET CONSTRUCTION MATERIALS

SUBBASE	BASE COURSE	PAVED SURFACE
8" 3A STONE	SUPERPAVE BASE COURSE, FIG 64-22, 0.0/0.3 ESALs, 4" OF 25.0 mm MIX	SUPERPAVE WEARING COURSE, FIG 64-22, 0.0/0.3 ESALs, 1.5" OF 9.5 mm MIX

NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT COMPACTED MATERIAL DEPTH.



**TYPICAL LOCAL STREET CROSS SECTION  
(WITH STABILIZED SHOULDER)**

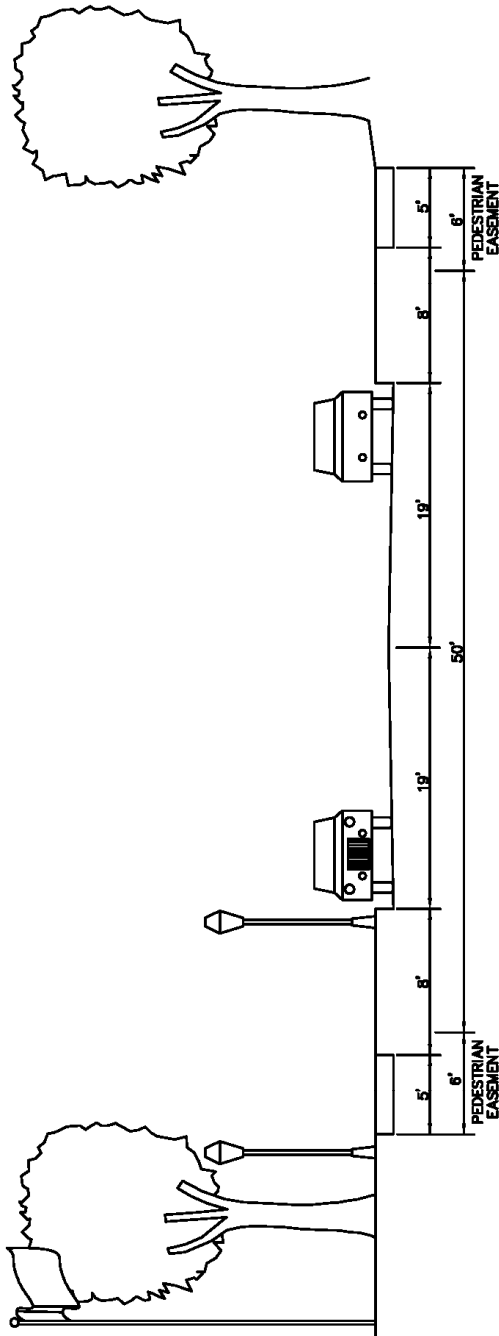
NOT TO SCALE

- NOTES:**
1. WHERE WHITE EDGE LINES ARE PAINTED, THEY SHOULD BE PAINTED TO PROVIDE A 14'-FOOT LANE IN EACH DIRECTION, TWELVE (12) INCHES FROM THE CURB, ETC.
  2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
  3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENNDOT PUBL. 408, CURRENT VERSION.
  4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
  5. PAVED SHOULDER SHALL BE CONSTRUCTED WITH A CROSS SLOPE OF 1/4"/FT AND THE SAME PAVING SECTION AS THE CARTWAY.
  6. WHERE WHITE EDGE LINES ARE PAINTED, THEY SHOULD BE PAINTED TO PROVIDE A 14' LANE IN EACH DIRECTION.

**STREET CONSTRUCTION MATERIALS**

SUBBASE	BASE COURSE	PAVED SURFACE
8" 3A STONE	SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALs, 4" OF 25.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALs, 1.5" OF 9.5 mm MIX

NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT COMPACTED MATERIAL DEPTH.



## STREET SECTION FOR COLLECTOR/ARTERIAL STREET

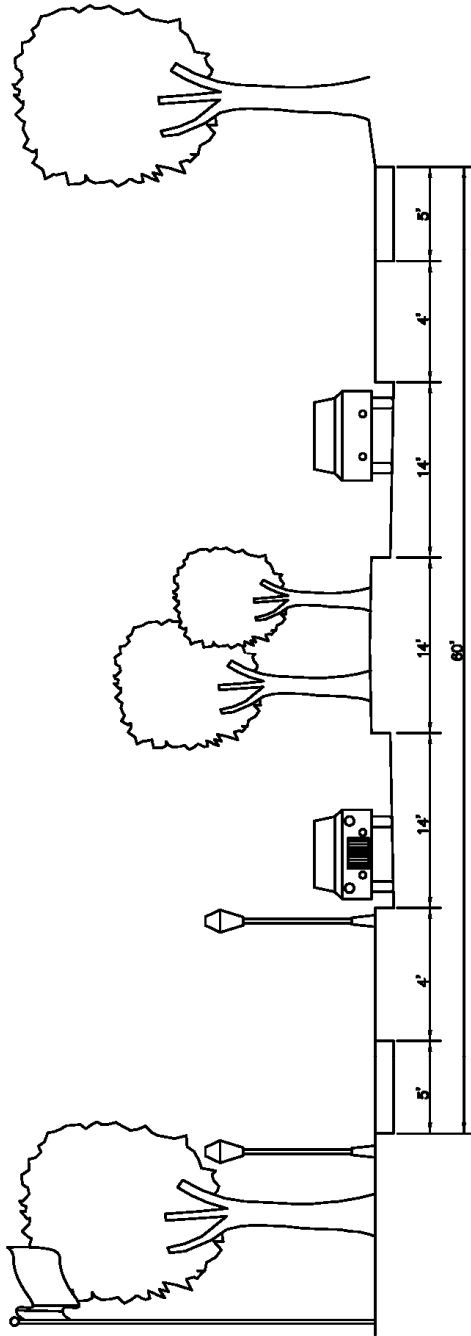
NOT TO SCALE

### STREET CONSTRUCTION MATERIALS

SUBBASE	BASE COURSE	PAVED SURFACE
8" 2A OR 3A STONE	SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALs, 4" OF 25.0 mm MIX AND 2" OF 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALs, 1.5" OF 9.5 mm MIX

\*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT COMPACTED MATERIAL DEPTH.

- NOTES:
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG84-22 FOR A DISTANCE OF TWELVE (12) INCHES FROM THE CURB, ETC.
  2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
  3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENNDOT PUBL. 408, CURRENT VERSION.
  4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
  5. STORM SEWER INLETS SHALL BE PENNDOT TYPE-C IN ALL CURBED STREETS.



## STREET SECTION FOR BOULEVARD STREET

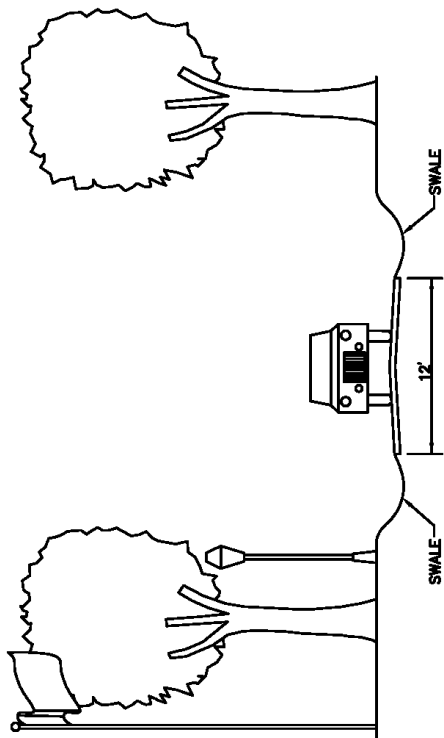
NOT TO SCALE

### STREET CONSTRUCTION MATERIALS

STREET TYPE	SUBBASE	BASE COURSE	PAVED SURFACE
COLLECTOR STREET	8" 2A OR 3A STONE	SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALs, 4" OF 25.0 mm MIX AND 2" OF 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALs, 1.5" OF 9.5 mm MIX
LOCAL STREET	8" 3A STONE	SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALs, 4" OF 25.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALs, 1.5" OF 9.5 mm MIX

\*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT COMPACTED MATERIAL DEPTH.

- NOTES:
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG64-22 FOR A DISTANCE OF TWELVE (12) INCHES FROM THE CURB, ETC.
  2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
  3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENNDOT PUBL. 408, CURRENT VERSION.
  4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
  5. STORM SEWER INLETS SHALL BE PENNDOT TYPE-C IN ALL CURBED STREETS.



STREET SECTION FOR ALLEY  
(SERVICE, OR MARGINAL ACCESS STREET)

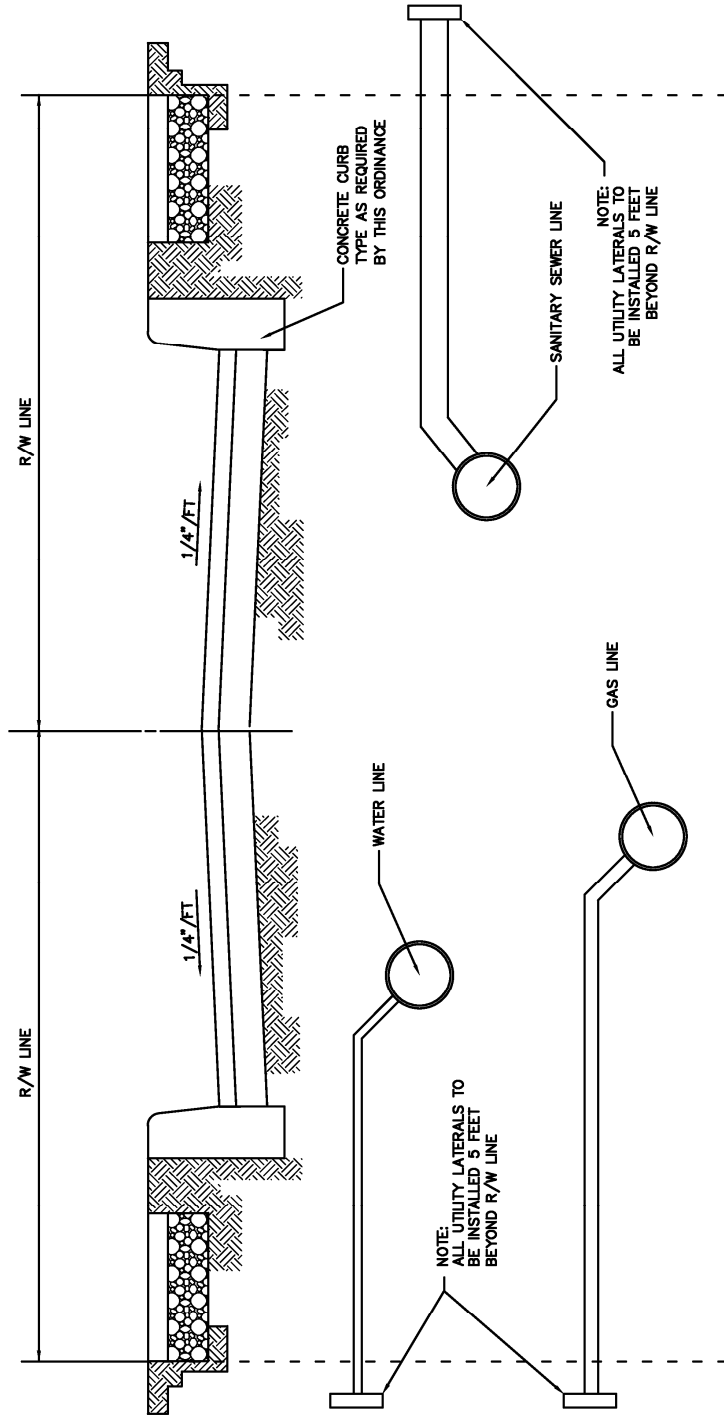
NOT TO SCALE

- NOTES:
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG64-22 FOR A DISTANCE OF TWELVE (12) INCHES FROM THE CURB, ETC.
  2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
  3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PennDOT PUBL. 408, CURRENT VERSION.
  4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
  5. STORM SEWER INLETS SHALL BE PennDOT TYPE-C IN ALL CURBED STREETS.

STREET CONSTRUCTION MATERIALS

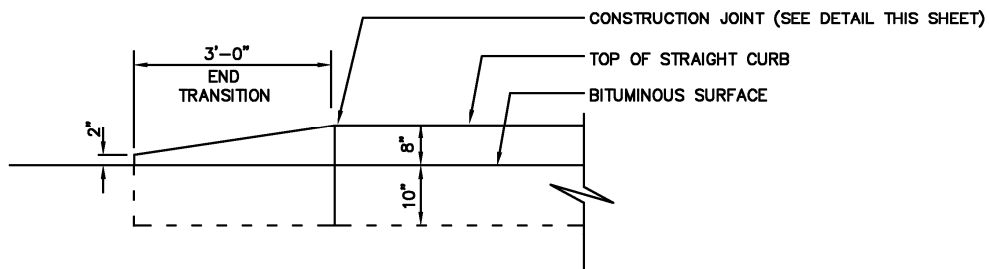
SUBBASE	BASE COURSE	PAVED SURFACE
8" 3A STONE	SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALs, 4" OF 25.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALs, 1.5" OF 9.5 mm MIX

\*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT COMPACTED MATERIAL DEPTH.

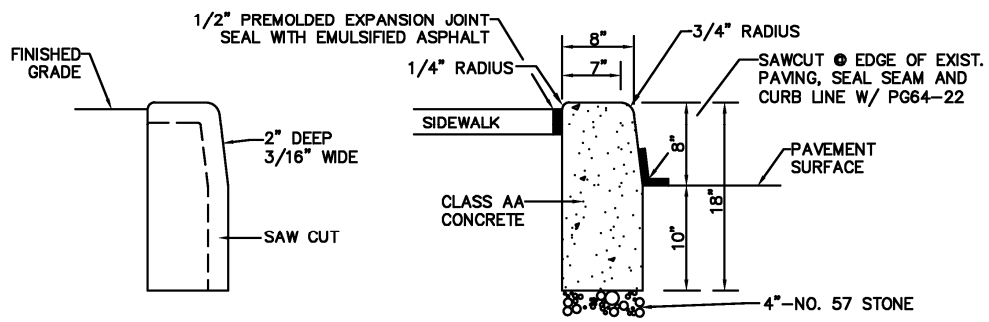


TYPICAL UTILITY INSTALLATION

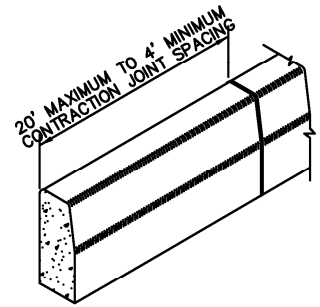
NOT TO SCALE



TYPICAL CURB END  
NOT TO SCALE

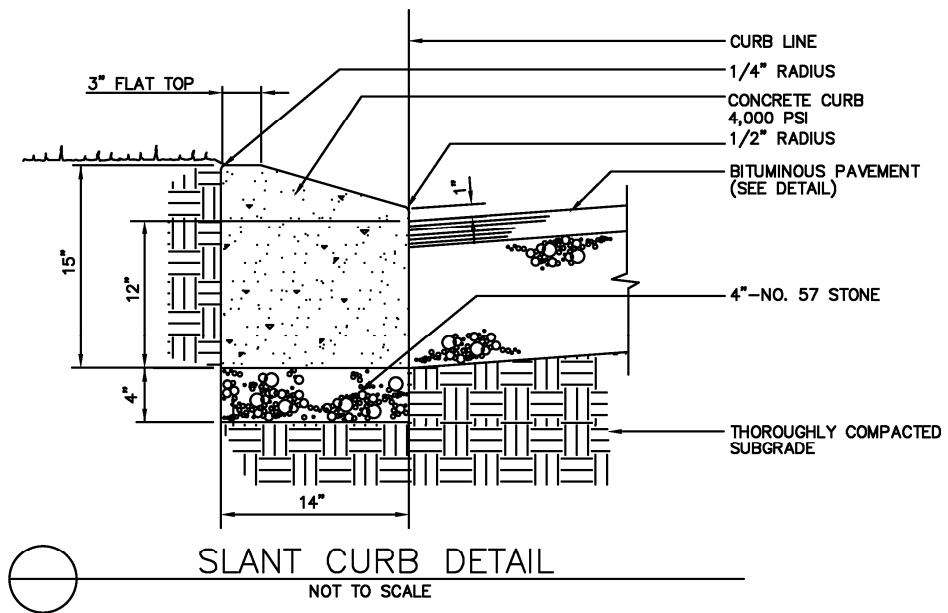


CONTRACTION JOINT      TYPICAL CROSS SECTION

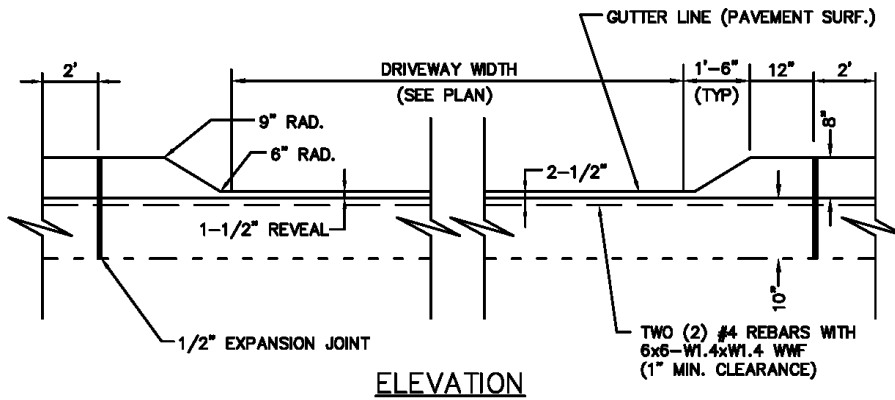
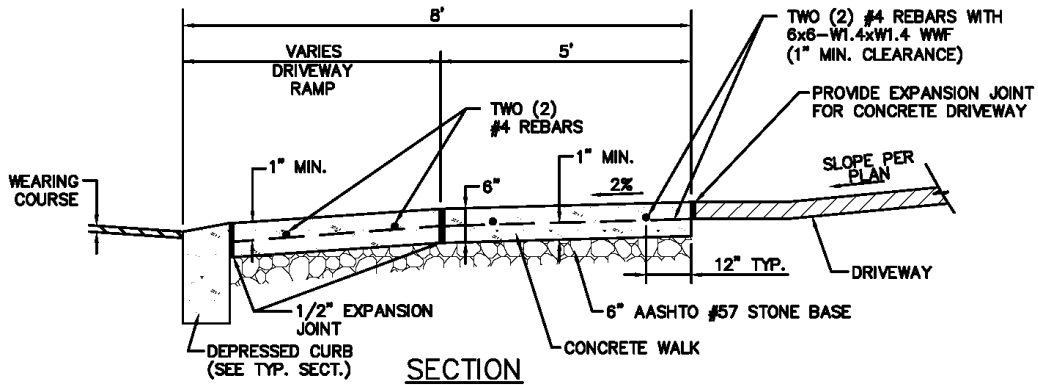


PLAIN CEMENT CONCRETE CURB

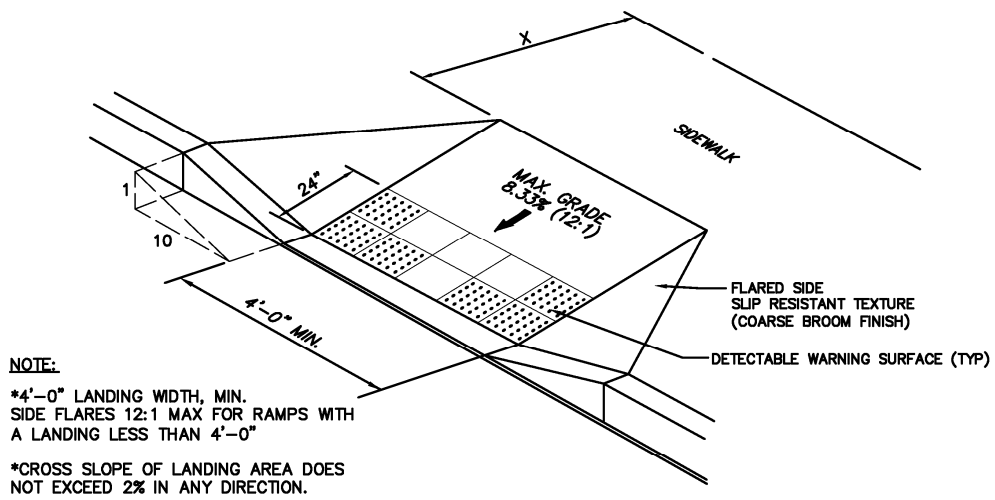
TYPICAL VERTICAL CURB DETAIL  
NOT TO SCALE





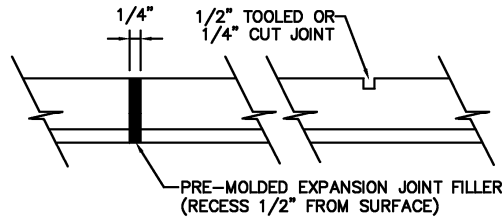


○ DEPRESSED CURB AT DRIVEWAY  
NOT TO SCALE

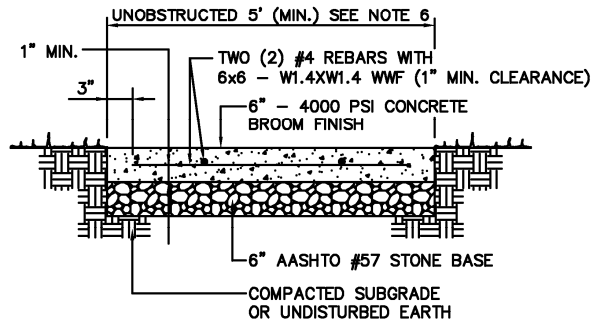


○ — TYPE 1 CURB RAMP  
 NOT TO SCALE

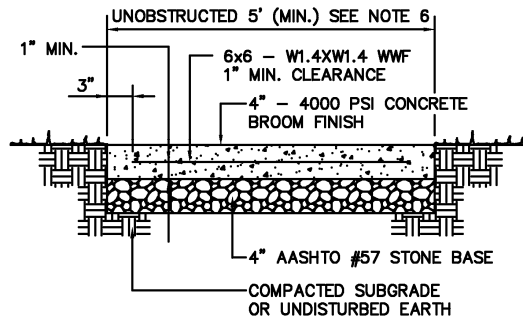
- NOTES:**
1. PROVIDE POSITIVE DRAINAGE AWAY FROM RAMP TO PREVENT PONDING OF WATER AT RAMP/STREET INTERFACE.
  2. ALL RAMPS SHALL MEET CURRENT PADOT/ADA REQUIREMENTS IN AFFECT AT TIME OF PLAN APPROVAL OR CONSTRUCTION.



TYPICAL EXPANSION & CONTRACTION JOINTS



CONCRETE SIDEWALK AT DRIVEWAY CROSSINGS

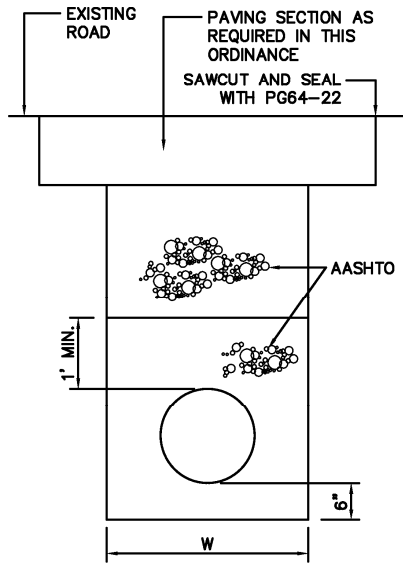


TYPICAL CONCRETE SIDEWALK

○ CONCRETE SIDEWALK DETAIL  
NOT TO SCALE

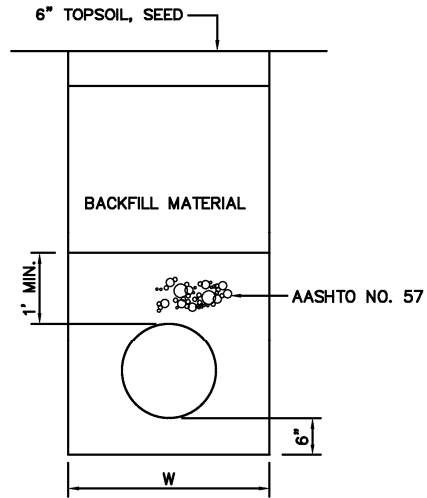
NOTES:

1. EXPANSION JOINTS LOCATED AT 30' O.C.
2. TOOLED JOINTS LOCATED AT 5' O.C.
3. SIDEWALK IS TO BE LIGHT BROOM FINISHED IN DIRECTION OF SIDEWALK WIDTH.
4. ALL SIDEWALKS TO HAVE A 2% CROSS SLOPE TOWARDS STREET.
5. CHAIRS NEED TO BE SPACED AT A MAXIMUM 3' APART IN ALL DIRECTIONS.
6. UNOBSTRUCTED WIDTH SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, AS AMENDED.



CONCRETE AND SLCPP

STREETS



CONCRETE AND SLCPP

LAWN AREAS

## TRENCH RESTORATION DETAILS

NOT TO SCALE

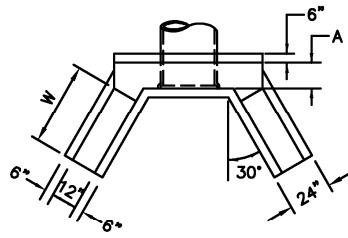
### CIRCULAR CONCRETE AND SLCPP PIPES

W=TRENCH WIDTH —  $\begin{cases} 2.0 \text{ FT.} + \text{O.D. FOR PIPES OR PIPE ARCHES } 48'' \text{ AND LESS I.D. OR SPAN} \\ 2.5 \text{ FT.} + \text{O.D. FOR PIPES OR PIPE ARCHES GREATER THAN } 48'' \text{ I.D. OR SPAN} \\ 1.0 \text{ TO } 2.0 \text{ FT. FOR } 18'' \text{ AND } 24'' \text{ POLYETHYLENE PIPE.} \end{cases}$

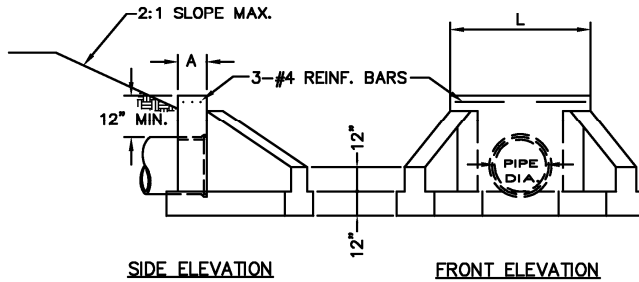
### COMPACTION REQUIREMENTS

1. THOROUGHLY COMPACT EACH LAYER OF BACKFILL WITH MECHANICAL TAMPERS OR BY OTHER ACCEPTABLE METHODS FOR THE FULL TRENCH WIDTH.
2. COMPACT TO NOT LESS THAN 100% OF THE DETERMINED DRY WEIGHT DENSITY OF THE BACKFILL MATERIAL.

PIPE DIAMETER	L	W	A
15" & 18"	4.0'	4.0'	12"
24"	4.6'	4.25'	12"
36"	5.8'	4.6'	12"
48"	6.9'	6.9'	12"
54"	7.5'	8.0'	12"
60"	8.1'	9.2'	15"
72"	9.2'	11.5'	15"



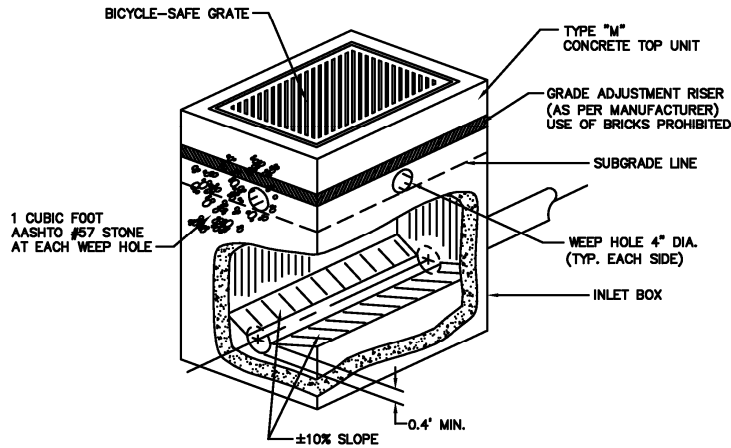
PLAN VIEW



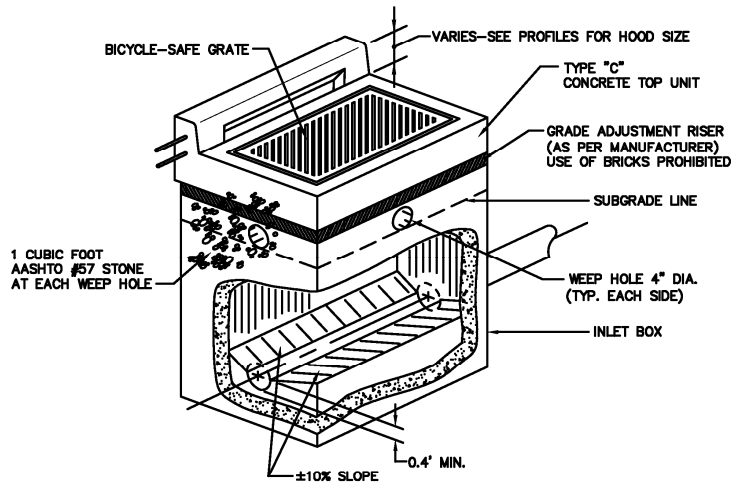
SIDE ELEVATION

FRONT ELEVATION

○ TYPE D-W ENDWALL DETAIL  
 NOT TO SCALE SD/S0005  
6/30/97



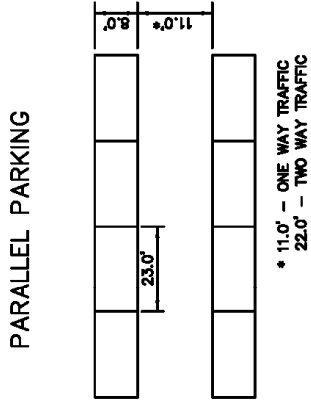
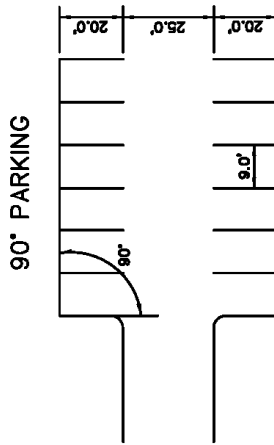
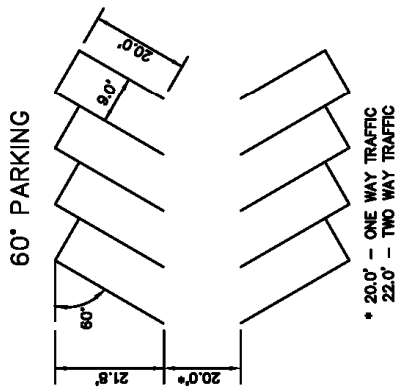
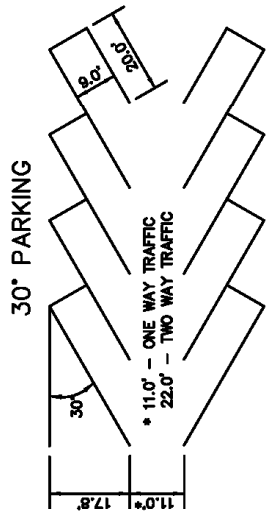
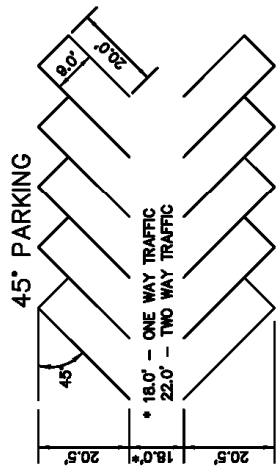
○ ————— PennDOT TYPE M INLET  
NOT TO SCALE



○ ————— PennDOT TYPE C INLET  
NOT TO SCALE

**NOTES:**

1. TYPE C INLET TO BE PROVIDED IN ALL CURB SITUATIONS.
2. ALL GRADE ADJUSTMENT RISERS TO BE PROVIDED BY MANUFACTURER.
3. LADDER RUNGS TO BE PROVIDED FOR ALL INLET BOXES THAT EXCEED THREE FEET (3') IN DEPTH.
4. ALL INLETS TO BE CONSTRUCTED AS SHOWN ON THE APPROVED PLAN.
5. ALL PIPE CONNECTIONS TO BE SEALED WITH NON-SHRINK GROUT.



**PARKING LOT MINIMUM CONSTRUCTION MATERIALS**

SUBBASE	BASE COURSE	PAVED SURFACE
6" 2A OR 3A STONE	SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALs, 2" OF 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALs, 1.5" OF 9.5 mm MIX

\*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT COMPACTED MATERIAL DEPTH.

**PARKING SPACES**

NOT TO SCALE

# Minimum Safe Sight Stopping Distance Chart

## Roadway Grade (Percent)

Posted Speed Limit (MPH)	Roadway Grade (Percent)																					
	0	1	-1	2	-2	3	-3	4	-4	5	-5	6	-6	7	-7	8	-8	9	-9	10	-10	
5	21	21	21	21	21	21	21	21	22	21	22	21	22	21	22	21	22	21	22	20	23	
10	48	48	48	47	49	47	49	47	50	46	50	46	51	46	51	46	52	45	53	45	53	
15	80	79	81	79	82	78	83	77	84	77	85	76	86	75	88	75	89	74	91	74	93	
20	118	117	119	115	121	114	123	113	125	112	127	111	129	110	131	109	134	108	137	107	140	
25	161	159	164	157	166	155	169	153	172	151	175	150	179	148	182	147	187	145	191	144	196	
30	210	207	214	204	217	201	221	198	226	196	230	194	235	191	241	189	247	187	253	185	260	
35	265	260	269	256	274	252	280	249	286	245	292	242	299	239	306	236	314	233	323	231	333	
40	325	319	331	314	337	309	345	304	352	299	360	295	369	291	379	287	389	284	401	280	414	
45	390	383	398	376	406	370	415	364	425	358	435	353	447	348	459	343	472	338	487	334	503	
50	462	453	471	444	481	436	492	429	504	422	517	415	531	409	546	403	563	397	581	392	600	
55	538	527	550	517	562	508	576	499	590	490	605	482	622	475	641	467	660	461	682	454	706	
60	621	608	634	596	649	584	665	573	682	563	701	554	721	545	742	536	766	528	792	521	821	
65	708	693	725	679	742	666	760	653	781	641	802	630	826	620	851	609	879	600	910	591	943	

Based on  
the following  
formula --->  $SSSD = 1.47 \times V \times t + \frac{V^2}{30 \times (f \pm g)}$

$$\frac{V^2}{30 \times (f \pm g)}$$