

**LANCASTER TOWNSHIP  
SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE**



Adopted by:  
Lancaster Township Board of Supervisors  
November 9, 2015

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**RETTEW**  
We answer to you.

# LANCASTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

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**LANCASTER TOWNSHIP  
SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE  
OF  
2015**

Ordinance No. 2015-07

**AN ORDINANCE ESTABLISHING RULES, REGULATIONS AND STANDARDS GOVERNING THE SUBDIVISION OF LAND AND LAND DEVELOPMENT WITHIN THE TOWNSHIP OF LANCASTER, LANCASTER COUNTY, PENNSYLVANIA, PURSUANT TO THE AUTHORITY SET FORTH IN ARTICLE V OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, TO BE FOLLOWED BY THE LANCASTER COUNTY PLANNING COMMISSION, THE LANCASTER TOWNSHIP PLANNING COMMISSION, AND THE BOARD OF SUPERVISORS OF LANCASTER TOWNSHIP IN ADMINISTERING THESE RULES, REGULATIONS, AND STANDARDS AND PRESCRIBING PENALTIES FOR THE VIOLATION THEREOF.**

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

**ARTICLE I. ENACTMENT, AUTHORITY AND JURISDICTION**

**Section 101 Enactment – Authority**

The Board of Supervisors of Lancaster Township, pursuant to the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended (MPC), hereby enacts and ordains the following Ordinance governing subdivisions and land developments within the limits of Lancaster Township.

**Section 102 Jurisdiction and Conflicts**

102.01 The standards and requirements contained in this Ordinance shall apply as minimum standards for subdivisions and land developments located within Lancaster Township. However, when the Township in its most recent version of the Lancaster Township Zoning Ordinance, as amended, Lancaster Township Building Code, as amended, or other ordinance, code, resolution, or regulation other than this Subdivision and Land Development Ordinance, imposes more restrictive standards and requirements than contained herein, such other standards and requirements shall prevail. These other Township standards and requirements

shall be subject to enforcement by the agency assigned such jurisdiction by said ordinance, code, resolution, or regulation. Approval of a plan by the Township shall not be construed as an indication that the plan complies with the other Township standards or requirements.

- 102.02 In order that the actions of the Board of Supervisors under this Ordinance may be correlated with all relevant data and procedures, the Board of Supervisors hereby designates the Lancaster Township Planning Commission as the agency of the Board of Supervisors:
- A. To which all applications relating to either preliminary or final approval of subdivision and land development plans shall be initially submitted;
  - B. With which applicants shall hold all preliminary consultations relating to the plans;
  - C. Which shall make recommendations to the Board of Supervisors concerning approval, disapproval, modification and conditions of approval of such plans; and,
  - D. Which shall make recommendations to the Board of Supervisors concerning the interpretation of and the granting of modifications to provisions and standards of this Ordinance.
- 102.03 With the exception of Sections 102.04 and 102.05 of this Ordinance, the provisions of this Ordinance shall apply to and control all subdivisions and land developments whose plans have not been recorded with the Lancaster County Recorder of Deeds, prior to the effective date of these regulations.
- 102.04 The provisions of this Ordinance shall not adversely affect an application for approval of a Preliminary or Final plan which is duly and properly filed with the Township and the Lancaster County Planning Commission (LCPC) and is pending action at the time of the effective date of this Ordinance, and in which case the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application had been duly filed. When a Preliminary Plan has been duly approved, the applicant shall be entitled to Final Plan approval in accordance with the terms of the approved Preliminary Plan; however, if an application is properly and finally denied, any subsequent application shall be subject to the provisions of this Ordinance.
- 102.05 If an applicant has received approval of a Preliminary Plan or Final Plan prior to the effective date of this Ordinance, no provision of this Ordinance shall be applied to adversely affect the right of the applicant to commence and complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from the date of such approval. If there is any doubt as to the terms of approval, the terms shall be construed in light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.
- 102.06 In accordance with the provisions of the MPC, regulations governing mobile/manufactured home parks (and campgrounds) are set forth in Article VII of this Ordinance.

102.07

Municipal Liability

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 or existing subdivision or land development, 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 103**

**Title**

103.01

This Ordinance shall be known and may be cited as the “Lancaster Township Subdivision and Land Development Ordinance of 2014”.

## ARTICLE II. INTERPRETATION AND DEFINITIONS

### Section 201 General Interpretations

201.01

The standards and provisions of this Article include the definitions and terms used in this Ordinance and shall apply to all lands in Lancaster Township unless application to specific instances is expressly stated. 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 Lancaster Township documents, officials, or entities in effect at the time, unless the text indicates that another reference is intended.

### Section 202 Definitions

202.01

Unless otherwise stated, the following words shall, for the purpose of this Ordinance, have the meaning herein indicated. All terms not otherwise defined in this Article or elsewhere in this Ordinance; the most recent version of the Pennsylvania Municipalities Planning Code (MPC), as amended; and/or most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II); shall have their common and ordinary meaning:

Access Drive. A private drive providing pedestrian and or vehicular access between a public or private street and a parking compound within a land development (see also Street).

Accessory Building. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Applicant. See most recent version of the Municipalities Planning Code, as amended (Article I).

Application for Development. See most recent version of the Municipalities Planning Code, as amended (Article I).

As-Built Plan. See Plan, As-Built Plan.

Authority (Sewer). The entities responsible for providing public sewage disposal facilities within Lancaster Township.

Authority (Water). The entities responsible for providing public water facilities within Lancaster Township.

Average Daily Traffic (ADT). Computed by application of a day of the week by month factor to an average twenty-four (24) hour traffic count. Such information is available in the most recent version of the Pennsylvania Department of Transportation (PennDOT) Traffic Data Collection and Factor Development Report.

Best Management Practice (BMP). See most recent version of the Lancaster Township Storm Water Management Ordinance (Article II).

Bicycle Parking Facilities. A common, paved (improved and stabilized) area (other than a public or private street, access drive, or driveway) used exclusively for parking of bicycles.

Block. A unit of land bounded by streets or a combination of streets, public land, public parks, cemeteries, railroad (rights-of-way), major watercourses (Conestoga River and the Little Conestoga Creek only), or any other barrier to the continuity of development.

Board of Supervisors. The Board of Supervisors of Lancaster Township.

Building. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Building Setback Line. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Campgrounds. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Cartway. The surface of a street, alley, or access drive, available for vehicular traffic.

Chairman. The Chairman of the Board of Supervisors of Lancaster Township.

Clear Sight Triangle. An area of unobstructed vision at a street intersection defined by a line of sight between points at a given distance from the intersection of the street centerlines.

Common Open Space. See most recent version of the Municipalities Planning Code, as amended (Article I).

Comprehensive Plan. See most recent version of the Municipalities Planning Code, as amended (Article I). The most recent version of the Lancaster Township comprehensive plan, as amended.

Condominium. See most recent version of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. §3101 et seq (Chapter 31).

Contiguous. Lots are contiguous when at least one (1) boundary line of one (1) lot touches a boundary line of another lot.

Cul-de-sac. See Street, Cul-de-sac.

Dedication. The deliberate appropriation of land by its owner for general public use.

Deed. A written instrument whereby an estate in real property is conveyed.

Deed Restriction. A restriction upon the use of a property placed in a deed.

Density. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Detention Basin. See most recent version of the Lancaster Township Storm Water Management Ordinance (Article II).

Developer. See most recent version of the Municipalities Planning Code, as amended (Article I).

Development. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Development Plan. See most recent version of the Municipalities Planning Code, as amended (Article I). (See also “Plan”.)

Drainage Easement. See most recent version of the Lancaster Township Storm Water Management Ordinance (Article II).

Driveway. See most recent version of the Lancaster Township Zoning Ordinance (Article II). (See also Street.)

Easement. A right granted by a landowner to a grantee, allowing for limited use of private land for a public or quasi-public or private purpose, and within which the landowner of the property shall not have the right to make use of the land in a manner that violates the right of the grantee.

Engineer. A professional engineer registered by the Commonwealth of Pennsylvania.

Environmental Covenant. A servitude arising under an environmental response project which imposes activity and use limitation.

Environmentally Sensitive Areas. See most recent version of the Lancaster Township Storm Water Management Ordinance, as amended (Article II)

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

Existing Wooded Area. A biological community dominated by trees and other woody plants covering a land area of one quarter (1/4) acre or more. Existing

Wooded Areas includes areas that have at least twenty-five (25) trees per one quarter (¼) acre, with at least fifty (50%) percent of those trees having a trunk caliper of least two (2") inches measured at a height of four and one-half (4½) feet above finished grade.

Final Plan. See Plan, Final Plan.

Floor Elevation. The elevation of the lowest level of a particular building, including the basement.

Geologist. A professional geologist registered by the Commonwealth of Pennsylvania.

Half Street. A street of less than the required right-of-way and/or cartway width. (See also Street.)

Historic Feature. Any district, site, structure, or object that meets one or more of the following criteria:

- A. Is listed or may be determined to be eligible to be listed on the National Register of Historic Places either individually or as a contributing resource.
- B. Is listed on the Lancaster County Historic Sites Survey or on any officially adopted Municipal inventory of historic resources and is determined by a qualified historic preservation professional to retain the historic characteristics that qualified it for said list.
- C. Is determined by a qualified historic preservation professional to be historically or architecturally significant.

Improvement Construction Assurance. The procedures specified in Article V by which a developer assures the construction of improvements required by this Ordinance.

Improvement Construction Guarantee. Financial security filed by the developer with the Township to assure the construction of all required improvements at a specified time in the future.

Improvement Construction Plan. See Plan, Improvement Construction Plan.

Improvements. Those physical additions and changes to the land that may be necessary to produce usable and desirable developments.

Infiltration Structures. See most recent version of the Lancaster Township Storm Water Management Ordinance (Article II).

Invasive Species. Plants which grow quickly and aggressively, spreading, and displacing other plants. Invasive plants typically are introduced into a region far from their native habitat. A list of invasive plants is available from the Pennsylvania Department of Cultural and Natural Resources (DCNR) at [http://www.dcnr.state.pa.us/cs/groups/public/documents/document/dcnr\\_20026634.pdf](http://www.dcnr.state.pa.us/cs/groups/public/documents/document/dcnr_20026634.pdf).

Land Development. See most recent version of the Municipalities Planning Code, as amended (Article I). Land Development shall not include the following:

- D. 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;
- E. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building;
- F. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park.
  - 1. For purposes of this subclause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides.
  - 2. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities; or,
- G. A building addition to an existing non-residential principal structure, provided that:
  - 1. The addition does not create a need for any additional parking or loading area, per the most recent version of the Lancaster Township Zoning Ordinance, as amended (Article XIII); and,
  - 2. The addition does not, in accordance with the Pennsylvania Sewage Facilities Act, Act 537 of 1966, as amended, create the need for a sewer facility's 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 subclause, the building addition exemption shall be limited cumulatively from May 8, 2000.

Landowner. See most recent version of the Municipalities Planning Code, as amended (Article I).

Landscape Architect. A landscape architect registered by the Commonwealth of Pennsylvania.

Local Street. See Street, Local Street.

Lot. See most recent version of the Municipalities Planning Code, as amended (Article I).

A. Lot, Corner. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

B. Lot, Double-Frontage. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

- C. Lot, Flag. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).
- D. Lot, Interior. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).
- E. Lot, Reverse Frontage. A lot which is not a corner lot and abuts two (2) or more streets, where vehicular access is permitted solely from one (1) street.

Lot Add-On Plan. See Plan, Lot Add-On Plan.

Lot Area. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Lot Frontage. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Lot Line. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Lot Line Marker. A metal pin used to identify lot line intersections.

Lot Width. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Maintenance Guarantee. Financial security filed by the developer with the Township to secure structural integrity of all required improvements as well as the functioning of said improvements for an initial period of time.

Major Street. See Street, Major Street.

Marginal Access Street. See Street, Marginal Access Street.

Mobile/Manufactured Home. See most recent version of the Municipalities Planning Code, as amended (“mobile home”, Article I).

Mobile/Manufactured Home Lot. See most recent version of the Municipalities Planning Code, as amended (“mobile home lot”, Article I).

Mobile/Manufactured Home Park. See most recent version of the Municipalities Planning Code, as amended (“mobile home park”, Article I).

Mobile/Manufactured Home Park Owner and/or Operator. The holder of the legal title, or the holder of the equitable title, or any person in charge of or responsible for the operation of the mobile/manufactured home park.

Mobile/Manufactured Home Stand. That part of a mobile/manufactured home lot which is being reserved for the placement of the mobile/manufactured home.

Modification. A process for alleviating specific requirements imposed by this Ordinance.

Monument. A concrete marker used to identify street right-of-way lines.

Native Plant. A plant which grew in a defined region prior to European settlement. Indigenous Species and naturalized non-Native Plants may be included as a Native Plant if it has been brought into the region and has become established into the wild and is not considered invasive or displaces Native Plants. Naturally occurring hybrids and cultivars (cultivated varieties) of native genetic parent species which may or may not have been present prior to European settlement are considered Native Plants.

Non-Native / Introduced Plant. Any plant species that has been introduced by humans and now grows independently of cultivation. A subset of Non-Native / Introduced species are the Invasive Species.

Open Channel. See most recent version of the Lancaster Township Storm Water Management Ordinance (Article II).

Ordinance. The most recent version of the Lancaster Township Subdivision, and Land Development, as amended.

Parcel. See Lot.

Parking Compound. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

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. A plan shall be categorized as one (1) of the following classifications:

- A. As-Built Plan. A complete and exact set of engineering documents drawn to scale, showing dimensions, locations, and materials of all streets and other public improvements as actually constructed.
- B. Final Plan. A complete and exact subdivision or land development plan including all supplementary data prepared for official recording as required by this Ordinance.
- C. Improvement Construction Plan. A complete and exact subdivision and/or land development plan, the sole purpose of which is to permit the construction of only those improvements required by this Ordinance, as an alternative to guaranteeing the completion of those improvements by filing of financial security.
- D. Lot Add-On Plan. A complete and exact subdivision plan including all supplementary data for the sole purpose of increasing the lot size of an adjacent contiguous lot.
- E. Preliminary Plan. A tentative subdivision or land development plan including all required supplementary data, in lesser detail than the Final Plan, indicating the approximate proposed layout of a subdivision or land development as a basis for consideration prior to preparation of a Final Plan.

- F. Record Plan. A Final Plan which contains the original endorsement of the Board of Supervisors, the Lancaster Township Planning Commission and the LCPC, and which has been recorded with the Lancaster County Recorder of Deeds.
- G. 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.

Planning Commission. See most recent version of the Municipalities Planning Code, as amended (Article I). The Planning Commission of Lancaster Township.

Plat. A map or plan of a subdivision or land development, whether preliminary or final.

Preliminary Plan. See Plan, Preliminary Plan.

Principal Building. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Record Plan. See Plan, Record Plan.

Redevelopment. Public and/or private investment made to re-create the character of an area by renovating previously developed land. Replacing, remodeling, or reusing existing buildings and structures to accommodate new development.

Refuse Collection Station. A container, generally two (2) or more cubic yards in capacity, used for the disposing and collection of trash, garbage, and refuse.

Retention Basin. See most recent version of the Lancaster Township Storm Water Management Ordinance (Article II).

Right-of-Way. A strip of publicly or privately owned land created by reservation or dedication and intended to be occupied by a road, walkway, public or private utility, railroad, or other similar uses.

Run-off. See most recent version of the Lancaster Township Storm Water Management Ordinance (Article II).

Secretary. The Secretary of the Board of Supervisors of Lancaster Township.

Sediment. See most recent version of the Lancaster Township Storm Water Management Ordinance (Article II).

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.

Significant Tree. Non Invasive trees with eighteen (18) inch minimum caliper measured five (5') feet above grade located outside an existing wooded area.

Sketch Plan. See Plan, Sketch Plan.

Special Purpose Street. See Street, Special Purpose Street.

Storm Sewer. See most recent version of the Lancaster Township Storm Water Management Ordinance (Article II).

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 ground waters and groundwater recharge.

Storm Water Management Facility. See most recent version of the Lancaster Township Storm Water Management Ordinance (Article II).

Stream. See most recent version of the Lancaster Township Storm Water Management Ordinance (Article II).

Street. See most recent version of the Municipalities Planning Code, as amended (Article I). 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, shade trees, and sidewalks. Streets shall conform to one (1) of the following categories:

- A. Alley. A strip of land over which there is a publicly or privately owned right-of-way, and on which no parcel fronts, which provides the secondary means of access for two (2) or more properties.
- B. Cul-de-sac. A local street intersecting another street at one (1) end and terminating at the other in a vehicular turnaround.
- C. Local Street (Road). A road whose function is to provide for local traffic movement and direct access to abutting properties.
- D. Major Street. A street which provides for inter-community travel, connecting population centers and carrying large volumes of traffic at speeds higher than desirable on local or special purpose streets. Major streets shall conform to one (1) of the following categories:
  - 1. Principal Arterial. A street whose function is to provide for high volumes of traffic between communities.
  - 2. Minor Arterial. A street whose function is to provide for moderate volumes of traffic between communities.
  - 3. Collector. A street whose function is to provide for the movement of traffic to community facilities and carry larger volumes of traffic to the arterial street system.
- E. Special Purpose Street.
  - 1. Marginal Access Street. A minor street, one (1) side of which is parallel and in close proximity to a major street and the other side of which provides access to abutting properties.

Street Centerline. The center of the surveyed street right-of-way, or where not surveyed, the center of the traveled cartway.

Street Right-Of-Way Line. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Street, Private. A street not offered for dedication or whose dedication was not accepted by the Township.

Structure. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Subdivision. See most recent version of the Municipalities Planning Code, as amended (Article I).

Surveyor. A professional land surveyor registered by the Commonwealth of Pennsylvania.

Township. Lancaster Township, Lancaster County, Pennsylvania.

Township Engineer. An engineer employed by the Township or engaged as a consultant to the Township.

Township Zoning Ordinance. The most recent version of the Lancaster Township Zoning Ordinance, as amended.

Tract. See Lot.

Transportation Engineer. A professional engineer or professional transportation operations engineer registered by the Commonwealth of Pennsylvania with specific training in traffic and transportation engineering and at least two (2) years of experience related to preparing traffic impact studies for existing or proposed developments.

Transportation Planner. A professional transportation planner or certified transportation planner certified by the American Institute of Certified Planners (AICP), with specific training in traffic and transportation planning and at least two (2) years of experience related to preparing traffic impact studies for existing or proposed developments.

Tree Protection Zone. An area that is radial to the trunk of a tree in which no construction activity shall occur. The Tree Protection Zone shall be the distance from the trunk to the Dripline (a line marking the outer edges of the branches of the tree).

Uniformity Ratio. Uniformity ratio is a measure of the dispersion of light on an area. The ratio is measured as maximum light level to minimum light level. Example: 4:1 for the given area, the maximum level of illumination should be no less than 4 times the minimum level of illumination ( $0.2 \times 4 = 0.8$  maximum light level).

Unit of Occupancy. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

Variance. See most recent version of the Municipalities Planning Code, as amended (Article I).

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

Wetland. See most recent version of the Lancaster Township Storm Water Management Ordinance (Article II).

Wetland Scientist. A professional wetland scientist certified by the Society of Wetland Scientists; individual possessing a bachelor's degree in biology, botany, zoology, ecology, or environmental sciences; or an engineer, landscape architect, surveyor, planner, or geologist with specific ecological training and experience beyond their discipline and at least two (2) years of experience related to preparing wetlands delineations.

Yard. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

- A. Front Yard. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).
- B. Rear Yard. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).
- C. Side Yard. See most recent version of the Lancaster Township Zoning Ordinance, as amended (Article II).

## Section 203

### Abbreviations.

AASHTO. American Association of State and Highway Transportation Officials, or any successor agency.

ADT. Average Daily Traffic.

AICP. American Institute of Certified Planners.

BMP. Best Management Practice.

FWHA. The Federal Highway Administration, or any successor agency.

HOP. Highway Occupancy Permit.

ITE. Institute of Transportation Engineers.

LCPC. The Lancaster County Planning Commission, or any successor agency.

LIMC. The Lancaster Inter-Municipal Committee, or any successor agency.

LOS. Level of service.

MPC. The most recent version of the Pennsylvania Municipalities Planning Code Act of 1968, P.L.805, No. 247 as reenacted and amended.

MUTCD. The most recent version of the Manual on Uniform Traffic Control Devices, FHWA.

NPDES. The National Pollutant Discharge Elimination System.

NWI. The most recent version of the National Wetlands Inventory.

PA DEP. The Pennsylvania Department of Environmental Protection, or any successor agency.

PennDOT. The Pennsylvania Department of Transportation, or any successor agency.

SEO. Sewage Enforcement Officer certified by the Commonwealth of Pennsylvania.

SSSD. Safe Stopping Sight Distance.

UGA. Urban Growth Area as set forth in the most recent version of the Lancaster Township comprehensive plan.

USACE. The United States Army Corps of Engineers, or any successor agency.

USDA. The United States Department of Agriculture, or any successor agency.

USDOJ. The United States Department of Justice, or any successor agency.

USGS. The United States Geological Survey, or any successor agency.

VGA. Village Growth Area as set forth in the most recent version of the Lancaster Township comprehensive plan.

## **ARTICLE III. PLAN PROCESSING PROCEDURES**

### **Section 301 General**

301.01 This Article of this Ordinance sets forth the application requirements for obtaining approval of subdivisions and land developments. The forms of the various plans referred to in this Article of this Ordinance and information required to be forwarded with such plans shall be as specified in Article IV of this Ordinance.

301.02 Zoning Ordinance Compliance Required

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

### **Section 302 Pre-Application Review (Sketch Plan)**

302.01 Applicants are strongly urged to discuss possible development sites and plan with the Township Staff, Township Engineer, and Lancaster Township Planning Commission prior to submission of any plan. The purpose of the pre-application meeting or Sketch Plan review is to afford the applicant an opportunity to receive the advice and assistance of the Township Staff and Lancaster Township Planning Commission. Submission of a Sketch Plan is optional and will not constitute formal filing of a plan with the Township.

302.02 Pre-Application Plans and Data Procedure

Prior to the preparation and filing of a Preliminary Plan, the applicant may submit plans and data, which shall be forwarded to the Lancaster Township Planning Commission for consideration. The plans shall include those elements that should be considered in the design of the subdivision or land development.

302.03 Submission of Pre-Application (Sketch) Plans

Prospective applicants submitting a pre-application plan for review by the Lancaster Township Planning Commission shall include those items listed in Section 401 of this Ordinance. Plans shall be considered for informal review and discussion and shall not constitute formal filing of the plan with the Township. Plans shall be submitted at least thirty (30) days prior to the regularly scheduled monthly meeting of the Lancaster Township Planning Commission in order to be considered at the next regular meeting of the Lancaster Township Planning Commission. All plan submittals shall be accompanied by a completed application (See Appendix No. 9), and the corresponding fees. The applicant may proceed to the Preliminary Plan process following the meeting with the Lancaster Township Planning Commission.

## **Section 303**

### **Formal Application**

303.01

All applications for approval of a subdivision plan, land development plan, or an Improvement Construction Plan shall be made by the developer filing a completed application (See Appendix No. 9 or 12), together with the appropriate plans, studies, reports, supporting data, and required filing fee, with the Township.

## **Section 304**

### **Acceptance for Filing**

304.01

#### Initial Application

The Township shall have seven (7) days from the date of submission of an application to check the plans and documents to determine if, on their face, they are in proper form and contain all information required by this Ordinance. If defective, the application will be returned, within fifteen (15) days of the filing, to the applicant with a statement of rejection; otherwise, it shall be deemed accepted for filing as of the date of submission. Acceptance for filing shall not, however, constitute a waiver of any deficiencies or irregularities. The applicant may appeal a decision by the Township under this Section to the Board of Supervisors.

304.02

#### Amendments or Corrections to an Application

- A. The Township shall have seven (7) days from the date of resubmission to check an amended or corrected application's plans and documents refiled by the applicant to determine if, on its face, the amended or corrected application is in proper form and contain all information required by this Ordinance, whether such amended or corrected application results in a substantial amendment, or whether such amended or corrected application constitutes a new plan.
- B. If the Township determines that the amended or corrected application constitutes a substantial amendment, they shall so inform the applicant and shall inform the applicant that the Township shall consider the ninety (90) day review procedure as outlined in Section 305.03.C. of this Ordinance to have been restarted with the refile of the substantial amendment.
- C. If the Township determines that the amended or corrected application constitutes a new plan, the Township shall so inform the applicant and shall inform the applicant that a new application and new filing fees are required. The applicant may appeal a decision by the Township under this Section to the Board of Supervisors.

## **Section 305**

### **Preliminary Plan Application**

305.01

#### Preliminary Plan Application

A Preliminary Plan is required for applications that propose new streets, all land development plans, and subdivision plans of ten (10) or more lots. All other plans may be submitted as Final Plans in accordance with Section 306 of this Ordinance.

- A. Preliminary Plans may be filed with the Township on any business day; however, the Lancaster Township Planning Commission may review a plan at a particular meeting only if the plan was filed at least thirty (30) days prior to that meeting.

- B. In addition to submitting the required material in accordance with Section 305.02 of this Ordinance, the applicant shall file with the Township the required number of copies of plans, supporting information and all filing fees as required by the Township plus documentation that plans have been properly filed with the LCPC.

305.02

Application Requirements

All Preliminary Plan applications shall include the following:

- A. Five (5) copies of the Preliminary Plan. All plans shall be either black on white or blue on white paper prints.
- B. Two (2) copies of all reports, notifications and certifications which are not provided on the Preliminary Plan.
- C. Three (3) copies of the application form (See Appendix No. 9).
- D. A filing fee in an amount as specified on the fee schedule adopted by resolution of the Board of Supervisors and available at the Township Office.
- E. Two (2) CDs, DVDs, or other digital recording media (format as specified by the Township); each of which includes one (1) computer-readable digital file copy of the complete Preliminary Plan set (all sheets) and each report, notification, and certification (format as specified by the Township).

305.03

Township Action

A. Review by the Township Staff

1. The Township Zoning Officer 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 most recent version of the Lancaster Township Zoning Ordinance, as amended, the most recent version of the Lancaster Township comprehensive plan, other Township ordinances, 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.
2. When requested by the Township, the Township Engineer shall review the application documents to determine compliance with this Ordinance, and any other applicable Township Ordinances, Township standards and good engineering practices. He shall prepare a written report of his findings and recommendations.

B. Lancaster Township Planning Commission Review Process

1. At the first (1st) meeting of the Lancaster Township Planning Commission after the Township has determined that the plans and documents contain all information required by this Ordinance, no action will be taken on the plan. The plan will be considered a briefing item for the Lancaster Township Planning Commission which will receive a briefing of the project limited to:
  - a. A brief introduction to the Lancaster Township Planning Commission;
  - b. Consideration of any modifications which are deemed ready for action; and,
  - c. Any special requests.
2. The Lancaster Township Planning Commission may discuss the Preliminary Plan application with the developer or his agent at the next regular meeting and will review the application to determine if it meets the standards set forth in this Ordinance. The Preliminary Plan shall then be submitted by the Lancaster Township Planning Commission, together with its analysis and recommendations, including those of the Township Staff and Township Engineer, to the Board of Supervisors. Generally, the plan will not be forwarded to the Board of Supervisors until it has been recommended for unconditional approval.

C. Board of Supervisors Review Process

All applications for approval of a plan shall be acted upon by the Board of Supervisors. Unless a different schedule is required by the MPC, the Board of Supervisors shall render its decision and communicate it to the applicant not later than ninety (90) days following the date of the regular meeting of the Lancaster Township Planning Commission next following the date of application provided. However, if the said next regular meeting of the Lancaster Township Planning Commission should occur more than thirty (30) days following the filing of the application, then the said ninety (90) day period shall be measured from the thirtieth (30<sup>th</sup>) day following the day the application has been filed.

D. 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, or such later date as may be required by the MPC.

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

305.04 Compliance with the Board of Supervisors Action

If the Board of Supervisors conditions its Preliminary Plan approval upon receipt of additional information, changes and/or notifications, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Township for approval. Such data shall be submitted to the Board of Supervisors within ninety (90) days of their conditional approval, unless the Board of Supervisors grants a modification by extending the effective time period. Failure of the applicant to submit the data in the time prescribed shall render any and all approvals null and void.

305.05 Board of Supervisors Approval and Certification

The Board of Supervisors will acknowledge the satisfactory compliance with all conditions, if any, of the Preliminary Plan approval at a regularly scheduled public meeting. 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 with the Lancaster County Recorder of Deeds.

## **Section 306 Final Plan Application**

306.01 Prerequisites to Filing Final Plan Application

An application for Final Plan approval can be submitted only after the following, when required as noted, have been completed:

- A. The receipt of an unconditional Preliminary Plan approval in accordance with Section 305 of this Ordinance, when a Preliminary Plan approval is required.
- B. The completion of the improvements required by this Ordinance in accordance with the Improvement Construction Plan procedure stated in Section 307 of the Ordinance, when the improvements are not assured by the posting of financial security as provided in Article V of this Ordinance.

306.02

Final Plan Applications

- A. Final Plans may be filed with the Township on any business day; however, the Lancaster Township Planning Commission will review a plan at a particular meeting only if the plan was filed at least thirty (30) days prior to that meeting.
- B. In addition to submitting the required material in accordance with Section 306.03 of this Ordinance, the applicant shall file with the Township the required number of copies of plans, supporting information and all filing fees required by the Township plus documentation that plans have been properly filed with the LCPC.
- C. The Final Plan may be submitted in sections/phases, each section/phase covering a portion of the entire proposed subdivision/land development shown on the approved Preliminary Plan; provided that each section/phase, except for the last section/phase, shall contain a minimum of twenty-five (25%) percent of the total number of units of occupancy as depicted on the approved Preliminary Plan.
- D. 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 shall determine whether a modified Final Plan will be accepted or whether a new Preliminary Plan shall be submitted.

306.03

Application Requirements

All Final Plan applications shall include the following:

- A. Five (5) copies of the Final Plan. All plans shall be either black on white or blue on white paper prints.
- B. Two (2) copies of all reports, notifications, and certificates which are not provided on the Final Plan.
- C. Three (3) copies of the application form (See Appendix No. 9).
- D. A filing fee in an amount as specified on the fee schedule adopted by resolution of the Board of Supervisors and available at the Township Office.
- E. In the case of a plan which requires access to a highway under the jurisdiction of PennDOT, two (2) copies of the plans and studies submitted to support the application for an HOP.
- F. Two (2) CDs, DVDs, or other digital recording media (format as specified by the Township); each of which includes one (1) computer-readable digital file copy of the complete Final Plan set (all sheets) and each report, notification, and certification (format as specified by the Township).

Township ActionA. Review by the Township Staff

1. The Township Zoning Officer 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 most recent version of the Lancaster Township Zoning Ordinance, as amended, the most recent version of the Lancaster Township comprehensive plan, other Township ordinances, 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.
2. When requested by the Township, the Township Engineer shall review the application documents to determine compliance with this Ordinance, and any other applicable Township Ordinances, Township standards and good engineering practices. He shall prepare a written report of his findings and recommendations.

B. Lancaster Township Planning Commission Review Process

1. At the first (1st) meeting of the Lancaster Township Planning Commission after the Township has determined that the plans and documents contain all information required by this Ordinance, no action will be taken on the plan. The plan will be considered a briefing item for the Lancaster Township Planning Commission which will receive a briefing of the project limited to:
  - a. A brief introduction to the Lancaster Township Planning Commission;
  - b. Consideration of any modifications which are deemed ready for action; and,
  - c. For any special requests.
2. The Lancaster Township Planning Commission may discuss the Final Plan application with the developer or his agent at the next regular meeting and will review the application to determine if it meets the standards set forth in this Ordinance. The Final Plan shall then be submitted by the Lancaster Township Planning Commission, together with its analysis and recommendations, including those of the Township Staff and Township Engineer, to the Board of Supervisors. Generally, the plan will not be forwarded to the Board of Supervisors until it has been recommended for unconditional approval.

C. Board of Supervisors Review Process

1. All applications for approval of a plan shall be acted upon by the Board of Supervisors. Unless a different schedule is required by the MPC, the Board of Supervisors shall render its decision and communicate it to the applicant not later than ninety (90) days following the date of the regular meeting of the Lancaster Township Planning Commission next following the date of application provided. However, if the said next regular meeting of the Lancaster Township Planning Commission should occur more than thirty (30) days following the filing of the application, then the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.
2. Final Plan approval will be effective for ninety (90) days from the date of the Board of Supervisors' action on the Final Plan, unless the Board of Supervisors grants a modification by extending the effective time period of the approval. Within this time period, the applicant must meet all conditions of approval, if any; certify plans as specified in this Ordinance; and record plans as specified in this Ordinance.

D. 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, or such later date as may be allowed by the MPC.

1. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the statute or Ordinance that are not complied with or are unsatisfied.
2. Failure of the Board of Supervisors to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision; in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

306.05

Compliance with Board of Supervisors Action

If the Board of Supervisors conditions its Final Plan approval upon receipt of additional information, changes and/or notifications, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Township for approval. Such data shall be submitted to the Board of Supervisors within ninety (90) days of their conditional approval, unless the Board of Supervisors grants a modification by extending the effective time period. Failure of the applicant to submit the data in the time prescribed shall render any and all approvals null and void.

Final Plan Certification

- A. After the Board of Supervisors' approval of the Final Plan and the required changes, if any, are made, the applicant shall proceed to prepare two (2) sets of Final Plans which shall be transparent reproductions of the original plan with black line on a stable plastic base film (mylar or equal) and one (1) set of Final Plans which shall be a paper copy for the Township's files. The two (2) transparent copies of the Final Plan shall be certified in the following manner: Both Final Plans shall be presented to the Board of Supervisors for the signature of the Chairman and Secretary or their designees (See Appendix No. 3). Final Plans will not be signed by the Board of Supervisors:
1. If submitted more than ninety (90) days from the Board of Supervisors' Final Plan approval action unless the Board of Supervisors grants a modification by extending the effective time period of the approval; and,
  2. Until payment of all outstanding plan review fees and inspection fees.
- B. At the time the applicant presents the Final Plan for certification, the applicant shall submit:
1. Two (2) CDs, DVDs, or other digital recording media (format as specified by the Township); each of which includes one (1) computer-readable digital file copy of the complete storm water management plan and all other information contained on the approved Final Plan, in both the most recent versions of AutoCAD and portable document format (\*.pdf) and unless otherwise specified by the Township. The file shall also be submitted in a format and coordinate system in accordance with the law and the requirements of the Lancaster County Recorder of Deeds.
  2. A copy of all deeds to be recorded for the development shall be submitted prior to recording of the Final Plan.

306.07

Final Plan Recordation

Upon approval and certification of a Final Plan, the applicant shall record the Final Plan with the Lancaster County Recorder of Deeds. Should the applicant fail to record the Final Plan within ninety (90) days of the Board of Supervisors' Final Plan approval action, the Board of Supervisors' 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.

- A. All sheets of the Final Plan shall be recorded unless the Township Engineer recommends and the Board of Supervisors approves recording only specified sheets of the Final Plan. All Final Plan sheets which are to be recorded shall be noted on the cover sheet as well as on each plan sheet as applicable.
- B. The Final Plan shall be filed with the Lancaster County Recorder of Deeds before proceeding with the sale of lots and proof of such recording provided to the Township.
- C. The Final Plan shall be filed with the Lancaster County Recorder of Deeds before proceeding with the construction of any improvement except as provided for in Section 307 of this Ordinance.
- D. No subdivision or land development plan may be recorded unless it bears the endorsement of the Board of Supervisors.

306.08

Effect of Recording of Final Plan

- A. 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 Section 306.08.B 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.
- B. Subject to approval by the Township, the landowner may place a notation on the Final Plan to the effect that there is no offer of dedication to the public of certain designated areas, in which event the title to such area shall remain with the owner, and neither the Commonwealth, County, Township, nor any applicable authorities shall assume any right to accept ownership of such land or right-of-way.

## **Section 307**

### **Improvement Construction Plan Application**

- 307.01 The procedures set forth in this Section shall apply as an alternative to the guaranteeing of improvements through a financial security. An applicant whose Improvement Construction Plan is approved under this Section is permitted to install all or part of the improvements required by this Ordinance prior to Final Plan submission.
- 307.02 Prerequisites to Filing Improvement Construction Plan Application  
An application for Improvement Construction Plan approval can be submitted only after the applicant has received official notification that the Preliminary Plan has been unconditionally approved.
- 307.03 Improvement Construction Plan Application
- A. Improvement Construction Plans may be filed with the Township on any business day; however, the Board of Supervisors will review a plan at a particular meeting only if the plan was filed at least thirty (30) days prior to that meeting.
  - B. In addition to submitting the required material in accordance with Section 307.04 of this Ordinance, the applicant shall file with the Township the required number of copies of plans, supporting information and all filing fees required by the Township.
  - C. The Improvement Construction Plan may be submitted in sections/phases, each section/phase covering a portion of the entire proposed subdivision/land development shown on the approved Preliminary Plan; provided that each section/phase, except for the last section/phase, shall contain a minimum of twenty-five (25%) percent of the total number of units of occupancy as depicted on the approved Preliminary Plan.
  - D. The Township may accept an Improvement Construction Plan modified to reflect a change to the site or its surroundings that occurs after the Preliminary Plan review. The Board of Supervisors shall determine whether the modification of the Improvement Construction Plan will be accepted or where a revised Preliminary Plan shall be submitted.

307.04

Application Requirements

All Improvement Construction Plan applications shall include the following:

- A. Five (5) copies of the Improvement Construction Plan. All plans shall be either black on white or blue on white paper prints.
- B. Two (2) copies of all reports, notifications and certificates which are not provided on the Improvement Construction Plan.
- C. Three (3) copies of the application form (See Appendix No. 10).
- D. A filing fee in an amount as specified on the fee schedule adopted by resolution of the Board of Supervisors and available at the Township Office.
- E. Two (2) CDs, DVDs, or other digital recording media (format as specified by the Township); each of which includes one (1) computer-readable digital file copy of the complete Improvement Construction Plan set (all sheets) and each report, notification, and certification (format as specified by the Township).

307.05

Plan Requirements

All Improvement Construction Plans shall be prepared in conformance with the provisions of Section 403 of this Ordinance, with the exception of Sections 403.06.A.6, 403.06.B.4, 403.06.B.5, and 403.06.B.8 of this Ordinance.

307.06

Township Action

A. Board of Supervisors Review Process

- 1. In general, the Board of Supervisors will receive the Improvement Construction Plan application for a brief review at its first (1<sup>st</sup>) regular meeting which is at least fifteen (15) days following the filing of the application by the applicant. The Board of Supervisors will discuss the Improvement Construction Plan application with the developer or his agent at its regular meeting and will review the application to determine if it meets the standards set forth in this Ordinance.
- 2. All applications for approval of a plan shall be acted upon by the Board of Supervisors. Unless a different schedule is required by the MPC, the Board of Supervisors shall render its decision and communicate it to the applicant not later than ninety (90) days following the date of the regular meeting of the Lancaster Township Planning Commission next following the date of application provided, however, should the said next regular meeting occur more than thirty (30) days following the filing of the application, the said ninety (90) day period shall be measured from the thirtieth (30<sup>th</sup>) day following the day the application has been filed.

B. Notification of the 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, or such later date as may be authorized by the MPC.

1. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provision of the statute or Ordinance(s) that are not complied with or are unsatisfied.
2. Failure of the Board of Supervisors to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision; in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

307.07

Compliance with the Board of Supervisors Action

If the Board of Supervisors conditions its Improvement Construction Plan approval upon receipt of additional information, changes and/or notification, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Township for approval. Such data shall be submitted to the Board of Supervisors within ninety (90) days of their conditional approval, unless the Board of Supervisors grants a modification by extending the effective time period. Failure of the applicant to submit the data in the time prescribed shall render any and all approvals null and void.

307.08

Improvement Construction Plan Certificate and Authorization

After the Board of Supervisors' approval of the Improvement Construction Plan and the required changes, if any, are made, the applicant shall proceed to prepare two (2) plans which shall be either (a) black ink on tracing cloth or (b) transparent reproductions of the original plan with black line on cloth or stable plastic base film (mylar or equal). These plans shall be certified in the following manner:

- A. Improvement Construction Plans shall be presented to the Board of Supervisors for the signature of the Chairman and Secretary or their designees (see Appendix No. 5). Improvement Construction Plans will not be signed by the Township if submitted more than ninety (90) days from the Board of Supervisors' approval action unless the Board of Supervisors grants a modification by extending the effective time period of the approval.
- B. Approval and certification of an Improvement Construction Plan shall not constitute Final Plan approval of the proposal, nor shall this plan be recorded with the Lancaster County Recorder of Deeds, but shall, when combined with the necessary municipal and/or Commonwealth approvals and permits, grant the authority to install the improvements required as part of this Ordinance.

- C. Following the Board of Supervisors' certification of the Improvement Construction Plan, one (1) copy of the plan will be retained by the Board of Supervisors and the remaining copy will be available to the firm which prepared the plan.
- D. Improvement Construction Plan approval will be effective for a five (5) year period from the date of the Board of Supervisors' approval action. Construction must be completed and a Final Plan application must be submitted within five (5) years of the Improvement Construction Plan approval, or else the plan approval will become null and void unless the Board of Supervisors grants a modification by extending the effective time period of the approval.

307.09

Completion of Improvements

Upon completion of the improvements required by this Ordinance, the applicant may proceed to submit a Final Plan and application that shall include notice of approval of the improvements by the agency or authority which is to accept the improvements.

**Section 308**

**Procedure for Requesting Consideration of Modification of Provisions of This Ordinance**

308.01

Application Requirements

A request for a modification may be submitted to the Township at any time. All requests shall be in writing and accompanied by a plan prepared at least to the minimum standards of a Sketch Plan in accordance with Section 401 of this Ordinance. The written request shall identify:

- A. The specific section of this Ordinance which is requested to be modified.
- B. Provisions proposed as an alternate to the requirements.
- C. Justification for the Modification.

The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based.

308.02

Township Action

- A. In general, the Board of Supervisors will not act on a request for a modification until the Lancaster Township Planning Commission has had the opportunity to present its comments to the Board of Supervisors.
- B. The Lancaster Township Planning Commission will schedule a request for a modification for action at a regular meeting which is at least thirty (30) days following the filing of the application by the applicant. The Lancaster Township Planning Commission will review the request to determine:
  1. If compliance with the provisions of the Ordinance creates an undue hardship or appears to be unreasonable as it applies to the particular property; or
  2. If the applicant demonstrates that an alternative proposal will allow for equal or better results, and take such action as it shall deem necessary or advisable in the public interest.

C. The request for a modification and accompanying documentation shall be submitted by the Lancaster Township Planning Commission, together with its analysis and recommendations, to the Board of Supervisors for consideration. All applications for approval of a modification shall be acted upon by the Board of Supervisors who shall render its decision and communicate it to the applicant, in accordance with the requirements of the MPC.

D. Notification of Board of Supervisors Action

After the meeting at which the modification was reviewed, the Board of Supervisors shall send a written notice of the Board of Supervisors' action to the applicant at his last known address not later than fifteen (15) days following the decision, or such later date as may be authorized by the MPC. If the Board of Supervisors denies the request, the Board of Supervisors will notify the above individual, in writing. If the Board of Supervisors grants the requests, the Final Plan shall include a note that identifies the specific modification as granted, including any conditions of approval.

## Section 309

309.01

## Plans Exempted from Preliminary Plan Procedures

### Revised Subdivision and/or Land Development Plans

Any replatting or re-subdivision of recorded or unrecorded plans, 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:

- A. 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.
- B. No structure shall be relocated which does not meet the minimum design standards required by this Ordinance and existing Township regulations.
- C. The 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.
- D. Street locations and block sizes shall not be changed.
- E. The character and land use of the original application shall be maintained.
- F. In every case where a plan alteration conforms to the above, the applicant shall:
  - 1. Submit to the Board of Supervisors two (2) black on white or blue on white paper copies of the revised Final Plan and one (1) application form (See Appendix No. 9). Upon review of the revision, the Board of Supervisors will, in writing, advise the applicant whether or not the revision complies with the above.
  - 2. If the revision complies, the applicant shall prepare two (2) copies of the plans, which shall be a transparent reproduction of the original plan with black line on a stable plastic base film (mylar or equal), and which shall specifically identify the alteration(s) to the previously recorded plan.
  - 3. The applicant shall then submit the plan to the Board of Supervisors for signature as specified in Section 306.07 of this Ordinance.
  - 4. The plans shall then be recorded as specified in Section 306.08. of this Ordinance.

### G. Application Requirements

The applicant shall file with the Township the required number of copies of plans, supporting information and all filing fees as required by the Township for Final Plans in Section 306, plus documentation that plans have been properly submitted to the LCPC.

309.02

Preliminary/Final Plans

In case of a subdivision plan of not more than ten (10) lots, including the remaining lands, none of which can be further subdivided and which does not require provisions for a new street, the applicant may, at the discretion of the Board of Supervisors, concurrently submit a Preliminary Plan and Final Plan for processing by the Township in accordance with Section 306 of this Ordinance. If the plan qualifies, all procedures for Preliminary/Final Plans by the Township and applicant shall occur in accordance with Section 306 of this Ordinance. All other plans shall be submitted in accordance with Section 305 of this Ordinance. For the purpose of interpreting this Section, a subdivision of not more than ten (10) lots shall not include the remaining tract if the remaining tract can be further subdivided.

309.03

Lot Add-On Plans

The lease, conveyance, sale, or transfer of land for the sole purpose of increasing the lot size of a contiguous lot shall comply with the following lot add-on procedure, provided that the proposal does not create additional lots or result in a nonconformity with the area and design standards found in the most recent version of the Lancaster Township Zoning Ordinance, as amended, and Article VI of this Ordinance. In every case where a proposal conforms to the above, the application shall comply with the following procedures:

A. Plan Requirements

All Lot Add-On Plans shall be prepared in conformance with the provisions of Section 404 of this Ordinance.

B. In addition to submitting the required material in accordance with Section 306.03 of this Ordinance, with the exception of Sections 306.03.B. and 306.03.E of this Ordinance, the applicant shall provide documentation that plans have been properly submitted to the LCPC.

C. The Township shall process and act on the Lot Add-On Plan and communicate their decision to the applicant in the same manner as required for a Final Plan application, as specified in Section 306 of this Ordinance.

D. If the plan qualifies, the applicant shall seek plan certification and recordation as specified in Section 306 of this Ordinance. Lot Add-On Plans shall be filed with the Lancaster County Recorder of Deeds prior to the execution of a deed for the land.

**ARTICLE IV. INFORMATION TO BE SHOWN ON OR SUBMITTED WITH A SUBDIVISION OR LAND DEVELOPMENT PLAN**

**Section 401 Sketch Plans**

401.01 Sketch plans shall include any features of the Township's future land use plan, thoroughfares plan, community facilities plan, or of any plans of the Township, including but not limited to, proposed streets, recreation areas, drainage reservation, future schools sites and public areas. A specific site analysis shall be provided which highlights man-made and natural features. The analysis should include information pertaining to soil types and stability, wetlands, scenic vistas, water courses, drainage patterns, slope, and transportation patterns and systems including deficiencies of existing roadways, public utilities, recreational facilities, and any other features of the site and nearby areas which may be interlaced or impacted by the proposed development and land use.

401.02 The scale and sheet size of Sketch Plans shall be as required for Preliminary Plans in Section 402 of this Ordinance. Where appropriate, Sketch Plans may be drawn at a scale of one inch equals one hundred feet (1" = 100'). The Sketch Plan shall show or be accompanied by the following data, legible in every detail and drawn to scale, but not necessarily containing precise dimensions:

- A. Name of the municipalities in which the project is to be located, including the location of any municipal boundary line(s) if located within the vicinity of the tract.
- B. Name and address of the developer (if applicable), landowner and Parcel ID number.
- C. Name of the individual and/or the firm that prepared the plan.
- D. Location map with sufficient information to enable the Township to locate the property.
- E. North arrow, a graphic scale, and a written scale.
- F. Existing tract boundaries (approximate) and accurately labeled with the name(s) of adjacent landowner(s) and adjacent plan(s) of record.
- G. Significant topographical and manmade features (e.g. bodies of water, quarries, floodplains, tree masses, structures).
- H. Proposed street, parking, building, lot layout and setbacks.
- I. Proposed land use; if several land uses are proposed, the location of each land use shall be indicated.
- J. Statement explaining the methods of water supply and sewage disposal to be used.
- K. 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, Act no. 68 of 2007, 27 Pa. C.S. §§ 6501-6517 (UECA).



**Section 402**

**Preliminary Plans**

402.01

Preliminary subdivision and land development plans shall be prepared by an engineer, surveyor, or landscape architect qualified to perform such duties. If the Preliminary Plan does not include the total land area held by the developer, a Sketch Plan shall be submitted for all areas that could be available for future subdivision or land development. The Preliminary Plan shall show, be accompanied by, or be prepared in accordance with the following:

402.02

Drafting Standards

A. The plan shall be clearly and legibly drawn at one (1) of the scales (inches equals feet) in Table 4-1:

**TABLE 4-1  
PLAN SCALE REQUIREMENTS**

Inches	Feet
1" =	10'
1" =	20'
1" =	30'
1" =	40'
1" =	50'
1" =	100'

B. Dimensions and bearings for the perimeter property line of the entire tract on Preliminary Plans and for the proposed property lines and street right-of-way lines on Final Plans shall be in feet and decimals and in degrees, minutes and seconds, respectively. Lot line descriptions shall read in a clockwise direction.

C. The survey shall not have an error of closure greater than one (1') foot in ten thousand (10,000') feet.

D. 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, the 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).

E. Plans shall be legible in every detail.

- F. All street profiles as well as the design of sanitary sewer facilities, water supply facilities and storm water management facilities shall be drawn at the horizontal scale and one (1) of the vertical scales in accordance with Table 4-2:

**TABLE 4-2  
PLAN/PROFILE SCALE REQUIREMENTS**

Horizontal Scale	Vertical Scale
$1'' = 50'$	$1'' = 10'$
	$1'' = 5'$

402.03

Location and Identification

- A. The proposed project name or identifying title.
- B. Name of the municipalities in which the project is to be located, including the location of any municipal boundary line(s) if located within the vicinity of the tract.
- C. Name and address of the developer of the tract (or his authorized agent).
- D. Name and address of the individual and/or firm that prepared the plan.
- E. The file or project number assigned by the firm that prepared the plan, the plan date, and the date(s) of all plan revisions.
- F. A location map, drawn to scale, relating the subdivision to at least two (2) intersections of road centerlines, including the approximate distance to the intersection of the center lines of the nearest improved street intersections.
- G. A north arrow, a graphic scale, and a written scale.
- H. The entire existing tract boundary with bearings and distances. If a landowner is going 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 requirements of this Ordinance.
- I. The total acreage of the entire existing tract.
- J. The zoning requirements of the development including the names of all zoning districts, required lot size, required building setbacks and yards, maximum lot coverage, required maximum and/or minimum development density, maximum building height for each district and land use.
- K. The location of existing lot line markers along the perimeter of the entire existing tract.
- L. Source of title, deed, book, page, plan book (if applicable), and tax account identification 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

402.04

Existing Features

- A. Existing contours shall be shown at a minimum vertical interval of one (1') foot for land with average natural slope of three (3%) percent or less, two (2') feet for land with average natural slope between three (3%) percent and twenty (20%) percent, and at a minimum vertical interval of five (5') feet for more steeply sloping land. Contour interval may be adjusted based upon horizontal scale with concurrence of the Township Engineer. Contours shall be accompanied by the location of the benchmark and a notation of the datum used. The applicable datum used by the applicable authority shall be used in all plans indicating connection to the public sewer system or public water system. Contours plotted by interpolation of the USGS 7.5' quadrangle mapping will not be accepted.
- B. Soils types as indicated by the USDA survey of Lancaster County.
- C. The names of all immediately adjacent landowners and the names and plan book record numbers of all previously recorded plans for adjacent projects.
- D. The following items when located within the subject tract or within two hundred (200') feet of the subject tract:
  - 1. The location, name and dimensions of existing rights-of-way and cartways for streets, access drives, driveways and service streets;
  - 2. The location and size of sanitary sewer mains, water supply mains, fire hydrants, buildings, storm water management facilities, watercourses, floodplains and any related rights-of-way;
  - 3. The location of existing rights-of-way for railroads and for electric, gas, and oil transmission lines; and,
  - 4. The location of on-lot septic systems and on-lot water supplies.
  - 5. Significant environmental or topographic features such as floodplains, wetlands, quarry sites, solid water disposal areas, historic features, cemetery or burial sites, archaeological sites, highly erosive soils, or wooded areas.
- E. The following items when located within the subject tract:
  - 1. The location, name, and dimensions of existing rights-of-way and cartways for streets, alleys, access drives, and driveways.
  - 2. The location and size of the following features and related rights-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings, and storm water management facilities.
  - 3. The location of existing rights-of-way for electric, gas, and oil transmission lines, railroads, et cetera.
  - 4. The location and identification of all existing buildings and other improvements.
  - 5. The size, capacity, and condition of the existing storm water management system and any other facility that may be used to convey storm flows.
  - 6. The location and size of existing on-lot sewage systems and wells.

7. Significant environmental or topographic features such as floodplains, quarry sites, solid waste disposal areas, historic features, cemetery or burial sites, archaeological sites, highly erosive soils, or wooded areas.
8. The location of wetlands and subsequent data or information required by Section 407 of this Ordinance.

402.05

Plan Information

- A. The layout of streets, alleys and sidewalks, including cartway and right-of-way widths.
- B. The layout of lots, with approximate dimensions.
- C. Lot numbers in consecutive order.
- D. The location and dimensions of any proposed parks, playgrounds, recreational facilities, open space, common elements, or other facilities or spaces, intended to be dedicated for public use or reserved for public, semi-public, community or private use.
- E. In the case of land developments, the location and configuration of proposed buildings, parking compounds, streets, access drives, driveways, and all other significant planned facilities.
- F. Total number of existing and proposed lots, units of occupancy, density, and proposed land use; (if a multiple land use is proposed an indication of the location of each land use).
- G. Easements and rights-of-way.
- H. Building setback lines, with distances from the street right-of-way line and lot lines.
- I. Identification of buildings to be demolished.
- J. Typical street cross-section for each proposed street and typical cross-section for any existing street that will be improved as part of the application. Each cross-section shall include the entire right-of-way width.
- K. Street centerline profile for each proposed public or private street including corresponding centerline stationing.
- L. Design of any proposed sanitary sewer facilities, water supply facilities, and storm water management facilities. In addition, design calculations shall be submitted to support the design of the various facilities.
- M. A statement on the plan indicating any special exception, conditional use, or variance granted by the Township, along with the specific section reference of the Lancaster Township Zoning Ordinance, as amended, the date of approval, and specific conditions as part of an approval, if applicable.
- N. A statement on the plan indicating any existing or proposed modifications to this Ordinance granted by the Township, along with the specific section reference of this Ordinance, date of approval, and any specific conditions as part of an approval, if applicable.
- O. Proposed street names.

- P. A table indicating the existing zoning district, total tract area, required lot size, required setbacks and yards, maximum lot coverage, required maximum and/or minimum development density, maximum building height and number of lots in the proposed subdivision along with the proposals for each of these parameters.
- Q. A storm water management plan as required by the Lancaster Township Storm Water Management Ordinance.
- R. Where the proposed subdivision or land development is located partially or wholly within an area prone to frequent flooding (either by impoundment or conveyance) as indicated by the flood insurance rate map profiles and supporting data, the Lancaster Township Zoning Ordinance, as amended (Article X), or 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.
- S. Location of all percolation test holes, deep probe holes, and proposed well locations.
- T. Easements for the on-lot sewage replacement locations.
- U. Clear sight triangles and stopping sight distances for all intersections as described in Article VI of this Ordinance.
- V. Lighting plans, where street or parking lot lighting is proposed, including photometrics and all details including locations, footers and mounting equipment.
- W. The location of all trees and Existing Wooded Areas on the site and location of trees to be removed and trees to remain.
- X. Where the Preliminary Plan covers only a portion of an intended larger development, a Sketch Plan in accordance with Section 401 of this Ordinance shall be furnished depicting the future subdivision or development. The Sketch Plan shall be suitable to the Township and in compliance with the requirements of this Ordinance. The Sketch Plan shall include the logical extension of the transportation, sewer, and water facilities for future subdivision or development, and those facilities and utilities shown on the Preliminary Plan will be considered in light of adjustments and connections with future transportation facilities and utilities as part of future subdivision or development.
- Y. In case of a Preliminary Plan calling for the installation of improvements beyond a five (5) year period, a schedule delineating all proposed sections/phases as well as deadlines within which applications for Final Plan approval of each section/phase are intended to be filed shall be provided. Each section/phase in any subdivision or land development, except for the last section/phase, shall contain a minimum of twenty-five (25%) percent of the total number of units of occupancy as depicted on the Preliminary Plan.

402.06

Certificates, Notifications, and Reports

A. Certificates

1. 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, in accordance with the requirements of PA Chapter 15 (State Board of Landscape Architects) or Chapter 37 (State Registration Board for Professional Engineers, Land Surveyor and Geologists) Title 49 of the Pennsylvania Code, as applicable (see Appendix No. 1).
2. Certificate, signature, and seal of the surveyor to the effect that the survey is correct, in accordance with the requirements of PA Chapter 37 (State Registration Board for Professional Engineers, Land Surveyor and Geologists) Title 49 of the Pennsylvania Code (see Appendix No. 2).
3. Certificate for approval by the Board of Supervisors with space for the signature of the Chairman and Secretary or their designees (see Appendix No. 3).

B. Notifications

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. A note stating any conditions regarding the use of the land, minimum building setback or right-of-way, lines shall be included on the plan. This requirement may also be satisfied by submitting a copy of the recorded agreement.
2. Where the land included in the subject application has an agricultural, woodland or other natural resource easement located within the tract, the application shall be accompanied by a letter from the party holding the easement stating any conditions on the use of the land. This requirement may also be satisfied by submitting a copy of the recorded easement.

C. Reports

1. A storm water management report as required by the Lancaster Township Storm Water Management Ordinance.
2. A water and sewer feasibility report as required in this Ordinance.
3. A traffic impact study as required in this Ordinance.
4. A wetland report as required in this Ordinance.

402.07

Filing Fee

The Preliminary Plan shall be accompanied by a check or money order drawn to the order of the Township in the amount specified on the fee schedule adopted by resolution of the Board of Supervisors and available at the Township Office.

## Section 403

### Final Plans

- 403.01 Final subdivision plans and boundary surveys shall be prepared by a surveyor, and final land development plans shall be prepared by an engineer, surveyor, or landscape architect qualified to perform such duties. The Final Plan shall show, be accompanied by, or be prepared in accordance with the following:
- 403.02 Drafting Standards  
The same drafting standards shall be required for a Final Plan as required for a Preliminary Plan in Section 402 this Ordinance.
- 403.03 Location and Identification  
The same location and identification standards shall be required for a Final Plan as required for a Preliminary Plan in Section 402 of this Ordinance.
- 403.04 Existing Features  
The same existing features standards shall be required for a Final Plan as required for a Preliminary Plan in Section 402 of this Ordinance.
- 403.05 Plan Information
- A. Complete description of the centerline and the right-of-way line for all new streets and alleys, whether public or private. 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 lots. Curve segments shall be comprised of arc, chord, bearings, and distances. Lot line distances and lot area shall exclude areas within any street right-of-way.
  - C. Lot numbers in consecutive order.
  - D. The location, dimensions, and amenity details of any proposed parks, playgrounds, recreational facilities or space intended to be dedicated for public use and reserved for public, semi-public, community, or private use.
  - E. In the case of land development plans, the location and configuration of proposed buildings, parking compounds, streets, access drives, driveways, and all other significant planned facilities.
  - F. Total number of existing and proposed lots, units of occupancy, density, and proposed land use; if a multiple land use is proposed, an indication of the location of each land use.
  - G. Easements and rights-of-way.
  - H. Building setback lines, with distances from the street right-of-way line.
  - I. Identification of buildings to be demolished.
  - J. Typical street cross-section for each proposed street and a typical cross-section for any existing street which will be improved as part of the application. Each cross-section shall include the entire right-of-way width.

- K. Final vertical and horizontal alignment for each proposed street, sanitary sewer, and water distribution system. All street profiles shall show at least the existing 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.
- L. Final street names with notice of approval from Lancaster Countywide Communications.
- M. Location and material of all permanent monuments and lot line markers, including a note that all monuments and lot line markers are set or indicating when they will be set.
- N. 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.
- O. A storm water management plan as required by the Lancaster Township Storm Water Management Ordinance.
- P. Identification of any lands to be dedicated or reserved for public, semi-public, community, or private use.
- Q. A table indicating the existing zoning district, total tract area, required lot size, required setbacks and yards, maximum lot coverage, required maximum and/or minimum development density, maximum building height and number of lots in the proposed subdivision along with the proposals for each of these parameters.
- R. Where the proposed subdivision or land development is located partially or wholly within an area prone to frequent flooding (either by impoundment or conveyance) as indicated by the flood insurance rate map (profiles), soil type or local historical record; the applicant shall supply the location and elevation of all proposed roads, fills, utilities, buildings, storm water management, and erosion control facilities.
- S. 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.”
- T. A statement on the plan indicating any special exception, conditional use, or variance granted by the Township, along with the specific section reference of the Lancaster Township Zoning Ordinance, as amended, the date of approval, and specific conditions as part of an approval, if applicable.
- U. A statement on the plan indicating any modifications to this Ordinance granted by the Township, along with the specific section reference of this

Ordinance, date of approval, and any specific conditions as part of an approval, if applicable.

- V. A note shall be included on the plan indicating specific areas, including storm water management facilities, which shall be owned privately and those which shall be owned by the Township. All areas and facilities that shall be offered for dedication to the Township shall be clearly identified and marked on the plan.
- W. Location of all percolation test holes, deep probe holes, and proposed well locations.
- X. A complete landscape plan, prepared by a landscape architect qualified to perform such duties, showing the location, size and type of all plant material required by the provisions of this Ordinance or any other applicable Township regulations, including but not limited to, screening, plantings, parking landscaping, replacement trees, and street trees. The landscape plan shall include all interior landscaping calculations, as well as a note indicating the specific Township regulation or requirement, and the specific number and type of proposed planting demonstrating compliance with the applicable Township regulation or requirement. The landscape plan should be provided on separate sheets and must include the signature and seal of the landscape architect qualified to perform such duties and responsible for the preparation of the plan to the effect that the plan is correct, in accordance with the requirements of PA Chapter 15 (State Board of Landscape Architects) Title 49 of the Pennsylvania Code, as applicable.
- Y. Easements for the on-lot sewage replacement locations.
- Z. Clear sight triangles and stopping sight distances for all intersections as described in Article VI of this Ordinance shall be shown on the plan.
- AA. Lighting plans, where street or parking lot lighting is proposed, including photometrics and all details including locations, footers and mounting equipment.
- BB. The location of all trees and Existing Wooded Areas on the site and location of trees to be removed and trees to remain.
- CC. A detailed schedule of inspections, as generally outlined by Article V of this Ordinance, which is tailored for the site under consideration.
- DD. If a Sketch Plan or a Preliminary Plan of the total land area held by the developer has not been submitted, then a Sketch Plan in accordance with Section 401 of this Ordinance shall be furnished depicting the future subdivision or development.

Certificates, Notifications, and ReportsA. Certificates

1. 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, in accordance with the requirements of PA Chapter 15 (State Board of Landscape Architects) or Chapter 37 (State Registration Board for Professional Engineers, Land Surveyor and Geologists) Title 49 of the Pennsylvania Code, as applicable. (See Appendix No.1.)
2. Certificate, signature, and seal of the surveyor to the effect that the survey is correct, in accordance with the requirements of PA Chapter 37 (State Registration Board for Professional Engineers, Land Surveyor and Geologists) Title 49 of the Pennsylvania Code. (See Appendix No. 2.)
3. Certificate of review by the Lancaster Township Planning Commission. (See Appendix No.7.)
4. Certificate for approval by the Board of Supervisors with space for the signature of the Chairman and Secretary or their designees. (See Appendix No.8.)
5. A statement duly acknowledged before an officer authorized to take acknowledgement of deeds and signed by the landowners, certifying that the subdivision or land development shown on the plan is the act and the deed of the landowners; that all those signing are all the landowners 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. This must be dated following the last change or revision to said plan. (See Appendix No. 3.)
6. Certification of review by the LCPC. (See Appendix No. 8.)

B. Notifications

1. Notification from PA DEP that either approval of the sewage facility plan revision (plan revision module for land development), supplement, or exemption has been granted or notice from PA DEP that such approval is not required.
2. Where the tract described in the subject application includes any public utility, electric transmission line, gas pipeline, or petroleum product transmission line located within the tract, the applicant or lessee of such right-of-way shall notify the owner of the right-of-way of his intentions. A note stating any condition regarding the use of the land, minimum building setback line or right-of-way line shall be included on the plan. This requirement may also be satisfied by submitting a copy of the recorded agreement.
3. Where the land included in the subject application has an agricultural, woodland, or other natural resource easement located within the tract, the application shall be accompanied by a letter from the party holding the easement stating any conditions on the

use of the land. This requirement may also be satisfied by submitting a copy of the recorded easement.

4. Where the tract described in the subject application includes any residential development, the applicant shall prepare a written notice to the superintendent of the School District of Lancaster. Such notice shall include, but not be limited to, the location of the development, the number and types of units to be included in the development, and the expected construction schedule of the development. The Township shall be responsible for forwarding the written notice to the superintendent of the School District of Lancaster.
5. Notice from Lancaster County-Wide Communications and the emergency service providers in the Township stating that the proposed private and/or public street names are acceptable.
6. A note placed on the plan indicating any area that is not to be offered for dedication, if applicable.
7. Written notice from the Township Engineer and the applicable authority Engineer that all proposed improvements have been designed to the standards of the Township and/or the applicable authority and that financial guarantees in a form suitable to the Board of Supervisors and the applicable authority have been received in accordance with Article V of this Ordinance.
8. 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 that is acceptable to the Township.
9. Such written notices of approval as required by this Ordinance, including written notices approving the water supply systems, sanitary sewage systems and storm water runoff to adjacent properties.
10. The submission of a controlling agreement in accordance with Section 602.01.V of this Ordinance when an application proposes to establish a street which is not offered for dedication to public use.
11. 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 Permits, Earth Disturbance permits, Stream Encroachment Permits, and General Permits.
12. When the Plan proposes the demolition, removal, alteration or relocation of a historic feature, evidence of compliance with the Township's Demolition Review Ordinance.
13. When the Final Plan is submitted in sections/phases, 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 (1<sup>st</sup>) final section/phase of the project.

C. Reports

1. A storm water management report as required by the Lancaster Township Storm Water Management Ordinance.
2. A water and sewer feasibility report as required by this Ordinance.
3. A traffic impact study as required by this Ordinance.
4. A wetland report as required by this Ordinance.

403.07

Filing Fee

The Final Plan shall be accompanied by a check or money order drawn to the order of the Township in the amount specified on the fee schedule adopted by resolution of the Board of Supervisors and available at the Township Office.

**Section 404**

**Lot Add-On Plans**

404.01

Preparation

Lot Add-On Plans shall be prepared by a surveyor and shall include the following information:

404.02

Drafting Standards

The same drafting standards shall be required for a Lot Add-On Plan as required for a Preliminary Plan in Section 402 this Ordinance.

404.03

Location and Identification

The same location and identification standards shall be required for a Lot Add-On Plan as required for a Preliminary Plan in Section 402 of this Ordinance.

404.04

Existing Features

- A. The names of all immediately adjacent landowners and the names and plan book record numbers of all previously recorded plans for adjacent projects.
- B. The following items when located within the subject tract:
  1. The location, name, and dimensions of existing rights-of-way and cartways for streets, alleys, access drives, and driveways.
  2. The location and size of the following features and related rights-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings, and storm water management facilities.
  3. The location of existing rights-of-way for electric, gas, and oil transmission lines, and railroads.
  4. The location and identification of all existing buildings and other improvements.
  5. The location and size of existing on-lot sewage systems and wells.
  6. Significant environmental or topographic features such as floodplains, quarry sites, solid waste disposal areas, historic features, cemetery or burial sites, archaeological sites, highly erosive soils, or wooded areas.
  7. The location of wetlands and subsequent data or information required by Section 407 this Ordinance.

404.05

Plan Information

The same plan information standards shall be required for a Lot Add-On Plan as required for a Final Plan in Section 403 of this Ordinance.

404.06

Certificates

- A. Certificate, signature, and seal of the surveyor to the effect that the plan is correct, in accordance with the requirements of PA Chapter 37 (State Registration Board for Professional Engineers, Land Surveyor and Geologists) Title 49 of the Pennsylvania Code (see Appendix No. 2).
- B. Certificate for approval of the plan by the Board of Supervisors with space for the signature of the Chairman and Secretary or their designees (see Appendix No.8).
- C. A statement, duly acknowledged before an officer authorized to take acknowledgement of deeds and signed by the landowners, to the effect that the subdivision or land development shown on the plan is the act and the deed of the landowners; that all those signing are all the landowners of the property shown on the survey and plan, and that they desire the same to be recorded as such. This must be dated following the last change or revision to said plan (see Appendix No. 3).
- D. Certificate of review of the plan by the Lancaster Township Planning Commission (see Appendix No. 6).
- E. Certificate of review of the plan by the LCPC (see Appendix No. 8).

404.07

Filing Fee

The Lot Add-On Plan shall be accompanied by a check or money order drawn to the order of the Township in the amount specified on the fee schedule adopted by resolution of the Board of Supervisors and available at the Township Office.

**Section 405**

**Feasibility Report on Sewer and Water Facilities**

The following reports shall be included with all land development plans:

405.01

Water Service Feasibility Report

- A. The applicant shall submit a feasibility report concerning the availability of a public water system in or near the proposed land development. Said report shall be prepared by an engineer qualified to perform such duties and be submitted in conjunction with the plan for review by the Township, the applicable authority, and for recommendations by the local office of PA DEP.
  - 1. Within any UGA or VGA, or within any area that the Act 537 Plan identifies to be served by public utilities, any lot created, and any land development plan that proposes to increase flows equal to or greater than four hundred (400) gallons per day, shall be served by public water.
  - 2. For those areas not located within an UGA or VGA 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 commercial or industrial land development plans with a flow rate demand of less than four hundred (400) gallons per day.
- B. If connection to an existing public water system is proposed, the developer shall submit an agreement, which verifies the commitment of the public

water provider to provide water as will be utilized by the subdivision or land development for such period of time and under such terms and conditions determined acceptable to the provider.

- C. If the water supply system proposed involves the utilization of water obtained from the tract being subdivided or developed (irrespective of whether or not that water is being distributed as a part of a community water supply system), that water supply source may be utilized only when:
  - 1. The feasibility study establishes and the engineer qualified to perform such duties, performing the study certifies that the ground water recharge on the tract in question after development will exceed the anticipated water usage figures under the following PA DEP standards:
    - a. A population of three and one half (3 ½) persons per dwelling unit shall be assumed for residential units.
    - b. An average daily usage of one hundred (100) gallons per person per day is to be used where residential use is contemplated.
    - c. Groundwater supply will exceed projected water usage quantities where industrial, agricultural or commercial use is contemplated.
  - 2. The Township Engineer recommends the study for approval.
- D. When industrial, agricultural or commercial use is intended, the applicant shall, in the feasibility study, set forth the proposed nature of the use, the proposed number of employees and whether or not water will be used for cleanup and/or processing or otherwise in connection with the use. The applicant shall in addition set forth the proposed allocation of available water supply between or among the proposed uses and shall set forth a plan or proposal pursuant to which such allocation can reasonably be monitored and enforced by the Township or applicable authority.
- E. In all cases the applicant shall demonstrate that the water to be supplied shall be of an adequate quality and quantity for the intended use. Potable water shall meet all applicable standards of PA DEP or the USEPA.
- F. If community water systems are proposed, these systems shall be in compliance with the above requirements as well as the regulations of PA DEP and the applicable authority.

405.02

Sewer Service Feasibility Report

- A. The applicant shall submit a feasibility report concerning the availability of a public sewer system in or near the proposed land development. Said report shall be prepared by an engineer qualified to perform such duties and be submitted in conjunction with the plan for review by the Township, the applicable authority, and for recommendations by the local office of PA DEP.
  - 1. Within any UGA or VGA, or within any area that the Act 537 Plan identifies to be served by public utilities, any lot created, and any land development plan that proposes to increase flows equal to or greater than four hundred (400) gallons per day, shall be served by public sewer.

2. For those areas not located within an UGA or VGA 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 commercial or industrial land development plans which propose effluent flows of less than four hundred (400) gallons per day.
- B. If connection to an existing public sewer system is proposed, the developer shall submit an agreement, which verifies the commitment of the public sewer service provider 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 determined acceptable to the provider.
  - C. As a part of the feasibility study, the applicant shall state the type of sewage disposal desired for each of the proposed lots. If other than connection to a public sewer system or the installation of a conventional on-site sewage disposal system is intended on any of the lots, that fact shall be indicated on the plan itself. The following conditions shall apply:
    1. The Board of Supervisors will approve on-lot sewage disposal systems only when the Township SEO shall certify that both an initial location and a replacement location for the on-lot sewage disposal system are present on each lot.
      - a. The replacement location shall be of a size and capacity to allow complete abandonment of the initial system in the event of failure.
      - b. The replacement location shall be protected from traffic and no filling or excavation shall be allowed within its boundary.
      - c. The standards for installation of the replacement system shall be as required by PA DEP at the time of its construction.
    2. Subdivisions proposing a lot or lots utilizing alternate on-site sewage disposal systems will not be approved by the Board of Supervisors unless:
      - a. The Township SEO and/or a sanitarian of PA DEP certifies that a conventional sewage disposal site cannot reasonably be located on the site; and,
      - b. The lot itself cannot reasonably be redesigned or relocated consistent with the most recent version of the Lancaster Township Zoning Ordinance, as amended, and other Township regulations so as to enable utilization of a conventional on-site sewage disposal system.
    3. The feasibility study shall include the results of the probe hole analyses and soil absorption tests on each of the lots as proposed in the subdivision. These probe hole analyses and soil absorption tests shall be certified as accurate by the Township SEO.
  - D. If community sewer systems are proposed, these systems shall be in compliance with the above requirements as well as the regulations of PA DEP and the applicable authority.

## Section 406

## Traffic Impact Study

There are two (2) types of required traffic impact studies.

### A. Studies Required

#### 1. Abbreviated Traffic Impact Study

Whenever a proposed development project will generate fifty (50) to ninety nine (99) new vehicle trips in the peak direction (inbound or outbound) during the site peak traffic hour, the applicant shall perform an abbreviated traffic impact study. The study must utilize trip generation rates from the most recent version of the ITE Trip Generation manual, or from a local study of corresponding land uses and quantities. Based on this study, certain improvements may be identified as necessary to provide safe and efficient access to the development. The abbreviated traffic impact study shall include:

- a. A capacity analysis report prepared under the supervision of a transportation engineer or transportation planner, qualified to perform such duties.
- b. The study area for the capacity analysis report shall only include all proposed site access intersections.

#### 2. Comprehensive Traffic Impact Study

Whenever a proposed development project will generate one hundred (100) or more new vehicle trips in the peak direction (inbound or outbound) during the site peak traffic hour or generate an ADT of greater than three thousand (3,000), the applicant shall perform a comprehensive traffic impact study. Based on this study, certain improvements may be identified as necessary to provide safe and efficient access to the development.

In addition, a comprehensive traffic impact study shall be prepared at the discretion of the Township whenever either of the following conditions exist within the impact study area:

- a. Current traffic problems exist in the local area or neighborhood, including but not limited to a high crash location, confusing intersection, or a congested intersection that 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.
- c. If access is proposed to a state roadway, the Traffic Impact Study shall be prepared in accordance with and shall conform to the most recent version of PennDOT Publications and Procedures for Transportation Impact Studies, Publication 46, Traffic Engineering Manual.

### B. Traffic Impact Study Requirements

1. The Traffic Impact Study shall be prepared in accordance with PennDOT Publications and Procedures for Transportation Impact Studies, Publication 46 Traffic Engineering Manual, and Institute

of Transportation Engineers' (ITE) Recommended Practice "Transportation Impact Analyses for Site Development".

2. Area and Scope of Traffic Impact Study - The Traffic Impact Study area and scope shall be based on the characteristics of the surrounding area and the impact of the plan on the area. The intersections to be included in the Study shall be adjacent to the site or have direct impact upon the access to the site. Prior to initiation of the study, the area and scope shall be mutually agreed upon between the Township Engineer and the traffic engineer preparing the Study.
3. Preparation by Transportation Engineer Required - The Traffic Impact Study shall be prepared by a Professional Engineer registered in Pennsylvania with specific training in traffic and transportation engineering, at least four (4) years of experience related to preparing traffic studies for existing or proposed developments, and sufficient prior traffic study experience to qualify the engineer to render any opinions and recommendations in the study.
4. Horizon Year - The traffic forecasts shall be prepared for the anticipated opening year of the development, assuming full build-out and occupancy. The horizon year in the remainder of this Ordinance, and shall be a minimum of five (5) years after the opening year.
5. Traffic Data, Projections and Analysis Periods
  - a. Traffic data used in the Study shall not be more than one (1) year old.
  - b. Estimates of non-site traffic shall be made, and will consist of traffic generated by all other developments within the study area for which Preliminary and/or Final Plans have been approved and traffic from background traffic growth in and around the study area. Traffic generated by other development for which an application has been submitted but not yet approved shall be included at the discretion of the Township. Non-site traffic may be estimated using the "build-up" technique, or, by way of area transportation plan data or modeled volumes. Background growth compounded annually shall be established using the growth rates from PennDOT.
  - c. Analyses shall be conducted for the AM and PM peak hour periods. If the study area includes an intersection on an arterial roadway, or if the proposed development includes retail related uses, then the Saturday peak hour period shall also be analyzed. Where the peak hour of the generator does not coincide with the peak hour of the adjacent street, then the peak hour(s) of the generator shall also be analyzed.
6. Trip Generation Rates Required
  - a. The Traffic Impact Study shall include a table showing the land uses and codes as defined by ITE and quantities

of each land use, with the corresponding trip generation rates or equations (with justification for selection of one or the other), and resulting number of trips, including entering, exiting and total trips. The trip generation rates used must be either from the latest edition of Trip Generation by ITE, or from a local study of corresponding land uses and quantities. All sources must be referenced in the Study. The anticipated types and volumes of truck traffic using the site shall be identified.

- b. All trip generation calculations shall be based on the methodologies as published in ITE's "Trip Generation Handbook" or as mutually agreed between the Township Engineer and the traffic engineer preparing the Study.
- c. Consideration of Pass-By or Shared Trips - If pass-by trips or shared trips are a major consideration for the land use in question, calculations of pass-by and/or shared trips shall be based on published rates as identified in ITE's "Trip Generation Handbook".
- d. Rate Sums - Any significant difference between the sums of single-use rates and proposed mixed-use estimates must be justified in the Study.
- e. Explanations Required - The reasoning and data used in developing a trip generation rate for special/unusual generators must be justified and explained in the Study.

7. Definition of Influence Area

- a. Prior to trip distribution of site-generated trips, an influence area must be defined, which contains eighty percent (80%) or more of the trip ends that will be attracted to the development. A market study may be used to establish the limits of an influence area, if available. If no market study is available, an influence area shall be determined based on a reasonably defined market area. The influence area may also be based on a reasonable maximum convenient travel time to the site, or delineating area boundaries based on locations of competing developments.
- b. Other methods, such as using trip data from an existing development with similar characteristics, or using an existing origin-destination survey of trips within the area, may be used in place of the influence area to delineate the boundaries of the impact.

8. Estimates of Trip Distribution Required
- a. Trip distribution shall be estimated using analogy, trip distribution model, or surrogate data.
  - b. Whichever method is used, trip distribution must be estimated and analyzed for the horizon year and must be justified in the study. A multi-use development may require more than one distribution and coinciding assignment for each phase (e.g., residential and retail phases on the same site). Consideration must also be given to whether inbound and outbound trips will have similar distributions.
  - c. The methodology for determining trip distribution shall be mutually agreed upon between the Township Engineer and the traffic engineer preparing the Study.

9. Trip Assignments

- a. Assignments must be made considering logical routings, available roadway capacities, left turns at critical intersections, and projected (and perceived) minimum travel times. In addition, multiple paths shall often be assigned between origins and destinations to achieve realistic estimates, rather than assigning all of the trips to the route with the shortest travel time. The assignments must be carried through the external site access points and, in projects producing five-hundred (500) or more additional peak direction trips to or from the site during the development's peak hour, through the internal roadways. When the site has more than one access driveway, logical routing and possibly multiple paths shall be used to obtain realistic driveway volumes. The assignment shall reflect conditions at the time of the analysis. Assignments may be accomplished either manually or with applicable computer models.
- b. If a thorough analysis is required to account for pass-by trips, such analysis shall determine the percentage of pass-by trips in the total trips generated using methodology; estimate a trip distribution for the pass-by trips; perform two separate trip assignments, based on the new and pass-by trip distributions; and combine the pass-by and new trip assignment.
- c. Upon completion of the initial site traffic assignment, the results shall be reviewed to determine if the volumes appear logical, given characteristics of the road system and trip distribution. Adjustments shall be made if the initial results do not appear to be logical or reasonable.
- d. The methodology for determining trip assignments shall be mutually agreed upon between the Township Engineer and the traffic engineer preparing the Study.

- e. Total Traffic Impacts - Traffic estimates for any site with current traffic activity shall reflect not only new traffic associated with the site's redevelopment, but also the trips subtracted from the traffic stream because of the removal of a land use. The number of trips to be subtracted for the existing use shall be based on actual counts. The Traffic Impact Study shall clearly depict the total traffic estimate and its components.

10. Analysis

- a. Traffic analyses shall be completed for the existing conditions and opening day/build-out year and horizon year, both without and with development. Analyses may consider proposed roadway improvements only if said improvements have committed funding.
- b. Capacity analysis shall be performed at each of the major street and project site access intersection locations (signalized and unsignalized) within the study area. In addition, analyses shall be completed for roadway segments, deemed sensitive to site traffic within the study area. These may include such segments as weaving sections, ramps, internal site roadways, parking facility access points, and reservoirs for vehicles queuing off-site and on-site. Other locations may be deemed appropriate depending on the situation.
- c. The recommended level of service analysis procedures detailed in the most recent edition of the Highway Capacity Manual shall be followed. The operational analyses in the Highway Capacity Manual should be used for analyzing existing conditions, traffic impacts, access requirements, or other future conditions for which traffic, geometric and control parameters can be established.
- d. Where a Level of Service (LOS) "F" results, the associated delay shall be noted in the study. Existing peak hour factors and site specific truck and roadway grade percentages shall be utilized.
- e. Traffic Signal Warrant analyses evaluating all warrant criteria shall be completed for each unsignalized intersection which is shown to have an approach operating at an LOS "E" or "F."
- f. Where traffic signals exist or are proposed, analyses of the need for signalized left-turn phases shall be completed in accordance with PennDOT Publication 149.
- g. Queue length analyses shall be completed for each lane group. The need for acceleration and deceleration lanes shall be presented in the study. The need for right- and left-turn lanes shall also be evaluated. For both signalized and unsignalized intersections, PennDOT Publication 46

shall be used as the basis for determining the need and required lengths for said lanes.

- h. Accident data for the most recent three-year period shall be presented and analyzed for trends, type of accidents and causation factors.
- i. Required Levels of Service - The Study shall identify the improvements necessary to meet the goals thereof and the applicant shall be responsible to make all improvements required by law.

## Section 407

### Wetlands Study

407.01 The applicant shall submit a wetland study in duplicate with the submittal of all subdivision and land development plans, if wetlands are present on the site. The purpose of the study shall be to determine the extent of wetlands on the site.

407.02 The study shall be performed by a wetland scientist.

#### 407.03 Requirements for Wetland Studies

- A. Delineations shall follow the procedures outlined in the version of the USACE's Wetlands Delineation Manual, as amended and approved by the USACE for use, including any supplements also so approved by the USACE for use.
- B. Delineations shall be Supported by Reports. The report shall contain the following sections:
  - 1. Introduction. Description of the physical features of the site, its location and the proposed plans for the site.
  - 2. Methods. Description of the methods used for the study. Relevant information includes the date of the field investigation, the number of transects and sampling points used, the size of vegetation quadrants employed, the size of soil pits used, and taxonomic references.
  - 3. Results and Discussion. Description of the findings of the study. Soils, vegetation and hydrology for wetland and upland areas of the site shall be discussed. Any problem areas shall be thoroughly studied and discussed.
  - 4. Conclusions. The extent of wetlands on the site shall be discussed. The impact of the proposed project on these wetlands shall also be considered.
- C. Included in the report as appendices or tables shall 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 sampling point.
  - 5. Wetland Boundary Map. Wetland boundaries shall be surveyed and shown on a map (or drawing) of appropriate scale. The limits of the wetland study area shall be clearly shown. The map shall also show the location of all sampling points used in the study, the date of the

- delineation, and the name of the consulting firm which performed the delineation.
6. Color photos of wetland 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.
- D. For sites on which no wetlands occur, an abbreviated report may be submitted. The abbreviated report shall contain the introductory material, the methods section and a discussion of the result of the study. Site location, NWI and soil maps shall also be provided.
- E. All plans shall contain notes for future lot owners. The wetland boundary on each lot shall be clearly marked. Each lot which contains wetlands, or to which access may be restricted by wetlands, shall have a note which states: "State and Federal laws require permits for all activities which result in a deposition of fill into delineated wetlands. Refusal of such a permit may restrict some uses of all or portions of the lot."
- F. 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 which includes the mitigation area may not be altered, and is considered a regulated wetland by the state and federal governments. Since lot owners may be responsible for maintenance of mitigation areas, and in order to help ensure the long-term viability of wetland mitigation efforts, the Township discourages multiple ownership of mitigation areas. Ownership by one (1) individual or a homeowners association is encouraged. Owners of the wetland mitigation areas must be clearly identified to the Township. Mitigation areas need to be contained within an easement meeting the requirements of Section 605 of this ordinance as it relates to drainage facilities with the extent of the easements subject to the approval of the Township.
- G. 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 USACE will be requested. Any charges for the jurisdictional delineation shall be the responsibility of the developer.
- H. 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.

## **ARTICLE V. IMPROVEMENT CONSTRUCTION ASSURANCES**

### **Section 501 Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval**

- 501.01 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, sidewalks, curbs, gutters, street lights, fire hydrants, shade trees, landscaping, water mains, sanitary sewers, storm water management facilities, recreational facilities, survey monument and lot line markers, 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.
- 501.02 In lieu of completion of the surface course of streets as well as in lieu of completion of other improvements required as a condition for Final Plan approval of a plan, and at the discretion of the developer, such developer may deposit with the Township and/or the applicable 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 applicable authority in an amount equal to one hundred ten (110%) percent of the estimated cost of the required improvements at a time ninety (90) days following the date scheduled for completion of the respective improvements by the developer. The estimated cost of the surface course shall be computed separately from the estimated cost of completing the other improvements and shall be based upon the developer's projected timetable for completion of the development.
- 501.03 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 an engineer qualified to perform such duties and certified by such engineer to be a fair and reasonable estimate of such cost. The Township, upon the recommendation of the Township Engineer, may refuse to accept such estimate for good cause shown. If the developer and the Township are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another engineer qualified to perform such duties 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 (3<sup>rd</sup>) engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township and the developer.

- 501.04 Annually the Township and/or the applicable authority may adjust the amount of required financial security by redetermining the estimated cost for completion of the uncompleted improvements as of the expiration of the ninetieth (90<sup>th</sup>) day after either the date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to insure that the financial security equals one hundred ten (110%) percent of the estimated cost of the Township and/or the applicable authority completing the improvements at a time ninety (90) days following the date scheduled for completion or alternatively reduce the required security so that it equals such amount. Any additional security shall be posted by the developer within thirty (30) days after being notified of the same. The amount of financial security required by the applicable authority shall be computed in accordance with the applicable authority's rules and regulations.
- 501.05 As the work of installing the required improvements proceeds, the party posting the financial security may request the Township to release or authorize the release from time to time, such portions of the financial security necessary for the payment to the contractor or contractors performing the work. Any such request shall be in writing addressed to the Board of Supervisors, and the Board of Supervisors shall have forty-five (45) days from the receipt of such request to allow the Township Engineer to certify, in writing, to the Board of Supervisors that such portion of the work has been completed in accordance with the approved plan. Upon such certification, the Board of Supervisors shall authorize release from the required financial security of an amount as estimated by the Township Engineer as representing the value of the work completed.
- 501.06 The value of the work completed shall be determined by subtracting one hundred ten (110%) percent of the estimated cost of the completion of the remaining uncompleted work from the total amount of security deposited.
- 501.07 At such time as ninety (90%) percent of the lots in the subdivision have been improved as set forth above, or if at the expiration of three (3) years from the date all of the improvements excepting the surface course has been completed, less than 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 November 1 to April 1 shall not be counted.

501.08

If at the time the wearing course is completed, ninety (90%) percent of the lots are not improved as set forth above, the developer must:

- A. Post with the Township financial security in an amount equal to fifteen (15%) percent of the reasonable cost of the surface course as security to guarantee that damages to the road or street would not occur during the completion of the improvements on the unimproved lots in such developer's subdivision or land development. The Township shall hold such financial security and utilize it to pay for the repair of any damage occurring to the road during the period between the commencement of improvements on any particular unimproved lot and the completion of such improvements irrespective of whether or not it can be established that the damage to the road was caused by contractors or other persons working in and about the construction of such improvements. The financial security shall be in a form acceptable to the Township.
- B. Present to the Township agreements signed by the owners of all of such unimproved lots pursuant to which they will agree to pay to the Township the cost of repairing any damage occurring to roads in such subdivision during the period between the commencement of work on the improvements to their lot and the completion of such improvements irrespective of whether or not it can be established that such damage was caused by contractors or other persons involved in the improvement of their respective lot.

## **Section 502**

### **Release from Financial Security**

502.01

When the developer has completed all of the improvements as shown on the Final Plans, the developer shall notify the Board of Supervisors, in writing, by certified or registered mail, of the completion of the aforesaid improvements, enclosing therewith certification by the engineer qualified to perform such duties and responsible for the design of the improvements that they have been installed as designed, and shall send copies of the notice and certification to the Township Engineer. The Board of Supervisors shall, within ten (10) days after receipt of such notice, direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Township Engineer shall thereupon file a report, in writing, with the Board of Supervisors and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township Engineer of the aforesaid authorization from the Board of Supervisors, said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements or any portion thereof shall not be approved or shall be rejected by the Township Engineer, said report shall contain a statement of the reasons for such non-approval or rejection. Improvements shall not be considered completed unless the developer can demonstrate compliance with the requirements of this Ordinance and all other applicable ordinances, statutes and regulations. Improvements shall also not be considered complete until as-built plans of all storm water management facilities, any improvements to be dedicated to the Township and/or the applicable authority, and of all streets, whether or not such streets shall be dedicated, have been submitted to the Township and/or the applicable authority, as applicable.

- 502.02 The Board of Supervisors shall notify the developer within fifteen (15) days of receipt of the Township Engineer's report, in writing by certified or registered mail, of its action with relation thereto. If the Board of Supervisors or Township Engineer fails to comply with the time limitation provisions contained herein, or such time limitations as contained in the MPC, whichever requirements shall contained a longer time period for action by the Township, all improvements will be deemed to have been approved and the developer's posted financial security shall be released.
- 502.03 If any portion of the said improvements shall not be approved or shall be rejected by the Board of Supervisors, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.
- 502.04 Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise any determination of the Board of Supervisors or Township Engineer.

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

- 503.01 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 to recover the monies necessary to complete the remainder of the improvements. All the proceeds, after deducting the costs of collection, whether resulting from the financial security or from any legal or equitable action brought against the developer or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Township purpose.

### **Section 504 Inspection During Construction**

- 504.01 The Township and/or the applicable authority shall inspect the improvements during construction. The developer shall pay the cost of any such inspection in accordance with the provisions of Article V of the MPC. The developer shall provide at least twenty-four (24) hours' notice prior to the start of construction of any improvements that are subject to inspection. All inspections of completed items shall be requested, in writing, at least forty-eight (48) hours in advance of the inspection time and date.

504.02 General Site Construction

It is generally required that the following phases of site construction have mandatory inspection. This general list of phases may be amended by mutual agreement of the Township and developer when the site requires special construction procedures. The inspection schedule must be recorded with the Final Plan or shown on the approved Improvement Construction Plan.

- A. Upon completion of preliminary site preparation including stripping of vegetation, stockpiling of topsoil and construction of temporary erosion and sedimentation control devices.
- B. Upon completion of rough grading, but prior to placing topsoil, permanent drainage, or other site development improvements and ground covers.

- C. During the construction of permanent storm water management and BMP facilities.
- D. Upon the final completion of permanent storm water management and BMP facilities, including the establishment of ground covers and plantings.
- E. After review of the as-built drawings, required by Section 508 of this Ordinance, but prior to final release of the financial guarantee for completion of final grading, vegetative controls required by the BMP standards, or other site restoration work.

504.03

Street Construction

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

504.04

In addition to the above outlined observations, additional observations will be made at the request of the developer for reduction of financial securities. Random observations should be made at the frequency desired by the Township. At the time of any of the above listed observations, all ongoing construction (i.e. storm drainage, sanitary sewer, water, erosion control, etc.) should also be checked for compliance with the approved plans and the findings reported. Since the above inspections are mandatory, it is recommended that requests for reduction of financial guarantee to be submitted to coincide with the above inspections.

## **Section 505**

### **Offers of Dedication**

- 505.01 Any offer to dedicate any street or portion thereof shall be made on forms provided by the Township, along with all required supporting documentation and required fees. Offers for dedication may be submitted to the Township at any time during the calendar year, 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.
- 505.02 The offer to dedicate streets, parks or other areas or portions of them does not impose any duty upon the Township and/or the applicable authority concerning maintenance or improvement until the proper authorities of the Township and/or the applicable authority have made actual acceptance of the dedication by ordinance or resolution or by entry or improvement.
- 505.03 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 the 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.
- 505.04 Where the applicable authority accepts dedication of some or all of the required improvements, the applicable authority may require the posting of financial security in accordance with its rules and regulations and applicable law.

## **Section 506**

### **Maintenance of Streets**

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

## **Section 507**

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

- 507.01 Recording of the Final Plan after approval by 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.

## Section 508

### As-Built Plan

508.01

Prior to the release of the final escrow estimate, the developer shall prepare as-built plans of all storm water management facilities, any improvements to be dedicated to the Township and/or the applicable authority, and of all streets, whether or not such streets shall be dedicated. The developer shall provide the Township and/or the applicable authority, as applicable, with one (1) mylar and two (2) prints of the as-built plan showing the following:

A. Survey Monuments and Markers

1. Actual location of all concrete monuments which were set at points of curvature and tangents along streets on the rights-of-way and at all angle breaks around the perimeter of the total tract. When the outside perimeter of a tract falls within or along an existing road right-of-way, then the right-of-way of that roadway shall be monumented at the above referenced points.
2. Actual location of all iron pins or drill holes in curbs for all individual lot lines.

B. Street Alignment

1. Actual location of cartway centerline versus right-of-way centerline.
2. Actual cul-de-sac radius.

C. Utilities

1. Horizontal and vertical location of underground utilities including, but not limited to:
  - a. Piping, valves, and manholes for publicly dedicated water and sewer utilities.
  - b. Gas, telecommunications, cable, fiber optic, and electric lines within the public right-of-way.
2. Horizontal location of above ground utilities including, but not limited to:
  - a. Utility poles carrying overhead telecommunications, cable, fiber optic, and electric lines within the public right-of-way.
  - b. Fire hydrants, natural gas piping, electric power substations.
  - c. Street lights and traffic signal equipment.

D. Other Improvements

1. Sidewalks, pedestrian easements, and ADA ramps.
2. Playgrounds and recreational facilities.
3. Buildings, parking compounds, access drives, driveways, and all other significant planned facilities.
4. Installed lighting fixtures and mounting heights.
5. Required landscaping, including actual caliber and/or height.

508.02

The applicant shall submit two (2) CDs, DVDs, or other digital recording media (format as specified by the Township); each of which includes one (1) computer-readable digital file copy of the As-Built Plan, in both the most recent versions of AutoCAD and portable document format (\*.pdf) unless otherwise specified by the Township, which includes all of the information contained on the paper copy of the As-Built Plan.

## **ARTICLE VI. DESIGN STANDARDS**

### **Section 601 General**

#### 601.01 Minimum Standards

The standards and requirements contained in this Article shall apply as the minimum design standards for subdivision and/or land developments in the Township. If studies, calculations, or reports, which are acceptable to the Township, determine that greater or stricter standards are required, then the Township shall require that the greater or stricter standard be made a part of the subdivision and/or land development.

### **Section 602 Streets, Private Streets, Alleys, Lot Access, Driveways, and Access Drives**

#### 602.01 General

- A. Proposed streets shall conform to such county and state street and highway plans as have been prepared, adopted and/or filed as prescribed by law.
- B. Where a development abuts an existing or proposed arterial or collector street, the Board of Supervisors may require access management techniques such as the use of marginal access streets, reverse frontage lots, or other such treatment that will provide protection for abutting properties, reduce the number of intersections with the arterial or collector street, and separate the local and through traffic.
- C. Streets shall be designed with consideration to both existing and planned streets. All streets shall be arranged to conform as closely as possible to the original topography. New streets shall be connected with streets of similar function, to form continuations thereof. Local streets shall be laid out to discourage use by through traffic. Streets shall be laid out to provide convenient and safe access to the property. The rigid rectangular street pattern need not be adhered to; the use of curvilinear streets may be provided when their use will result in a more desirable layout. Where a development abuts an existing or proposed major street, the Board of Supervisors may require the use of marginal access streets, reverse frontage lots or such other treatment that will provide protection for abutting properties, reduce the number of intersections with the major street and separate the local and through traffic.
- D. Streets shall be logically related to the topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.
- E. Where appropriate, areas shall be reserved for future street usage in conjunction with the development of adjacent tracts. Areas to be reserved for future street usage shall be required to be improved to the boundary of the tract being developed.
- F. Wherever there exists a dedicated or platted area reserved for future street usage along the boundary of a tract being developed, the street on the adjacent tract shall be extended into the proposed project.
- G. Plans with street locations along the perimeter of a property shall be required to show building setback lines and clear sight triangles within the adjacent

properties. Written permission from the affected adjacent landowner shall be provided prior to Preliminary Plan Approval.

- H. When existing stub streets or temporary cul-de-sac streets adjoin the tract to be developed, they shall be extended into the site and made part of the proposed street layout. Where a temporary cul-de-sac is being extended, the bulb shall be reconstructed to Township street specifications, any existing sidewalk extended through the area and the remaining areas shall be regraded and seeded.
- I. Improvement of Existing Streets and Intersections. Where a subdivision or land development abuts an existing Township and/or State street or shall have a traffic impact on an existing Township and/or State street as indicated by a traffic impact study required to be performed in accordance with this Ordinance, the developer shall be required to make the following improvements:
1. In cases where a subdivision or land development abuts an existing Township and/or State street, the street shall be reconstructed to the widths specified in this Ordinance.
  2. In cases where the development is situated only on one (1) side of an existing street, the Township may require that only that side of the street be reconstructed.
  3. Where the developer of the subdivision or land development is required to provide a traffic impact study and the traffic impact study indicates that 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 shall deposit funds with the Township in the amount of one hundred and ten (110%) percent of the cost of the improvements computed in accordance with Article V of this Ordinance. The amount of the deposit shall be submitted for approval by the Township Engineer.
- J. 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.
- K. Street Improvements. All construction shall be in conformance with the provisions and specifications of the Township. (See Appendix No. 13.)
1. Paving Cross-Sections. All street paving shall conform to the following specifications:
    - a. Before paving the street surface, the applicant must install the required utilities and provide, where necessary, adequate storm water drainage for the street, acceptable to the Board of Supervisors. The pavement base, wearing surface and shoulders must be constructed according to the following specifications excepting however that for the construction of arterial streets or highways, the developer shall consult with the Township Engineer and be governed by PennDOT for the method of construction to be used and

the design shall conform to the most recent version of PennDOT Publication 242, Pavement Policy Manual, as amended.

- b. All new streets shall be designed to the following cross-sectional specifications (all courses are compacted thicknesses).
- c. The use of recycled materials is strongly encouraged.
- d. Pavement. The pavement base and wearing surface must be designed and constructed in accordance with the most recent version of PennDOT Publication 408, Highway Construction Specifications, as amended. Table 6-1 outlines the alternatives available to the developer:

**Table 6-1  
Flexible Street Paving Options**

Flexible Pavement Types	Pavement Courses	Street Type	
		Local Street, Alley, or Special Purpose Street (Inches)	Collector (Inches)
Option No. 1	Wearing <sup>(1)</sup>	1 ½”	1 ½”
	Binder <sup>(2)</sup>	0”	2”
	Base <sup>(3)</sup>	4 ½”	4”
	Subbase	8”	8”
Option No. 2	Wearing <sup>(1)</sup>	1 ½”	1 ½”
	Binder <sup>(2)</sup>	2”	2”
	CABC <sup>(4)</sup>	6”	8”
	Subbase	8”	8”

**NOTES:**

- (1) Wearing: Superpave Asphalt Mixture Design, HMA Wearing Course, PG 64-22, 0.0 to 0.3 million ESAL’s, 9.5 mm mix, SRL L.
- (2) Binder: Superpave Asphalt Mixture Design, HMA Binder Course, PG 64-22, 0.0 to 0.3 million ESAL’s, 19.0 mm mix.
- (3) Base: Superpave Asphalt Mixture Design, HMA Base Course, PG 64-22, 0.0 to 0.3 million ESAL’s, 25.0 mm mix.
- (4) CABC - Crushed Aggregate Base Course

- 2. For the construction of arterial streets or highways, the applicant shall consult the Township Engineer and be governed by the most recent version of PennDOT Publication 408, Highway Construction Specifications, as amended, for the method of construction to be used, and to submit pavement design calculations in accordance with the most recent version of PennDOT Publication 242 Pavement Policy Manual, as amended.

3. The Board of Supervisors, after consulting with the Township Engineer, shall decide if a collector or arterial street is required as a direct result of the construction of this development in which case the applicant is responsible for paving the additional width required and submitting pavement design calculations in accordance with the most recent version of PennDOT Publication 242, Pavement Policy Manual, as amended.
  4. Concrete curbing in accordance with Township specifications is required for all new streets. Where a modification of this section is granted by the Board of Supervisors, shoulders shall be provided in accordance with the following:
    - a. All shoulders shall be constructed in accordance with the most recent version of PennDOT Publication 408, Highway Construction Specifications, as amended.
    - b. For minor streets, Type 3 Shoulder shall be provided as shown on RC-25 of the most recent version of PennDOT Publication 72M, Roadway Construction Standards, as amended.
    - c. For collector streets, Type 1 Shoulder, Type I-I Shoulder, or a Type I-S Shoulder shall be provided as shown on RC-25 of the most recent version of PennDOT Publication 72M, Roadway Construction Standards, as amended.
    - d. Arterial streets shoulder type shall be determined by the Board of Supervisors after consulting with the Township Engineer and PennDOT.
- L. Dedication of Additional Right-of-Way. If a subdivision or land development abuts an existing Township street and/or State street which has a right-of-way width of less than the widths as set forth in this Ordinance, the developer 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 width set forth in this Ordinance.
- M. When the proposed development requires construction within an existing street right-of-way, such as sewer, water or storm water lines, the Township may require construction of a new wearing course along the entire frontage and/or disturbed area.
- N. If lots subdivided from the tract proposed for development are large enough to permit re-subdivision or if a portion of the tract is not subdivided or developed, adequate rights-of-way for streets and other required improvements shall be provided as necessary to permit further subdivision or development.
- O. Future access strips are rights-of-way reserved for future street improvements. They shall be designed in conformance with the design requirements of a street, and the contiguous parcels must contain proper setbacks and sight distances.
- P. As a minimum, all new streets shall be graded to the right-of-way line. All cut and fill banks shall not exceed the steepness of a three-to-one (3:1) slope.

- Q. 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 the most recent version of the PennDOT Design Manual, Part 2, Highway Design, as amended.
- R. The design and selection of guide rail shall generally be in accordance with the standards in Design Manual, Part 2, Highway Design, as amended, however, the Township shall approve all guide rail systems.
- S. Streets that are extensions of or obviously in alignment with existing streets shall bear the names of the existing streets. Street names shall not be repeated within the Township and all street names shall be subject to the approval of Lancaster County-Wide Communications.
- T. Street name signs shall be installed at all intersections, shall identify both intersecting streets, and their design shall be approved by the Township. Regulatory signs shall be installed at all locations identified by a traffic engineering study prepared by the developer and in accordance with the most recent version of PennDOT Publication 201, Engineering Traffic Studies, as amended. 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, as amended; and the MUTCD.
- U. Traffic Signals. Where a traffic impact study indicates the necessity for a traffic signal, the developer shall prepare a Traffic Signal Condition Diagram Plan. The plan shall be designed, and the signal shall be located and installed by the developer in accordance with the rules and regulations of PennDOT. The Traffic Signal Condition Diagram Plans shall be reviewed by the Township Engineer prior to submission to PennDOT.
- V. All proposed streets except alleys and marginal access streets shall be offered for dedication. Where a modification of this Section is granted by the Township, all private streets shall conform to the design standards for public streets as required by this Ordinance. Applications that propose a private street shall include an agreement in a form acceptable to the Township that shall be recorded with the Lancaster County Recorder of Deeds as part of the Final Plan. This agreement shall establish the conditions under which the street will be constructed and maintained, as well as conditions controlling an offer of dedication, and shall stipulate:
1. That the street shall be constructed and maintained to conform to the provisions of this Ordinance and any other applicable ordinance or regulation of the Township.
  2. The method of assessing maintenance and repair costs.
  3. That an offer for dedication of the street shall be made only for the street as a whole.
  4. That the owners of the abutting lots will include with any offer of dedication sufficient funds, as estimated by the Township, to restore the street to the prevailing standards.
  5. That an agreement by the owners of fifty-one (51%) percent or greater of the total lot frontage adjoining the street shall be binding on the owners of the remaining lots.

- W. The design arterial streets, shall be in accordance with PennDOT specifications and based upon the projected average daily traffic and proposed speed limit. All designs shall be approved by the Township.
- X. The design of collector, local, and special purpose streets and alleys shall be designed in accordance with the requirements of this Ordinance.

602.02

Horizontal Alignment

- A. Horizontal street alignments shall be measured along the centerline.
- B. Horizontal curves shall be used at all direction changes.
- C. The centerline of the street cartway shall correspond with the centerline of the street right-of-way.
- D. Plans with street locations along the perimeter of a property shall be required to show building setback lines and clear sight triangles within the adjacent properties. Written permission from the affected adjacent land owner shall be provided prior to Preliminary Plan approval.
- E. There shall be a tangent section of at least one hundred (100') feet between reverse curves for all local and collector streets.
- F. Horizontal curve centerline radii shall be designed in coordination with vertical geometry, subject to the approval of the Township. The minimum acceptable centerline radii shall be three hundred (300') feet for arterial and collector streets and one hundred fifty (150') feet for local and special purpose residential streets.

602.03

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. 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 a level area on the side street within which no grade shall exceed four (4%) percent for a minimum distance of one hundred (100') feet (measured from the intersection of the centerlines of the streets).
- D. No side street shall intersect a through street where the through street exceeds seven (7%) percent in grade.

- E. The 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). Table 6-2 lists the minimum rate of vertical curvature for "K":

**Table 6-2  
Vertical Alignment Values**

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

- F. Notwithstanding the length of vertical curve calculated using the above formula, the minimum length of vertical curve shall be seventy-five (75') feet.

602.04

Cul-de-sac and Dead-End Streets

- A. A cul-de-sac will not be approved when a through street could be constructed or would be more advantageous.
- B. Except as otherwise provided within this Section, all cul-de-sacs shall be designed and constructed in accordance with the standards for local streets in this Ordinance.
- C. The centerline length of permanent cul-de-sac streets shall be greater than two hundred fifty (250') feet and shall not exceed six hundred (600') feet. The length of the cul-de-sac street shall be measured from the centerline intersection of the intersecting street to the center of the cul-de-sac turn-around. Permanent cul-de-sac streets must be provided with a paved turn-around with a minimum diameter in accordance with Table 6-3 of this Ordinance.
- D. 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.
- E. Temporary cul-de-sac streets shall not exceed eight hundred (800') feet in length measured from the centerline intersection of the intersecting street to the center of the cul-de-sac turn-around.
- F. Dead-end streets are prohibited unless designed as cul-de-sac streets, except in the case of streets which are planned for future extension into adjoining

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

- G. Any street temporarily dead-ended in order to provide for future continuation of the street into adjoining property or for authorized section/phase development shall be fully constructed and all utilities installed. A barricade to prevent vehicular access to adjoining property shall be constructed at the termination point of the street. The barricade shall be designed and constructed in accordance with acceptable PennDOT specifications and approved by the Township.
- H. Where any adjacent stub street is not proposed for extension as a through street, a cul-de-sac shall be constructed in compliance with Township standards.
- I. 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, maximum of five (5%) percent along the curb line to the designed low points.
- J. Temporary cul-de-sacs shall be constructed to the same cartway width as required for permanent cul-de-sacs. Temporary easements shall be provided for the affected adjoining properties until such time that the street is extended. The use of a temporary cul-de-sac turnaround shall be guaranteed to the public until such time as the street is extended. Sidewalks along temporary cul-de-sacs shall be continued at the same time that the street is continued. Restoration to the temporary cul-de-sac paved areas and sidewalk system within the right-of-way shall be the responsibility of the developer.

602.05

Street Intersections

- A. Intersections involving the junction of more than two (2) streets are prohibited.
- B. The distance between the centerline of streets opening onto the opposite sides of existing or proposed local and special purpose streets and alleys shall be no less than two hundred (200') feet between centerlines, measured along the centerline of the street being intersected.
- C. Intersections involving two (2) arterial and/or collector streets shall be located not closer than one thousand (1,000') feet from an intersection with another arterial and/or collector street, measured centerline to centerline, along the centerline of the arterial and/or collector street being intersected.
- D. Right angle intersections shall be used.
- E. The cartway edge at street intersections shall be rounded by a tangential arc with a minimum radius of thirty-five (35') feet for local and special purpose streets or alleys and fifty (50') feet for intersections involving arterial and collector streets. The right-of-way radii at intersections shall be substantially concentric with the edge of the cartway. The Township may require larger radii based on the largest design vehicle using the intersection.
- F. All streets intersecting a State street shall be subject to the approval of the

PennDOT.

G. Clear Sight Triangle. When stop control devices are not provided on the lesser street classification or access drive, there shall be provided and maintained at all intersections a clear sight triangle in accordance with the most recent version of the Lancaster Township Zoning Ordinance, as amended (Article XVI). All clear sight triangles shall be indicated on all plans.

1. All intersections shall be provided with appropriate stop control devices on the lesser classification street or access drive.
2. Clear sight triangles shall include the area on each street corner that is bounded by the line which connects the sight or "connecting" points located on each of the right-of-way lines of the intersecting street. The planting of trees, other plantings, signs, and structures exceeding thirty (30") inches in height that would obstruct vision across the clear sight triangle shall be prohibited.
  - a. Arterial streets shall have a clear sight triangle side of 150 feet.
  - b. Collector streets shall have a clear sight triangle side of 100 feet.
  - c. Local roads, cul-de-sacs, and alleys shall have a clear sight triangle side of 75 feet.

H. Safe Stopping Sight Distance (SSSD).

1. In addition to the other requirements of this Article, there shall be unobstructed required minimum SSSD at all intersections, as specified below:

a. Required SSSDs shall be at least as large as the minimum SSSDs

1).  $SSSD = 1.47 Vt + V^2 / 30 (f + G)$

WHERE:

SSSD = Minimum safe stopping sight distance (feet).

V = Speed of vehicle in miles per hour.

t = 2.5 seconds (Perception/response time of driver).

f = 0.3 (Wet pavement friction).

G = roadway grade in percent divided by 100 (positive for upgrade, negative for downgrade).

b. If the eighty-fifth (85<sup>th</sup>) percentile speed varies by more than ten (10) miles per hour from the posted speed limit, the Township may require the eighty-fifth (85<sup>th</sup>) percentile speed to be used to determine stopping distance.

c. A Minimum Safe Stopping Sight Distance table that specifies minimum safe stopping sight distance for selected speeds is provided in Appendix No. 12. 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.

2. Required sight distances shall be measured between a driver approaching along the through street from either allowed direction and:
  - a. A driver awaiting egress onto the through street, and whose eyes are ten (10') feet back from the nearest cartway edge of the through street.
  - b. A driver stopped at a reasonable location on the through street waiting to make a left turn into the cross street.
  - c. A driver having just completed a left or right turn from the stop street onto the through street.
  - d. For purposes of measuring SSSD, the height of the driver's eye and the observed vehicle (or object) shall be assumed to be three and one-half (3 ½) feet above their respective road surfaces.
  
3. Inadequate SSSD Remedies. If it is impossible to achieve required minimum SSSD in both directions the Township may exercise one (1) or more of the following options:
  - a. Prohibit left turns by entering or exiting vehicles;
  - b. Restrict turning movements to right turns in and out of the access point;
  - c. Require installation of a right turn acceleration lane or deceleration lane;
  - d. Require alteration of the horizontal or vertical geometry of the street or access; all such work shall be at the expense of the applicant;
  - e. Require removal of physical obstruction from the line of sight, at the expense of the applicant;
  - f. Require installation of a separate left turn standby lane; or
  - g. Deny access to the street.
  
- I. Street Lights Street lights shall be installed to provide safe traffic and/or pedestrian circulation at intersections, sharp curves and isolated areas. When installed, street lighting shall comply with the following:
  1. Lighting shall be provided at a minimum average of one-half (½) foot candles at an elevation of three (3') feet above the surface. The uniformity ratio shall not exceed 6:1 (maximum to minimum). The intensity of illumination projected onto an existing residential use from an existing property boundary shall not exceed one-tenth (0.1) of a foot candle 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. Light fixture and pole styles shall be approved by the Township, and as applicable, the appropriate utility company.

Special Purpose Streets and Alleys

- A. Special Purpose Streets and Alleys shall have the following characteristics:
1. A property that utilizes a special purpose street or alley shall maintain frontage along a public or private street.
  2. All special purpose streets or alleys shall be privately maintained. The plan shall contain a note that shall state that the special purpose street or alley shall not be offered for dedication, shall be privately maintained, and that the Township will not assume any responsibility for maintenance. An application that proposes a special purpose street or alley shall be accompanied by a private street agreement prepared in accordance with this Ordinance, that shall be recorded with the Final Plan and which shall establish the conditions under which the special purpose street or alley will be maintained.
  3. All special purpose streets or alleys and associated parking compounds shall not encroach upon the minimum required rear yard and side yard setbacks.
  4. The cartway of all special purpose streets or alleys shall be constructed in accordance with local street specifications in this Ordinance.
    - a. No part of any structure shall be located within ten (10') feet from the cartway edge of a special purpose street or alley.
    - b. The same horizontal and vertical alignment standards shall be required for special purpose streets or alleys that are required for local streets in this Ordinance.
    - c. The same intersection standards shall be required for special purpose streets or alleys that are required for local streets in this Ordinance.
    - d. Special purpose streets or alleys that form a cul-de-sac shall not exceed four hundred (400') feet in length, measured from the centerline intersection of a street or private street that is not a cul-de-sac. A special purpose street or alley cul-de-sac that does not terminate in a parking compound shall be provided at the terminus with a fully paved turn-around as set forth below:
      - 1). The turn-around for residential purposes shall be designed in accordance with one (1) of the following methods:
        - a). An eighty (80) foot paved diameter.
        - b). T-shaped turn-around with a twelve (12) foot width and the flared portions rounded by minimum radii of twenty (20') feet (See Appendix No. 14).
      - 2). The turn-around for commercial and industrial uses shall be a cul-de-sac designed to accommodate WB-50 truck turning movements.

602.07

Right-of-Way and Cartway Widths

A. The minimum street rights-of-way and cartway widths for new streets shall be as follows in Table 6-3:

**Table 6-3  
Cartway and Right-of-Way Standards**

<b>Street Classification</b>	<b>Minimum Cartway Width (Feet)</b>	<b>Minimum Right-of-Way Width (Feet)</b>
Principal Arterial Street	As determined after consultation with the Township, LCPC, and PennDOT.	
Minor Arterial Street	As determined after consultation with the Township, LCPC, and PennDOT.	
Collector Street	36 ft. w/Curb	60 ft.
Local Street with on-street parking	36 ft. w/Curb	50 ft.
Local Street without on-street parking	28 ft. w/Curb	50 ft.
Cul-de-sac Turnaround	80 ft. in Diameter	100 ft.
Alley or Special Purpose Street	12 ft.	20 ft.

B. If the traffic access or other studies indicate that requirements are necessary which differ from, or exceed the above minimum requirements, then those different improvements will be required.

602.08

Lot Access

A. Arterial or Collector Street Frontage. Where a subdivision or land development abuts or contains an existing or proposed arterial or collector street, one (1) or more of the following methods of layout and site design shall be required:

1. The use of a service or frontage street, or limiting access only onto local or interior streets, to collect traffic from numerous access drives and/or driveways and direct it to a select few number of entrances to the arterial or collector street; or
2. The minimization of the number and length of access drives or driveways, curb cuts, or street intersections onto an arterial or collector street, which may include requiring the use of joint use or shared access drives or driveways between adjacent uses or lots; or
3. The restriction of ingress and egress involving left-hand turns onto or off of the arterial or collector street; or
4. The prohibition of driveways from individual dwellings entering directly onto an arterial or collector street. If there is no alternative to this, each driveway entering onto an arterial or collector street shall have adequate turn-around space for vehicles provided within the lot so that vehicles do not back onto the street.

- B. The Board of Supervisors may require an applicant to provide reverse frontage lots on the arterial or collector street and reduce the number of access points through access management for the development.
- C. The Board of Supervisors may require the applicant to provide ingress and egress to a particular lot or tract through the remainder of a property or other properties over which the applicant has control by the following;
  - 1. A temporary cul-de-sac designed for access to any adjoining property or for phased development.
  - 2. Provision of access to existing nonconforming lots which have no frontage on a street.

602.9

Driveways and Access Drives

- A. Driveways and access drives shall be provided in accordance with the requirements of the most recent version of the Lancaster Township Zoning Ordinance, as amended (Article XVI).
- B. Driveways and access drives shall be located as to provide minimum SSSDs at intersections with streets and shall not be located within any required clear sight triangle. Driveways and access drives shall not interfere with the normal traffic movement or be inconsistent with the design, maintenance and drainage of the street. Driveway and access drive locations shall be delineated on all land development plans and subdivision plans.
- C. Driveways
  - 1. Setbacks
    - a. Only one (1) driveway connection per one hundred (100') feet of lot frontage is permitted, with the exception of circular or loop driveways for residential dwellings. Circular driveways on one (1) lot shall have a minimum separation distance of fifty (50') feet as measured from the outside edge of the paved portion of each driveway.
    - b. Driveways shall not connect with a street within forty (40') feet of the right-of-way lines of any intersecting street, nor within five (5') feet of a fire hydrant or drainage inlet, as measured from the outside edge of the paved portion of the driveway.
    - c. Driveways shall be set back at least five (5') feet from any adjacent side or rear lot line as measured from the outside edge of the paved portion of the driveway, with the exceptions listed in Sections 602.9.C.1.c.i and 602.9.C.1.c.ii of this Ordinance:
      - i. Driveways may be located less than five (5') feet from a property line if a written agreement exists between the affected property owners allowing a lesser distance. Such agreement shall be recorded with the Lancaster County of Recorder of Deeds, and shall be binding on all future property owners, heirs and assigns of both properties. The Township is not responsible to settle conflict issues with joint or shared driveways.

- ii. See Section 602.9.C.6 of this Ordinance.
- 2. Driveways shall maintain a minimum width of ten (10') feet and maximum width of twenty-four (24') feet at the right-of-way line.
- 3. Intersection Angles
  - a. Driveways used for two (2) way operation shall intersect streets at ninety (90) degrees as site conditions permit; however, in no case shall driveways intersect streets at less than seventy (70) degrees.
  - b. Driveways used for one-(1) way operation, right turn only, shall not intersect public streets at any angle less than forty-five (45) degrees. Said angle shall be measured from the centerline of the street to the centerline of the driveway.
- 4. Vertical alignment of driveways serving residential lots shall not exceed a maximum of eight (8%) percent for the first (1st) ten (10') feet measured from the right-of-way line.
- 5. Driveways constructed in areas where sidewalks are provided shall have a concrete apron between the curb and the edge of the sidewalk toward the structure. The apron shall be constructed in accordance with applicable Township specifications and shall include six (6") inches of concrete with a six (6") inch welded wire re-enforcing mesh, placed on a six (6") inch stone base.
- 6. Driveways serving two (2) or more adjacent lots are prohibited, with the exception of shared or joint driveways, which may be permitted subject to the following standards:
  - a. Shared or joint driveways shall be used only for four (4) or fewer dwelling units.
  - b. To decrease the potential for vehicular conflicts, driveways may be located centered on, or entirely on one (1) property.
  - c. An easement agreement shall be provided and recorded that indicates the rights of ownership, access, and maintenance. Such agreement shall be recorded with the Lancaster County of Recorder of Deeds, and shall be binding on all future property owners, heirs and assigns of both properties. The Township is not responsible to settle conflict issues with joint or shared driveways.

602.09

Access Drives

- A. Access drives shall comply with local street design standards relating to paving cross-sections, horizontal and vertical alignments, and intersections set forth in the Ordinance.
- B. Access drives do not require a specific right-of-way; however, Table 6-4 lists the minimum cartway widths for access drives:

**Table 6-4  
Access Drive Standards**

<b>Number of Lanes</b>	<b>Minimum Cartway (Feet)</b>
3 Lanes	36 ft. <sup>(1)</sup>
2 Lanes	24 ft. <sup>(1)</sup>
1 Lane	12 ft. <sup>(1)</sup>

**NOTES:**

- (1) Parallel parking may be permitted along one (1) side of access drives provided the required width is increased by eight (8') feet.

- C. **Setbacks**
  - 1. Access drives shall be set back at least ten (10') feet from any adjacent side or rear lot line as measured from the face of the curb or edge of cartway.
  - 2. Access drives shall maintain a minimum centerline separation distance of one hundred twenty-five (125') feet from all other access drives and streets.
- D. Access drives which terminate in a dead-end 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.

**Section 603**

**Vehicular Parking Facilities, Sidewalks, and Curbs**

603.01

Parking Facilities

- A. Off-street vehicular parking facilities shall be provided in accordance with the requirements of the most recent version of the Lancaster Township Zoning Ordinance, as amended (Article XIII).
- B. Parking compound dimensions shall be no less than those as shown in Appendix No. 15.
- C. Landscape screening and interior landscaping shall be provided in accordance with the requirements of the most recent version of the Lancaster Township Zoning Ordinance, as amended (Article XIII and Article XIV). Landscape screening and interior landscaping shall not restrict sight distances.

- D. Not less than five (5) foot radius of curvature shall be permitted for curblines in parking compounds.
- E. All dead-end parking compounds shall be designed to provide sufficient back-up area for all end stalls.
- F. Painted lines, arrows and dividers shall be provided and maintained to control parking when necessary to direct vehicular circulation.
- G. Parking compounds, main entrances and exits which are open to the public shall be lighted. When installed, parking compound, main entrances and exits which are open to the public, lighting shall comply with the following:
  - 1. Lighting shall be provided at a minimum average of two (2) foot candles at an elevation of three (3') feet above the surface. The uniformity ratio shall not exceed 4:1 (maximum to minimum). The intensity of illumination projected onto an existing residential use from an existing property boundary shall not exceed one-tenth (0.1) of a foot candle 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.
- H. All parking compounds shall be constructed to meet the following minimum standards:
  - 1. Crushed aggregate base course with a minimum thickness of six (6") inches, as specified in PennDOT Specifications, Publication 408, as amended.
  - 2. The bituminous surface shall consist of a minimum of two (2") inches of ID-2 binder course and one and one-half (1½) inch ID-2 wearing course. Material shall be equal or superior to PennDOT Specifications Publication 408, as amended, and shall be applied in accordance with those same specifications.
- I. Bicycle parking facilities for non-residential land uses shall be provided in accordance with the following regulations:
  - 1. Each bicycle space shall be equipped with a device to which a bicycle frame and one (1) wheel can be attached using a chain or cable. There shall be adequate separation between adjacent devices to allow bicycles to be attached or removed without moving other bicycles. The devices shall also be suitable for use by bicycles not equipped with kickstands, and the appearance shall be acceptable to the Township.
  - 2. Bicycle parking spaces shall be convenient to the structure for which they are provided. They shall be visible from at least one (1) entrance to the structure.
  - 3. For every fifty (50) vehicular spaces required, three (3) bicycle parking spaces shall be provided, not to exceed a total of 9 required bicycle parking spaces

603.02

Sidewalks

- A. The Township shall require installation of curbs and sidewalks in any subdivision and land development as provided herein. Sidewalks are required to provide access to and/or within a commercial, industrial or community facility. Sidewalks which are provided as part of such non-residential facilities shall be designed and constructed to service the projected pedestrian needs. All public areas shall be designed barrier free in accordance with applicable federal and state standards, including but not limited to, the most recent version of the ADA Standards for Accessible Design of the USDOJ or the Lancaster Township Building Code, as amended. Appropriate details shall be provided on the plans.
- B. Sidewalks shall be constructed and installed in accordance with the specifications in the 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, as amended. A grass planting strip, with a minimum width of two (2') feet and a maximum width of seven (7') feet, shall be provided between the back of curb and sidewalk.
- C. Sidewalks shall be provided along all existing Township streets and/or State streets that adjoin any portion of any subdivision and or land development.
- D. Sidewalks shall be installed on both sides of all proposed streets in subdivisions and land developments as herein specified.
- E. Sidewalks shall be located, if possible, within the street right-of-way line, and shall be a minimum of five (5') feet in width.
- F. Pedestrian easements may be required by the Township to facilitate pedestrian circulation or to give access to community facilities. Pedestrian easements shall be a minimum of six (6') feet wide and suitably improved, in the sole opinion of the Township, to serve their intended purpose.

603.03

Curbs

- A. Curbs shall be required along all proposed streets in subdivisions; along all proposed streets, access drives, alleys, and parking compounds in land developments. The developer shall submit the location and grade of all proposed curbs to the Township for review.
- B. Curbs shall be provided along all existing Township streets and/or State streets that adjoin any portion of any subdivision and or land development.
- C. Curbs shall be installed to the dimensions and construction standards of the Township or, in lieu of such standards, in accordance with the most recent version of PennDOT Publication 408, Highway Construction Specifications, as amended (See No. Appendix 15-F).
- D. Standard straight or vertical curb shall be required along all state streets and along all Township streets which the Township has classified as an arterial or collector street or where standing curbs exist. Standard vertical or slant curb shall be required along all other streets.

## Section 604

### **Blocks, Lots, Building Setback Lines, and Building Separation**

604.01

#### General Configuration

- A. The configuration of blocks and lots shall be based upon the lot, yard, and other dimensional requirements set forth in the most recent version of the Lancaster Township Zoning Ordinance, as amended, the salient natural features, the existing man-made features, and the proposed type of use.
- 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 which allow for additional subdivision.

604.02

#### Residential Blocks

- A. All blocks in a residential subdivision shall have a maximum length of one thousand five hundred (1,500') feet.
- B. Block lengths in excess of one thousand (1,000') feet shall include at least one (1) pedestrian easement to connect the bounding streets.

604.03

#### Non-Residential Blocks

Blocks in non-residential areas may vary from the above requirements when required by the nature of the use. Adequate provisions shall be made for off-street parking, loading areas and traffic circulation.

604.04

#### Lot and Parcel Configuration

- A. Lot and parcel configuration shall conform to the most recent version of the Lancaster Township Zoning Ordinance, as amended.
- B. Whenever practical, side lot lines shall be radial to street right-of-way 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 have lot frontage on an approved public or private street.
- E. All remnants of land (areas remaining after subdivision) shall conform to the lot area and configuration requirements.

F. Specific Lot and Parcels

1. Double-Frontage Lots Prohibited

Double-frontage lots are prohibited except where provided as reverse frontage lots.

2. Reverse Frontage Lots

a. Reverse frontage lots are only permitted when a reduction of driveway intersections along a street with a high volume of vehicular movements is desired. All reverse frontage lots shall include an identification of the applicable lot frontage for vehicular access to the lot.

b. All reverse frontage lots shall have a rear yard in accordance with the most recent version of the Lancaster Township Zoning Ordinance, as amended, measured at the shortest distance from the proposed building to the street right-of-way of the street of greater classification or the street conveying the greater amount of existing daily traffic, and shall have a ten (10) foot wide planting strip easement within each rear yard and immediately adjacent to the street right-of-way. Except, that there shall be no driveway or vehicular access permitted in the planting strip, the required planting strip shall otherwise conform to the requirements of the most recent version of the Lancaster Township Zoning Ordinance, as amended (Article XIV), regardless of the type of proposed development.

3. Flag Lots

Flag lots shall conform to the requirements of the most recent version of the Lancaster Township Zoning Ordinance, as amended (Article XVI). (See No. Appendix XVIII).

604.05

Building Setback Lines, Yards, and Building Separation.

A. Building setback lines and yards on public and private streets shall be the provided per the most recent version of the Lancaster Township Zoning Ordinance, as amended.

B. Minimum Building Setback Lines and Yards on Access Drives. Access drives shall be provided with a minimum of fifteen (15') feet building setback line along the entire length of the access drive. The depth of the building setback shall be measured from the face of curb or edge of cartway. The building setback may be utilized for storm water management facilities, utilities, lighting, landscaping, pedestrian pathways, and other compatible uses. Additionally, parking compounds in accordance with the most recent version of the Lancaster Township Zoning Ordinance, as amended, may be permitted in the building setback, however in no case shall any building or any other structure be permitted within the required yard area (Article XIII).

C. On any lot abutting a railroad, no dwelling shall be placed within seventy-five (75') feet of any portion of the railroad right-of-way or property line of the railroad.

D. On any lot abutting or traversed by a high voltage transmission line, no dwelling shall be placed within fifty (50') feet of any portion of the right-of-way.

- E. All building separations and height requirements shall conform to the most recent version of the Lancaster Township Zoning Ordinance, as amended.
- F. Where an application for a land development plan is made for the purpose of erecting more than one (1) principal structure on a single lot, the appropriate setback and yard requirements shall be provided for each structure as though it were on an individual lot. In each case, the Township shall require suitable provisions for utilities and access in the event of potential subdivision of the tract.

## Section 605

### Easements

605.01

Easements for sanitary sewer facilities, storm water drainage facilities, public utilities, pedestrian access, recreational, greenway, and riparian forest buffer easements shall meet the following standards:

- A. To the fullest extent possible, easements shall be adjacent to property lines.
- B. Nothing shall be placed, planted, set, or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement. This requirement shall be noted on the Final Plan and shall be included in all deeds for lots that contain an easement.
- C. Pedestrian easements shall have a minimum width of six (6') feet.
- D. Utility easements for water, sanitary sewer, storm sewer and gas shall have a minimum width of twenty (20') feet for a single utility and thirty (30') feet for two (2) or more utilities. All utility companies are encouraged to use common easements.
- E. The applicant shall reserve easements where storm water or surface water drainage facilities are existing or proposed, whether located within or beyond the boundaries of the property. Easements shall have a minimum width of twenty (20') feet and shall be adequately designed to provide area for the:
  1. Collection and discharge of water;
  2. Maintenance, repair and reconstruction of the drainage facilities; and
  3. Passage of machinery for such work.

The easements shall clearly identify who has the right-of-access and responsibility of maintenance. This requirement shall be noted on the Final Plan and shall be included in all deeds for lots that contain an easement. No easement for any purpose whatsoever shall be recited or described in any deed unless the same has been shown on the approved plan. Any error found in a deed shall be immediately corrected and re-recorded with the Recorder of Deeds, at the sole expense of the applicant.

- F. Where any petroleum or petroleum product transmission line traverses a subdivision or land development, the applicant shall confer with the applicable transmission or distribution company to determine the minimum distance which shall be required between each structure and the centerline of such petroleum or petroleum product transmission line. Additionally, the Township will require, with the Final Plan application, a letter from the owner of the transmission line stating any conditions on the use of the tract which shall contain the above.

- G. Where a subdivision or land development is adjacent to or traversed by a water course, drainageway, open channel, or stream, there shall be provided a drainage easement conforming substantially with the line of such water course, drainageway, open channel, or stream of such width as will be adequate to preserve the unimpeded flow from a one hundred (100) year design rainfall.
- H. When a subdivision proposes multi-family attached dwellings, such as townhouses, the plans shall include an access easement for the purposes of property maintenance along the front and rear property lines of all units, and side property lines of the end units, to allow all lots owners within the unit access to front and rear yards. The access easement shall have a minimum width of six (6') feet. This requirement shall be noted on the Final Plan and shall be included in all deeds for lots which contain the easement. This easement is intended only for pedestrian access or for small and non-licensed motorized maintenance equipment.
- I. Greenways and riparian forest buffers shall be established as easements in accordance with this Ordinance and the requirements of the floodplain regulations of the most recent version of the Lancaster Township Zoning Ordinance, as amended (Article XVI and Article X).

## **Section 606**

### **Survey Monuments and Lot Line Markers**

- 606.01 Permanent concrete monuments shall be accurately placed along at least one (1) side of each street located on the right-of-way lines at corners, at the beginning and end of all curves and at all angles, and as otherwise required by the Township Engineer for all new and existing streets.
- 606.02 Lot line markers shall be set at the points where lot lines intersect curves and/or other property lines.
- 606.03 Monument and Lot Line Marker Composition.
  - A. 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.
  - B. Metallic lot line markers shall consist of steel bars at least thirty (30") inches along and not less than three-quarters (3/4) inch in diameter.
  - C. Alternative monumentation methods will be at the discretion of the Township Engineer.
  - D. All monuments shall be inscribed with a proper inscription indicating the name of the surveyor qualified to perform such duties and responsible for the survey.
- 606.04 All monuments and lot line markers shall be placed by an engineer or surveyor qualified to perform such duties, so that the scored or marked point shall coincide exactly with the point of intersection of the lines being monumented or marked.
  - A. All monuments and lot line markers shall be placed by the applicant after a new street and/or lot grading has been completed.
  - B. When final lot grading has been completed and before the issuance of

occupancy permits, permanent monuments and lot line markers shall be set by the applicant at all lot corners and angle points, and at all street intersections and intermediate points as may be required.

606.05 All existing and proposed monuments and lot line markers shall be delineated on the Final Plan.

## **Section 607 Landscaping, Screening, Wooded Areas, and Street Trees**

### 607.01 Landscaping and Screening

Landscaping and screening shall conform to the requirements of the most recent version of the Lancaster Township Zoning Ordinance, as amended (Article XIV).

### 607.02 Existing Wooded Areas and Significant Trees

Existing Wooded Areas shall be protected to prevent unnecessary destruction.

- A. At least fifteen (15%) percent of the number of trees having at trunk caliper of least two (2") inches measured at a height of four and one half (4 ½') feet above finished grade that exist at the time of plan submission shall be maintained or replaced immediately following construction.
- B. No more than twenty (20%) percent of existing woodlands located in Environmentally Sensitive Areas shall be destroyed or altered. If the applicant can prove that Invasive Species are within either of these areas, then the percent of woodlands to be removed may be increased to eradicate Invasive Species.
- C. Replacement trees shall have a trunk caliper of at least two (2") inches measured at a height at least six (6") inches above finished grade and located within unbuildable sections of the site (i.e. steep slope and setback areas).
- D. If a significant tree is designated to be preserved but is removed or substantially damaged during the clearing, grading, or construction, the applicant or developer shall be required by the Township to replace the removed or damaged tree, by providing at least three trees each with an equivalent cross-sectional area at maturity, in a manner acceptable to the Township.
- E. Prior to construction, the Tree Protection Zone shall be delineated at the dripline of the tree canopy. All trees scheduled to remain shall be marked; however, where groups of trees exist, only the trees on the edge need to be marked. A forty-eight (48") inch high snow fence or forty-eight (48") inch high construction fence mounted on steel posts located eight (8') feet on center shall be placed along the boundary of the Tree Protection Zone. No construction, storage of material, temporary parking, pollution of soil, or regrading shall occur within the Tree Protection Zone. When there is a group of trees, the Tree Protection Zone shall be based on the location of the outer trees.

### 607.03 All Plantings and Street Trees

All planting shall be performed in conformance with good nursery and landscape practice. Plant materials shall conform to the standards recommended by the most recent version of American Nursery & Landscape Association's American Standard for Nursery Stock, ANSI Z60.1-2004

- A. A landscape plan note shall be provided indicating that the top of the main order root (first [1<sup>st</sup>] large set of roots that divide from the trunk) shall be

planted no lower than one (1") or two (2") inches into the soil.

- B. Planting designs are encouraged to share planting space for optimal root growth whenever possible. Continuous planting areas vs. isolated planting boxes are encouraged.
- C. No staking and wiring of trees shall be allowed without a maintenance note for the staking and wiring to be removed within one (1) year of planting.
- D. All required landscape plants shall be maintained and guaranteed for a length of eighteen (18) months from the date of planting. No more than one-third (1/3) of the tree or shrub shall be damaged or dead without replacement. Replacement plants shall conform to all requirements of this Section and shall be maintained after replanting for an additional eighteen (18) months.
- E. The plant's growth shall not interfere with the street cartway, sidewalk, sign, easement, clear sight triangles, or utility line. Within the clear sight triangle, typical branching shall not be within ten (10') feet of ground level after ten (10) years of growth.
- F. Street trees shall be required by the Township with the following standards:
  - 1. The trees shall be nursery grown in a climate similar to that of the locality of the project. Varieties of trees shall be subject to the approval of the Township.
  - 2. All trees shall have a normal habit of growth and shall be sound, healthy and vigorous; they shall be free from disease, insects, insect eggs, and larvae.
  - 3. Street trees shall have a trunk caliper of at least two (2") inches measured at a height at least six (6") inches above finished grade.
  - 4. Tree planting depth shall bear the same relationship to the finished grade as the top of the root ball or original grade of origin.
  - 5. 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.
  - 6. Street trees shall be spaced not less than forty (40') feet nor more than sixty (60') feet apart along the entire length of each existing or proposed street.
  - 7. The minimum number of street trees shall be provided in accordance with the following:
    - a. One (1) street tree shall be provided on each lot containing a residential building containing two (2) or less dwelling units;
    - b. One (1) street tree shall be provided on each lot of a land development plan and spaced in accordance with Section 607.03.F.6 of this Ordinance.
  - 8. All planting material shall be subject to the approval of the Township. Although a variety of species is suggested, no one (1) species shall comprise more than thirty-three (33%) percent of the entire number of street trees in a particular development. Table 6-5 lists recommended species for street trees, but selection is not limited to the following:

**Table 6-5  
Street Trees: Recommended Species**

<b>Common Name</b>	<b>Botanical Name</b>
Red Maple	Acer rubrum cultivars
Red Horsechestnut	Aesculus x cornea
American Yellowwood	Cladrastus lutea
Ginkgo	Ginkgo biloba (males only)
Thornless Honey Locust	Gleditsia triacanthos inermis cultivars
Sweet Gum	Liquidambar styraciflua
Black Tupelo	Nyssa sylvatica
Sawtooth Oak	Quercus acutissima
Willow Oak	Quercus phellos
Red Oak	Quercus rubra
Japanese Pagoda Tree	Sophora japonica
Littleleaf Linden	Tilia cordata
Crimean Linden	Tilia x euchlora
Silver Linden	Tilia tomentosa
Japanese Zelkova	Zelkova serrata cultivar

- G. Native and Invasive Planting.
1. Native Plant materials shall be incorporated in all designs. Native Plant materials shall be incorporated in all designs. The use of Native Plant material can help improve water quality, provide additional and improved wildlife habitat, and typically adapt to local conditions which then require less maintenance. Native Plants must be used near greenways, suburban forested areas, wetlands, and riparian areas.
  2. Except as noted above, Non-Native Plants may be included in place of a Native Plant if it is not considered invasive and the plant does not introduce pests or diseases. A Non- Native Plant may be incorporated into designs when they prove to be better suited for the Urban soil, environment, or spatial constraints, Urban stress mitigation, and integration into the surrounding ecosystem.
- H. Any existing vegetation that is in appropriate locations, of an acceptable species and quality may be used to fulfill landscaping or buffering requirements.
- I. Street tree and landscaping maintenance requirements, as listed in Appendix 11, shall be noted on the plan, unless an acceptable maintenance agreement is provided.

## Section 608

## Sanitary Sewage Disposal and Water Supply

608.01

### Sanitary Sewage Disposal

- A. Within any UGA or VGA, or within any area that the Act 537 Plan identifies to be served by public utilities, any lot created, and any land development plan that proposes to increase flows equal to or greater than four hundred (400) gallons per day, shall be served by public sewer.
- B. When the Township, in accordance with the Pennsylvania Sewage Facilities Act, Act 537 of 1966, as amended, determines the necessity for a sewer facilities plan revision (plan revision module for land development), or supplement, the Board of Supervisors shall require that notice of approval from PA DEP be submitted as a condition of Final Plan approval.
- C. If the applicant proposes connection to the public sewer system, the Final Plan application shall include a statement from the sewer authority indicating the approval of the plans for design, installation and possible financial guarantees.
- D. If the applicant proposes connection to the public sewer system, the sewerage installation shall be in accordance with the specifications of the sewer authority. The sewer authority shall establish requirements for the ownership and maintenance of such system.
- E. If the applicant proposes to provide a community sewer system, its construction and installation shall be in accordance with applicable sewer authority specifications and all regulations of PA DEP. The applicant shall obtain all permits and approvals required by the sewer authority or PA DEP prior to Final Plan approval.

608.02

### On-Lot Sewage Disposal

If the applicant proposes installation of on-lot sewage disposal and has presented documentation satisfactory to the sewer authority and the Board of Supervisors 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 lot to be created shall contain a suitable location for the installation of an initial individual on-lot sewage system except when such lots or lots to be created are to be served by a community sewage system. The Sewage Enforcement Officer shall perform or observe all tests required by PA 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. A replacement location shall be provided which shall comply with all regulations issued by PA 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 Township SEO and/or a sanitarian certified by PA 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 Township SEO or sanitarian shall perform all tests required by PA 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. The purchaser of each lot shall be provided with a copy of the plans. A note shall be added to the plans stating that no improvements shall be constructed upon the replacement location easement, and the deed to each lot created as a part of the subdivision or land development shall contain language reflecting this limitation.
3. Any revisions to a permit or plan affecting a replacement location which previously has been approved pursuant to the provisions of this Ordinance shall be subject to review and approval 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 which would prevent its use as a future location for an on-lot sewage disposal system during development of the lot. Unless approved by the Township, no permanent or temporary improvements of any character which would disturb the suitability of the site for sewage disposal shall be constructed upon the replacement location unless the person who desires to construct such improvements shall demonstrate to the satisfaction of the Township SEO 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 Lancaster Township Planning Commission. The newly designated replacement location shall thereafter be considered the replacement location for the purposes of this Ordinance.

- E. 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.

Water Supply

- A. Within any UGA or VGA, or within any area that the Act 537 Plan identifies to be served by public utilities, any lot created, and any land development plan that proposes to increase flows equal to or greater than four hundred (400) gallons per day, shall be served by public water.
- B. If the applicant proposes connection to the public water system, the installation and construction shall be in accordance with the specifications of the water authority or the public utility. The water authority or the public utility shall establish requirements for the ownership and maintenance of such system.
- C. If the applicant proposes connection to the public water system, the Final Plan application shall include a statement from the water authority or the public utility indicating the approval of the plans for design, installation and possible financial guarantees.
- D. If the applicant proposes connection to the public water system, the locations and kind of fire hydrants shall be in accordance with the specifications of the water authority or public utility which operates such water system in concert with the local fire department thread requirements. A copy of the approval of such system by the water authority or the public utility shall be submitted.
- E. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or land development, the applicant shall present evidence that the subdivision or land development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners or by the water authority. The supplier and proposed system shall be in compliance with current PA DEP requirements. 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.
- F. If the applicant proposes to provide a community water supply system, it's installation shall be in accordance with the water authority specifications and all regulations of PA DEP. The applicant shall obtain all permits and approvals required by the water authority, the public utility or PA DEP prior to Final Plan approval.
- G. In all cases the applicant shall demonstrate that the water to be supplied shall be of an adequate quality and quantity for the intended use. Potable water shall meet all applicable standards of PA DEP or the USEPA.

## Section 609

## Dedication of Park and Recreation Land

- 609.01 All residential subdivisions and land developments shall be provided with park and recreation land which shall, if acceptable to the Township, be dedicated to the Township. The Township may require that the park and recreation land remain in private ownership and maintenance responsibilities established to the satisfaction of the Township. The developer may request that the Township not require the dedication of land, and any such request shall be accompanied by an offer to pay a fee in lieu of dedication or reservation of the land, computed in accordance with the regulations provided herein.
- 609.02 Open Space Development  
Areas which are designed in accordance with the Open Space Development criteria and designated as restricted open space as provided for by the most recent version of the Lancaster Township Zoning Ordinance, as amended (Article XV), and comply with the minimum area requirements of this Section may, subject to approval by the Township, satisfy the park and recreational land dedication requirements of this Section.
- 609.03 Designated Greenways
- A. Areas which are designed in accordance with the preservation of greenways criteria as provided for by the most recent version of the Lancaster Township Zoning Ordinance, as amended (Article XVI), and comply with the minimum area requirements of this Section may, subject to approval by the Township, satisfy the park and recreational land dedication requirements of this Section.
- B. Any lot proposed for any type of development that contains any portion of a greenway, shall, by dedication or reservation, provide public access to and upon the greenway corridors as identified in the most recent version of the LIMC comprehensive plan, as amended, and the most recent version of the Lancaster Township Zoning Ordinance, as amended, to enable the preservation of the greenway corridors (Article XVI).
- 609.04 The land reserved for park and recreation usage shall be a single lot which shall comply with the requirements of this Ordinance relating to length to depth ratios and which shall be accessible to the public. No more than fifteen (15%) percent of the lot shall consist of floodplain, wetlands, slopes in excess of twenty-five (25%) percent, or other features which shall render the lot undevelopable.
- A. The following areas shall not be included as part of the minimum required area of any land reserved for park, recreation and open space usage:
1. Areas within twenty-five (25') feet of any structure except structures devoted to park, recreation and open space usage;
  2. Any area less than one hundred (100') feet wide in the narrowest dimension at any point;
  3. Storm water management facilities - At the discretion of the Board of Supervisors, areas devoted to storm water management facilities may be included within the minimum required park, recreation and open space area when the applicant can demonstrate, to the satisfaction of the Board of Supervisors, that such facilities are designed to:

- a. Promote recharge of the groundwater system
  - b. Be available and appropriate for active or passive recreational use or scenic enjoyment; and,
  - c. Otherwise conform to the purposes, standards, and criteria for open space and greenways as set forth in the most recent version of the Lancaster Township Zoning Ordinance, as amended.
- B. In the event that the tract contains natural features which are worthy of preservation, the developer may request that the Board of Supervisors permit the configuration of recreational land in such a manner as to best preserve natural features.
- C. The park, recreation and open space land shall be accessible to utilities such as sewer, water and power that are provided with the subdivision, and if so requested by the Township that will accept dedication of the land, the developer shall extend such utilities to the park, recreation and open space land.
- D. If the contiguous property has previously been developed and recreational land has been provided at the boundary of that previously developed property, the Board of Supervisors shall require that the recreational land required of the development shall be located adjoining the previously provided recreational land.
- 609.05 A minimum of two one-hundredths (0.02) 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 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.
- 609.06 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.
- A. If a fee in lieu of dedication is proposed by the developer, the amount of the fee shall be substantially equal to the value of the land that would be set aside if the standards specified in Section 609.04 of this Ordinance were to be applied. A flat per-dwelling-unit fee in-lieu of dedication is set by resolution of the Township, if the developer chooses not to provide evidence of the value of the land.
  - B. The fee shall be paid to the Township prior to the approval of the plan application.
  - C. All fees shall be held and used by the Township in accordance with the requirements of Article V of the MPC.

- D. 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.
- E. 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. Such documentation shall be recorded, shall provide that the land cannot be further developed and shall give the Township the right, but not the obligation, to maintain the land, at the owner's expense, as set forth in Article VII of the MPC dealing with the maintenance of common open space in planned residential developments. 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.
- F. The developer shall enter into an agreement with the Township setting forth 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.

## **Section 610**

### **Emergency Access Requirements**

- 610.01 All subdivisions or land developments containing twenty-five (25) or more dwelling units, or non-residential buildings or buildings containing fifteen thousand (15,000) or greater square feet of gross floor area shall be provided with at least two (2) separate and distinct means of access to the subdivision or land development.
- 610.02 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.
- 610.03 Access for a land development may be provided through two (2) or more access drives into the land development. Such access drives shall be separated by a distance of at least one hundred fifty (150') feet and shall comply with all requirements of this Ordinance.
- 610.04 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 and approved by 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 compound of another use may provide emergency access through a point with a break chain. Applicants with plans indicating emergency access through a contiguous private tract shall provide evidence that the adjoining property owner has consented to such emergency access location.

**Section 611**

**Refuse Collection Stations**

- 611.01 Outdoor refuse collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided.
- 611.02 Refuse collection stations shall be located outside of the front yard and separated adequately from habitable buildings to avoid being offensive, but at the same time be convenient for both collectors and residents and shall be effectively screened so as not to be visible from off-site adjacent parking areas, roadways, or adjacent residential properties. Such areas shall be screened with a combination of architectural masonry (or fencing) and/or landscaping with a height of at least six (6') feet, in accordance with the landscaping and screening regulations of the most recent version of the Lancaster Township Zoning Ordinance, as amended (Article XIV).
- 611.03 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.

## **ARTICLE VII. MOBILE/MANUFACTURED HOME PARKS AND CAMPGROUNDS**

### **Section 701 General**

701.01 Mobile/manufactured home park plans and campground plans shall be processed in accordance with Article III of this Ordinance.

701.02 Mobile/manufactured home parks and campgrounds shall comply with the most recent version of the Lancaster Township Zoning Ordinance, as amended, and the design standards set forth in this Article and Article VI of this Ordinance, with the exception that any specific design standard will be superseded by any other Township ordinance, resolution, or regulation adopted prior to the Preliminary Plan submission date and containing a different specific standard (Article XVI). Where another Township standard applies, the plan shall note that item will be designed to such specific Township standard.

### **Section 702 Mobile/Manufactured Home Parks Standards**

#### 702.01 Internal Circulation

An internal system of access drives shall be provided in mobile/manufactured home parks, which shall be lighted for the safe movement of pedestrians and vehicles at night, in accordance with the lighting standards for parking compounds in Section 603 of this Ordinance.

#### 702.02 Sidewalks and Curbs

##### A. Sidewalks

Mobile/manufactured home parks shall have sidewalks along parking compounds, and between the individual mobile/manufactured homes and the service buildings.

##### B. Curbs

Curbs shall not be required along mobile/manufactured home park access drives or parking compounds.

### **Section 703 Campground Standards**

703.01 Campgrounds shall be subject to the following design standards only:

#### A. Internal Circulation

1. An internal system of access drives shall be provided in campgrounds. Such access drives shall have a minimum cartway width of ten (10') feet per driving lane and shall be improved with any hard surface material acceptable to the applicant.

2. The Township may require additional cartway improvements for campgrounds with a potential occupancy of more than forty-five (45) "camping" lots or spaces when, in the Township's judgment, such improvements are necessary for safety or health reasons.

## **ARTICLE VIII. ADMINISTRATION**

### **Section 801 General**

801.01 This Article outlines the procedures for enforcement and amendment of this Ordinance, as well as procedures for challenges and appeals of decisions rendered under this Ordinance.

### **Section 802 Amendment**

802.01 Any revisions, modifications, or amendments to this Ordinance shall be made in accordance with the procedures established by the MPC.

### **Section 803 Modifications**

803.01 All requests for modifications shall be processed in accordance with Section 308 of this Ordinance.

803.02 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 majority of the members of the Board of Supervisors present at a scheduled meeting (1) creates an undue hardship or appears to be unreasonable as it applies to a particular property, or (2) that an alternative proposal will allow for equal or better results, the Board of Supervisors may grant a modification from such mandatory provision, so that substantial justice deemed necessary and advisable may be done and the public interest secured while permitting the reasonable utilization of the property. The granting of a modification shall not have the effect of making null and void the intent and purpose of this Ordinance.

803.03 In granting modifications, the Board of Supervisors may impose such conditions as will, in its judgment, secure substantially the objectives of the standards and requirements of this ordinance.

### **Section 804 Challenges and Appeals**

804.01 Any person aggrieved by a finding, decision, or recommendation of the Board of Supervisors with respect to the approval or disapproval of a plan or modification request may appeal in either of two (2) ways specified below:

- A. The decision may be appealed, as provided for in the MPC.
- B. The decision may be appealed to the Board of Supervisors, in writing within ten (10) days after the date of action of the Board of Supervisors. Upon receipt of such appeal and after proper notification of any parties in interest, the Board of Supervisors may affirm, modify, or reverse the previous action by a recorded vote. The findings and reasons for the disposition of the appeal shall be stated on the records of the Township, and a copy shall be given to the party who has made the appeal. This decision may be further appealed as provided for in the MPC. The appeal period shall start immediately after the final decision of the Board of Supervisors on the appeal.

## Section 805

### Violations

805.01

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: lay out, construct, open, or dedicate any street, sanitary sewer, storm sewer, water main, or other improvements for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon; or, sells, transfers or agrees or enters into an agreement to sell any land in a subdivision or land development whether by reference to or by other use of a plat of such subdivision or land development or otherwise; or, erect any building or buildings which constitute a land development thereon; or, commence site grading or construction of improvements prior to recording of a Final Plan unless such grading or construction is for the sole purpose of installing improvements as prescribed in Article III of this Ordinance herein unless and until a Final Plan has been prepared in full compliance with the provisions of this Ordinance and has been recorded as provided herein; or, 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 a modification; or, fail to comply with any agreement with the Township relating to development in accordance with a Preliminary Plan or a Final Plan; or, fail to comply with any note included on an approved Preliminary Plan or Final Plan; commits a violation of this Ordinance.

805.02

#### Penalties for Violations

- A. Any person who shall violate any of the provisions of this Ordinance shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than five hundred dollars (\$500.00) plus all court costs, including reasonable attorney's fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by a district justice /magisterial district judge. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable Rules of Civil Procedure. Each day that a violation continues shall constitute a separate violation unless the district justice/magisterial district judge, determining that there has been a violation, further determines that there was a good faith basis for the person, partnership or corporation violating this Ordinance to have believed that there was no such violation. If the district justice/magisterial district judge makes a determination of good faith, there shall be deemed to have been only one (1) such violation until the fifth (5<sup>th</sup>) day following the date of determination of a violation by the district justice/magisterial district judge, and thereafter each day that a violation continues shall constitute a separate violation.
- B. The Township may institute and maintain actions at law or in equity to restrain, correct or abate violations of this Ordinance, to prevent unlawful construction, to recover damages and/or prevent illegal occupancy of a building, structure or premises.

- C. The Township may 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 or land development 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.
  
- D. 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.

805.03 The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

805.04 No applicant shall proceed with any site grading or construction of improvements prior to recordation of a Final Plan as specified in this Ordinance, unless such grading or construction is undertaken in accordance with this Ordinance. No deeds shall be executed or recorded for lots, nor shall the construction of any structure be initiated, before the Township has approved the Final Plan and such Plan is filed with the Lancaster County Recorder of Deeds.

**Section 806                      Records**

806.01 The Township shall keep an accurate, public record of its findings, decisions, and recommendations relevant to all applications filed with it for review or approval.

**Section 807                      Validity**

807.01 Should any Article, Section, subsection or provision of this Ordinance be declared by a Court of competent jurisdiction to be invalid, such decisions shall not affect the validity of the Ordinance as a whole, or of any other part thereof.

**Section 808**

**Effective Date**

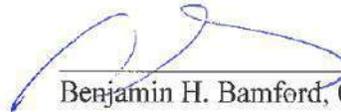
808.01

This Ordinance shall become effective five (5) days after its adoption by the Board of Township Supervisors of Lancaster Township, County of Lancaster, Commonwealth of Pennsylvania.

Enacted and Ordained this ninth (9<sup>th</sup>) day of November 2015

**BOARD OF SUPERVISORS  
TOWNSHIP OF LANCASTER**

[SEAL]

  
\_\_\_\_\_  
Benjamin H. Bamford, Chair

  
\_\_\_\_\_  
Thomas H. Schaller, Vice Chair

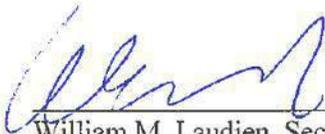
  
\_\_\_\_\_  
ATTEST: William M. Laudien,  
Township Manager/Secretary

  
\_\_\_\_\_  
Kathleen M. Wasong, Treasurer

**CERTIFICATE**

I, the undersigned, Secretary of the Board of Supervisors of Lancaster Township, Lancaster County, Pennsylvania, do hereby certify that the foregoing is a true and correct copy of an Ordinance of the Board of Supervisors of the Township which was duly enacted by affirmative vote of a majority of the members of the Board of Supervisors of the Township at a meeting duly held on the ninth (9<sup>th</sup>) day of November, 2015; that said Ordinance has been duly recorded in the Ordinance Book of the Township; that said Ordinance was duly published as required by law; and that said Ordinance remains in effect, unaltered and unamended, as of the date of this Certificate.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township, this ninth (9<sup>th</sup>) day of November, 2015.

  
\_\_\_\_\_  
William M. Laudien, Secretary

(TOWNSHIP SEAL)

## APPENDICES

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**APPENDIX NO. 1**

**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 Lancaster Township Subdivision and Land Development Ordinance.

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

\*\*

\* Signature of the registered professional responsible for the preparation of the plan.

\*\* Seal of the individual.

**APPENDIX NO. 2**

**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 Lancaster Township Subdivision and Land Development Ordinance.

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

\*\*

\* Signature of the registered professional responsible for the preparation of the plan.

\*\* Seal of the individual.

**APPENDIX NO. 3**

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

(Landowner is an **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 officer authorized to acknowledge deeds

**APPENDIX NO. 3**

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

(Landowner is a Copartnership)

**COMMONWEALTH OF PENNSYLVANIA**

**COUNTY OF LANCASTER**

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the undersigned officer personally appeared \_\_\_\_\_, being one 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

**APPENDIX NO. 3**

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

(Landowner is a **Corporation**)

**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 are hereby dedicated to the public use - (excepting those areas labeled "NOT FOR DEDICATION").

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

\*\*\*\*\*

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

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.

**APPENDIX NO. 4**

**LANCASTER TOWNSHIP BOARD OF SUPERVISORS  
PRELIMINARY PLAN APPROVAL CERTIFICATE**

At a meeting held on \_\_\_\_\_, 20\_\_\_\_, the Board of Supervisors of Lancaster Township granted PRELIMINARY PLAN approval of this project, including the complete set of plans and information which are filed with the Township in File No. \_\_\_\_\_, based upon its conformity with the standards of the Lancaster Township Subdivision and Land Development Ordinance.

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

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

\*Signatures of the Chairman and Secretary or their designees

**APPENDIX NO. 5**

**IMPROVEMENT CONSTRUCTION PLAN APPROVAL CERTIFICATE**

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the Board of Supervisors of Lancaster Township granted IMPROVEMENT CONSTRUCTION PLAN APPROVAL of this plan, bearing Lancaster Township File No. \_\_\_\_\_. When combined with the necessary Commonwealth approvals and permits, this approval grants the authority to install the improvements required by the Lancaster Township Subdivision and Land Development Ordinance. This plan may not be recorded with the Lancaster County Recorder of Deeds.

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

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

\*Signatures of the Chairman and Secretary, or their designees

**APPENDIX NO. 6**

**LANCASTER TOWNSHIP PLANNING  
COMMISSION'S REVIEW CERTIFICATE**

At a meeting held on \_\_\_\_\_, 20\_\_\_\_, the Lancaster Township Planning Commission reviewed this plan.

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

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

\*Signatures of the Chairman and Secretary or their designees

**APPENDIX NO. 7**

**LANCASTER TOWNSHIP BOARD OF SUPERVISORS  
FINAL PLAN APPROVAL CERTIFICATE**

At a meeting held on \_\_\_\_\_, 20\_\_\_\_, the Board of Supervisors of Lancaster Township approved this project, including the complete set of plans and information which are filed with the Township in File No. \_\_\_\_\_, based upon its conformity with the standards of the Lancaster Township Subdivision and Land Development Ordinance.

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

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

\*Signatures of the Chairman and Secretary or their designees

**APPENDIX NO. 8**

**LANCASTER COUNTY PLANNING  
COMMISSION'S 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 and Secretary or their designees

**APPENDIX NO. 9**

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

\_\_\_\_\_ Sketch Plan                      \_\_\_\_\_ Preliminary Plan                      \_\_\_\_\_ Final Plan

Lancaster Township File No. \_\_\_\_\_ (For Township Use Only)

Date of Receipt/Filing \_\_\_\_\_

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

1. Plan Name \_\_\_\_\_ Plan No. \_\_\_\_\_ Plan Date \_\_\_\_\_

2. Project Location \_\_\_\_\_

\_\_\_\_\_

Municipality (if portion of project is in a municipality other than Lancaster Township):

\_\_\_\_\_

3. Name of Landowner \_\_\_\_\_ Address \_\_\_\_\_

\_\_\_\_\_ Phone No. \_\_\_\_\_

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

\_\_\_\_\_ Single-family detached

\_\_\_\_\_ Commercial

\_\_\_\_\_ Semi-Detached

\_\_\_\_\_ Industrial

\_\_\_\_\_ Townhouse

\_\_\_\_\_ Institutional

\_\_\_\_\_ Apartment House

\_\_\_\_\_ Other (Specify)

\_\_\_\_\_ Mobile/manufactured home Park

\_\_\_\_\_

5. Total Acreage \_\_\_\_\_

6. Application Classification: (Check one)

\_\_\_\_\_ Preliminary Plan  
\_\_\_\_\_ Lot Add-On Plan  
for processing in  
accordance with Section  
302.04 of the Ordinance.

\_\_\_\_\_ Final Plan  
\_\_\_\_\_ Revised Subdivision and/or  
Land Development Plan  
for processing in  
Accordance with Section  
302.01 of the Ordinance.

7. Name of Applicant (if other than landowner) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

8. Firm That Prepared Plan \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_ Person Responsible for Plan \_\_\_\_\_

9. Zoning District \_\_\_\_\_ Is a Zoning Change Necessary? \_\_\_ Yes \_\_\_ No.  
If Yes, Please Specify: \_\_\_\_\_

10. Type of Water Supply Proposed: \_\_\_ Public \_\_\_ Community \_\_\_ Individual

11. Type of Sanitary Sewage Disposal Proposed: \_\_\_ Public \_\_\_ Live \_\_\_ Capped  
\_\_\_ Community \_\_\_ Individual

12. Lineal Feet of New Street \_\_\_\_\_ Identify All Street(s) Not Proposed for  
Dedication \_\_\_\_\_

13. Acreage Proposed for Park or Other Public Use: \_\_\_\_\_

14. Have Plans Been Submitted to the Lancaster County Planning Commission? \_\_\_ Yes \_\_\_ No

---

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

Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Landowner or Applicant

**APPENDIX NO. 10**

**APPLICATION FOR CONSIDERATION OF AN  
IMPROVEMENT CONSTRUCTION PLAN**

Lancaster Township File No. \_\_\_\_\_ (For Township Use Only)  
Date Receipt/Filing \_\_\_\_\_

The undersigned hereby applies for approval under the Lancaster Township Subdivision and Land Development Ordinance for the Improvement Construction Plan submitted herewith and described below:

1. Plan Name \_\_\_\_\_ Plan No. \_\_\_\_\_  
Plan Date \_\_\_\_\_

2. Project Location \_\_\_\_\_  
\_\_\_\_\_

Municipality (if portion of project is in a municipality other than Lancaster Township):  
\_\_\_\_\_

3. Name of Landowner \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

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

_____ Single-family detached	_____ Commercial
_____ Semi-Detached	_____ Industrial
_____ Apartment House	_____ Institutional
_____ Mobile/manufactured home Park	_____ Other (Specify)
_____ Townhouse	_____

5. Total Acreage \_\_\_\_\_

6. Name of Applicant (if other than landowner) \_\_\_\_\_

Address \_\_\_\_\_ Phone No. \_\_\_\_\_

7. Firm Preparing Plan \_\_\_\_\_

Address \_\_\_\_\_

Phone No. \_\_\_\_\_

Person Responsible for Plan \_\_\_\_\_

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

Date: \_\_\_\_\_

Signature of Landowner or Applicant

**PLEASE COMPLETE THE AGREEMENT ON THE FOLLOWING PAGE.**

## IMPROVEMENT AGREEMENT

Plan Name: \_\_\_\_\_

Plan Location: \_\_\_\_\_

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

<u>Improvements</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Est. Const. Cost</u>
Street Grading	_____	_____	_____
Street Base	_____	_____	_____
Street Paving	_____	_____	_____
Street Signs	_____	_____	_____
Curbs	_____	_____	_____
Sidewalks	_____	_____	_____
Storm Water Mgt. Facilities	_____	_____	_____
Monuments and Lot Line Markers	_____	_____	_____
Landscaping and Street Trees	_____	_____	_____
Parking Compound Facilities	_____	_____	_____

**Total Estimated Cost:** \_\_\_\_\_

It is acknowledged that no final plan shall be recorded in the Office of the Lancaster County Recorder of Deeds unless (1) all required improvements have been installed in accordance with the Improvement Construction Plan as specified in Section 307 of the Lancaster Township Subdivision and Land Development Ordinance or (2) an Improvement Construction Guarantee in accordance with Section 501 of said Ordinance is accepted by the Township or the Authority accepting the improvements.

\_\_\_\_\_  
Signature of Developer

## APPENDIX NO. 11

### STREET TREE AND LANDSCAPING MAINTENANCE NOTES

#### **Street Trees:**

Landowner, for itself and all successor owners of all lots created by this Plan acknowledges that street trees are required by the provisions of the Lancaster Township Subdivision and Land Development Ordinance and/or Zoning Ordinance. Landowner and all successor owners of lots created by this Plan shall maintain all street trees shown on this plan. The owner of a lot containing a street tree or abutting the street right-of-way in which the street tree is located shall replace any street tree which becomes diseased or dies within six months after notification from the Township. Any replacement street tree will meet all applicable requirements of then-current Township ordinances. If any such lot owner fails to replace a street tree shown on this plan within six months after notice from the Township to do so, the Township may replace the street tree and recover all costs from the lot owner and may secure such costs through the filing of a municipal lien against the lot. No lot owner may remove any street tree without the express approval of the Lancaster Township Board of Supervisors. The Board of Supervisors shall, in its sole discretion, have the authority to determine whether any street tree may be removed.

#### **Reverse Frontage Lot Buffer Planting:**

Landowner, for itself and all successor owners of Lots Nos. \_\_\_\_\_ acknowledges that the Lancaster Township Subdivision and Land Development Ordinance and/or Zoning Ordinance requires that buffer planting shall be provided along the rear of reverse frontage lots. Landowner, for itself and all future owners of Lots Nos. \_\_\_\_\_, agrees that the buffer planting shown on this plan shall be permanently maintained. Any diseased or dead plants shall be replaced within six months after notice from the Township to do so. If the lot owner fails to replace the reverse frontage lot buffer planting on such lot, the Township shall have the right to enter on the lot, replace the buffer planting, and recover all costs from the owner of such lot. The Township shall have the right to secure recovery of such costs through filing a municipal lien against the lot. The Lancaster Township Board of Supervisors, in its sole discretion, may waive the requirements to maintain buffer planting on a reverse frontage lot.

#### **Commercial and Industrial Landscaping:**

Landowner, for itself and all successor owners of Lots Nos. \_\_\_\_\_, acknowledges that the Lancaster Township Subdivision and Land Development Ordinance and/or Zoning Ordinance requires that a completely planted visual screen shall be provided along the rear of lot containing a commercial or industrial use and any contiguous tracts zoned residential or rural. Landowner, for itself and all future owners of Lots Nos. \_\_\_\_\_, agrees that the buffer planting shown on such lots by this plan shall be permanently maintained. Any diseased or dead plants shall be replaced within six months after notice from the Township to do so. If the lot owner fails to replace the buffer planting, the Township shall have the right to enter on the lot, replace the buffer planting, and recover all costs from the owner of such lot. The Township shall have the right to secure recovery of such costs by filing a municipal lien against such lot. The Lancaster Township Board of Supervisors, in its sole discretion, may waive the requirements to maintain such buffer planting.

## APPENDIX 12

### MINIMUM SAFE SIGHT STOPPING DISTANCE CHART

Posted Speed Limit (MPH)	Minimum Safe Sight Stopping Distance Chart																				
	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

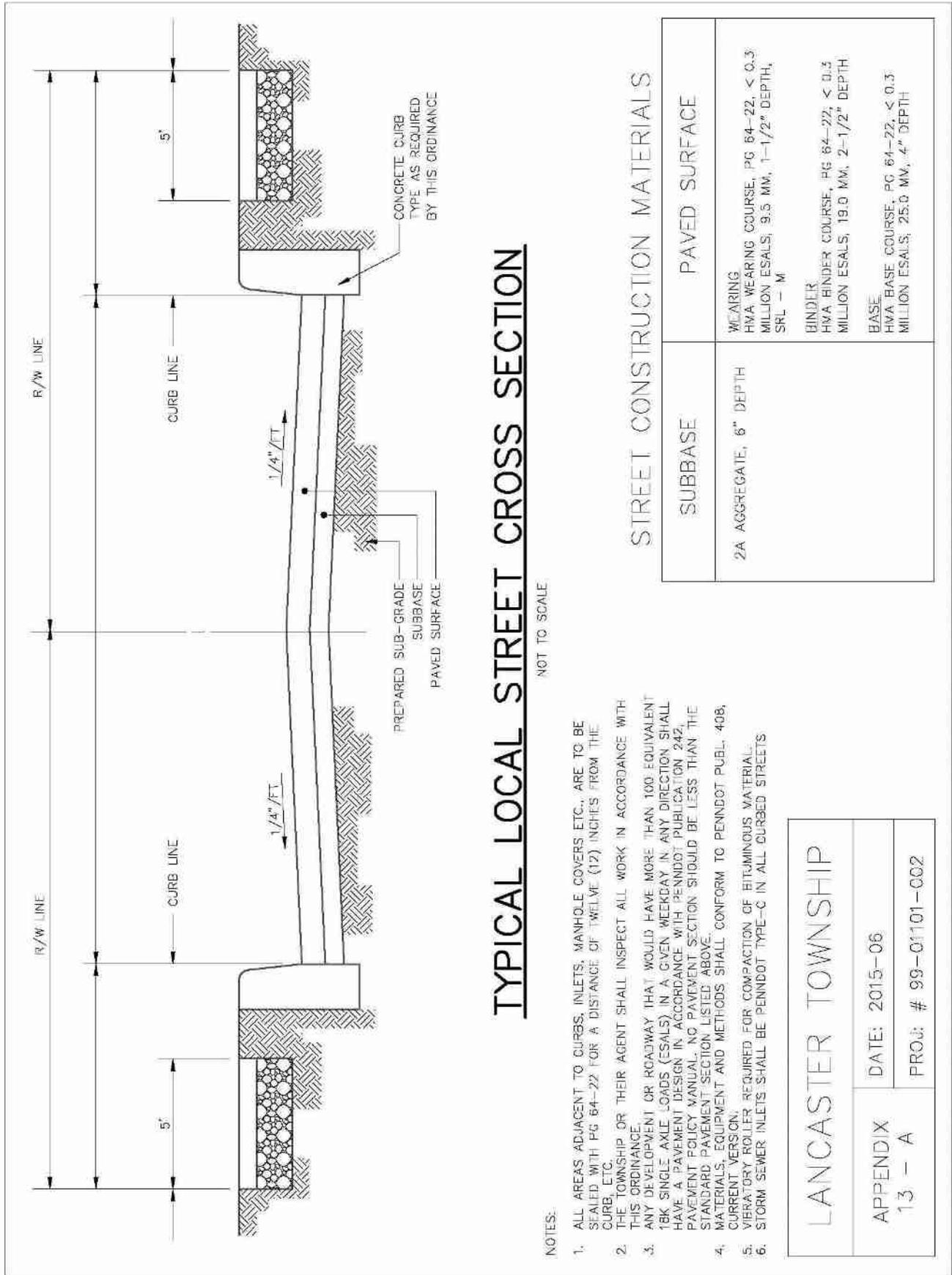
Based on the following formula --->

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

Where:

- SSSD = Minimum safe stopping sight distance (feet).*
- V = Speed of vehicle in miles per hour.*
- t = 2.5 seconds (Perception/response time of driver).*
- f = 0.3 (Wet pavement friction).*
- G = Roadway grade in percent divided by 100 (positive for upgrade, negative for downgrade).*

TYPICAL LOCAL STREET CROSS SECTION



**TYPICAL LOCAL STREET CROSS SECTION**

NOT TO SCALE

NOTES:

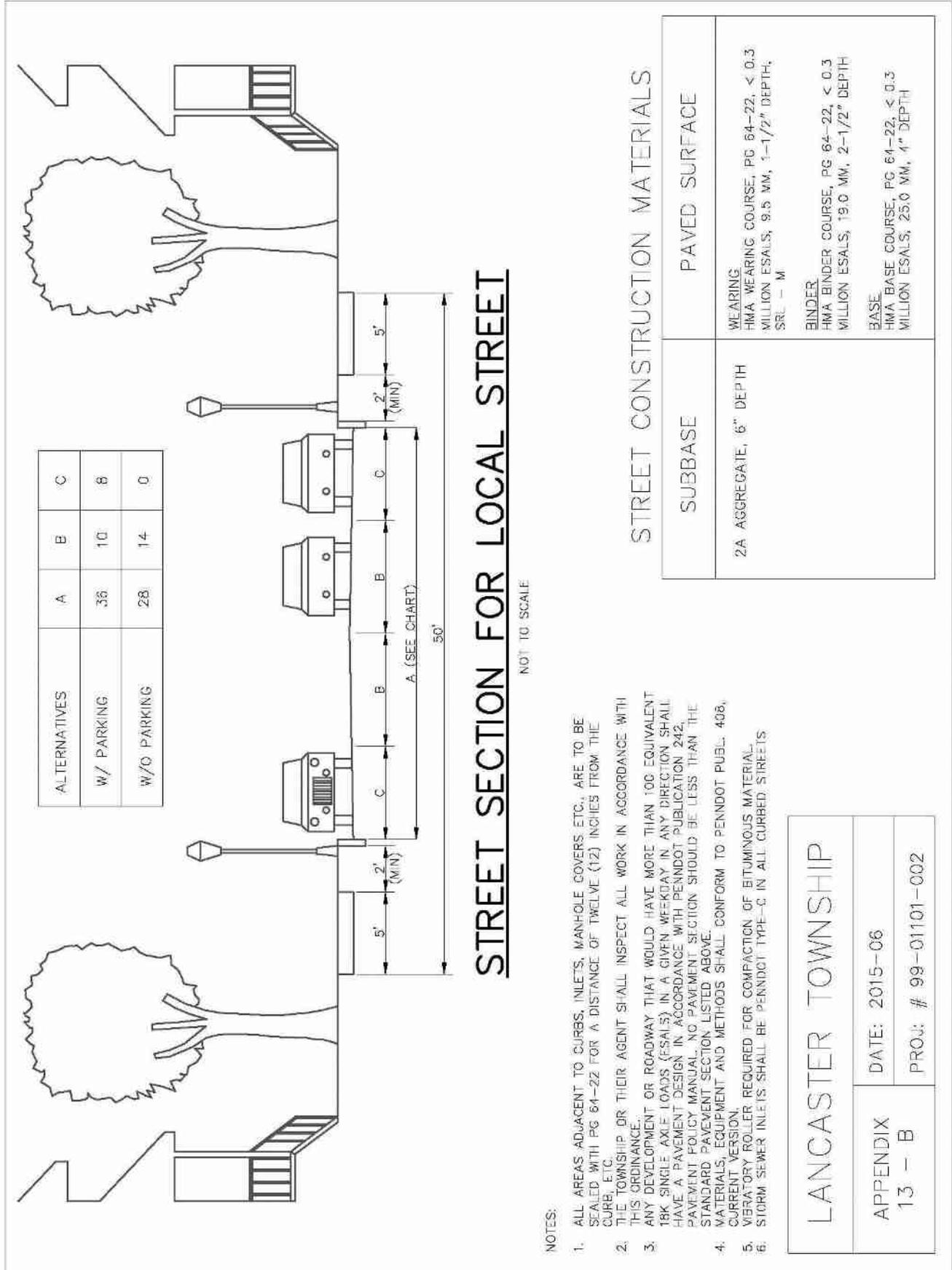
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG 64-22 FOR A DISTANCE OF TWELVE (12) INCHES FROM THE CURB, ETC.
2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
3. ANY DEVELOPMENT OR ROADWAY THAT WOULD HAVE MORE THAN 100 EQUIVALENT 18K SINGLE AXLE LOADS (ESALS) IN A GIVEN WEEKDAY IN ANY DIRECTION SHALL HAVE A PAVEMENT DESIGN IN ACCORDANCE WITH PENNDOT PUBLICATION 242, PAVEMENT POLICY MANUAL. NO PAVEMENT SECTION SHOULD BE LESS THAN THE STANDARD PAVEMENT SECTION LISTED ABOVE.
4. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENNDOT PUBL. 408, CURRENT VERSION.
5. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
6. STORM SEWER INLETS SHALL BE PENNDOT TYPE-C IN ALL CURBED STREETS

STREET CONSTRUCTION MATERIALS

SUBBASE	PAVED SURFACE
2A AGGREGATE, 6" DEPTH	WEARING HVA WEARING COURSE, PG 64-22, < 0.3 MILLION ESALS; 9.5 MM, 1-1/2" DEPTH, SRL - M
	BINDER HVA BINDER COURSE, PG 64-22, < 0.3 MILLION ESALS; 19.0 MM, 2-1/2" DEPTH
	BASE HVA BASE COURSE, PG 64-22, < 0.3 MILLION ESALS; 25.0 MM, 4" DEPTH

LANCASTER TOWNSHIP	
APPENDIX 13 - A	DATE: 2015-06 PROJ: # 99-01101-002

STREET SECTION FOR LOCAL STREET



NOTES:

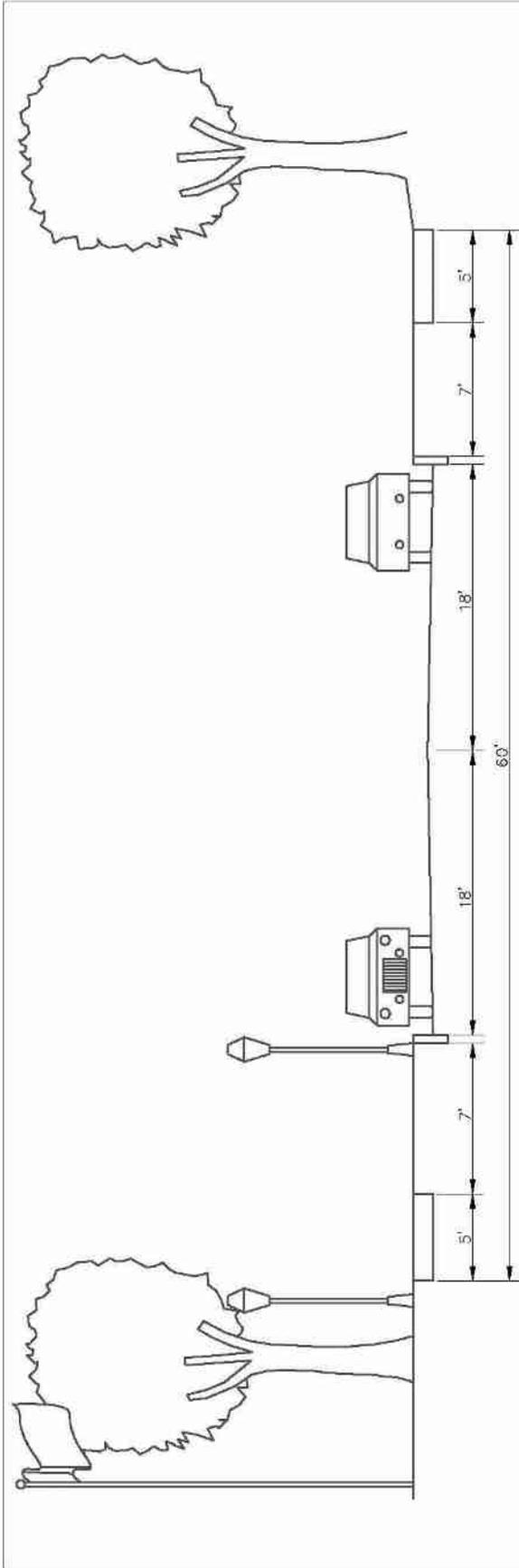
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS, ETC., ARE TO BE SCALED WITH PG 64-22 FOR A DISTANCE OF TWELVE (12) INCHES FROM THE CURB, ETC.
2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
3. ANY DEVELOPMENT OR ROADWAY THAT WOULD HAVE MORE THAN 100 EQUIVALENT 16K SINGLE AXLE LOADS (ESALS) IN A GIVEN WEEKDAY IN ANY DIRECTION SHALL HAVE A PAVEMENT DESIGN IN ACCORDANCE WITH PENNDOT PUBLICATION 242. PAVEMENT POLICY MANUAL. NO PAVEMENT SECTION SHOULD BE LESS THAN THE STANDARD PAVEMENT SECTION LISTED ABOVE.
4. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENNDOT PUBL. 408, CURRENT VERSION.
5. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
6. STORM SEWER INLETS SHALL BE PENNDOT TYPE-C IN ALL CURBED STREETS.

STREET CONSTRUCTION MATERIALS

SUBBASE	PAVED SURFACE
2A AGGREGATE, 6" DEPTH	WEARING HMA WEARING COURSE, PG 64-22, < 0.3 MILLION ESALS, 9.5 MM, 1-1/2" DEPTH; SRL - M
	BINDER HMA BINDER COURSE, PG 64-22, < 0.3 MILLION ESALS, 19.0 MM, 2-1/2" DEPTH
	BASE HMA BASE COURSE, PG 64-22, < 0.3 MILLION ESALS, 25.0 MM, 4" DEPTH

LANCASTER TOWNSHIP	
APPENDIX 13 - B	DATE: 2015-06
	PROJ: # 99-01101-002

STREET SECTION FOR COLLECTOR STREET



**STREET SECTION FOR COLLECTOR STREET**

NOT TO SCALE

NOTES:

1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS, ETC., ARE TO BE SEALED WITH PG 64-22 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. ANY DEVELOPMENT OR ROADWAY THAT WOULD HAVE MORE THAN 100 EQUIVALENT 18K SINGLE AXLE LOADS (ESALS) IN A GIVEN WEEKDAY IN ANY DIRECTION SHALL HAVE A PAVEMENT DESIGN IN ACCORDANCE WITH PENNDOT PUBLICATION 242, PAVEMENT POLICY MANUAL. NO PAVEMENT SECTION SHOULD BE LESS THAN THE STANDARD PAVEMENT SECTION LISTED ABOVE.
4. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENNDOT PUBL. 408, CURRENT VERSION.
5. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
6. STORM SEWER INLETS SHALL BE PENNDOT TYPE-C IN ALL CURBED STREETS

STREET CONSTRUCTION MATERIALS

SUBBASE	PAVED SURFACE
2A AGGREGATE, 6" DEPTH	WEARING HMA WEARING COURSE, PG 64-22, 0.3 TO <3.0 MILLION ESALS, 9.5 MM, 1-1/2" DEPTH, SRL - G
	BINDER HMA BINDER COURSE, PG 64-22, 0.3 TO <3.0 MILLION ESALS, 19.0 MM, 2-1/2" DEPTH
	BASE HMA BASE COURSE, PG 64-22, 0.3 TO <3.0 MILLION ESALS, 25.0 MM, 5" DEPTH

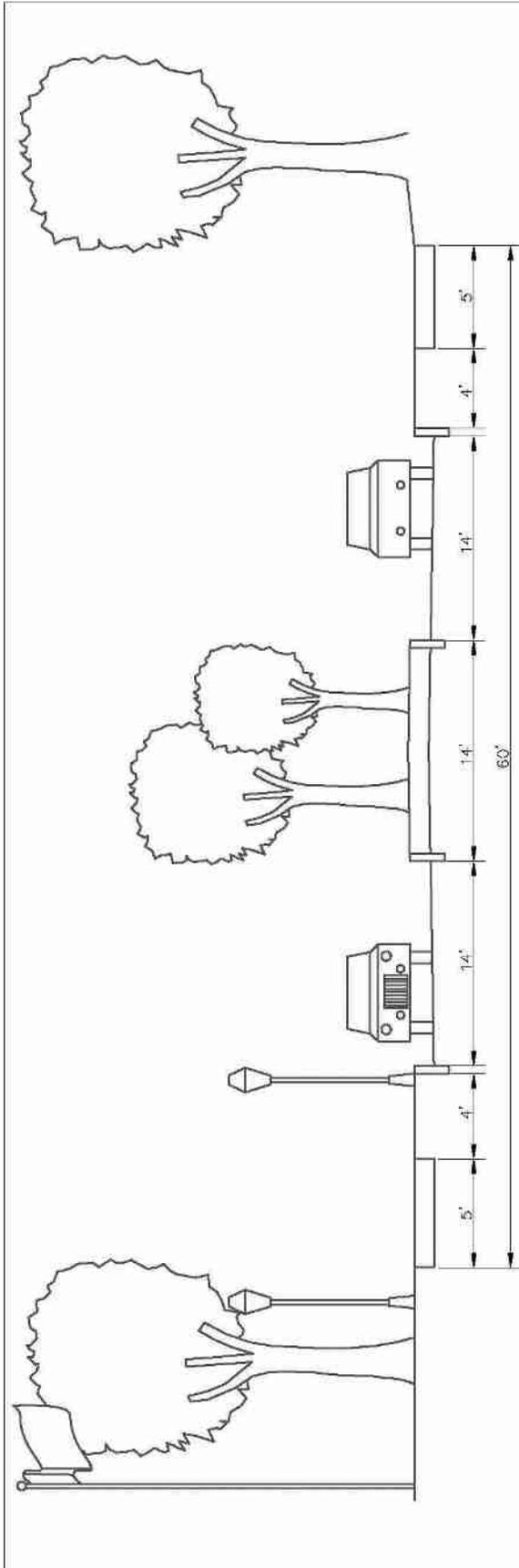
LANCASTER TOWNSHIP

DATE: 2015-06

APPENDIX  
13 - C

PROJ: # 99-01101-002

STREET SECTION FOR BOULEVARD STREET



**STREET SECTION FOR BOULEVARD STREET**

NOT TO SCALE

NOTES:

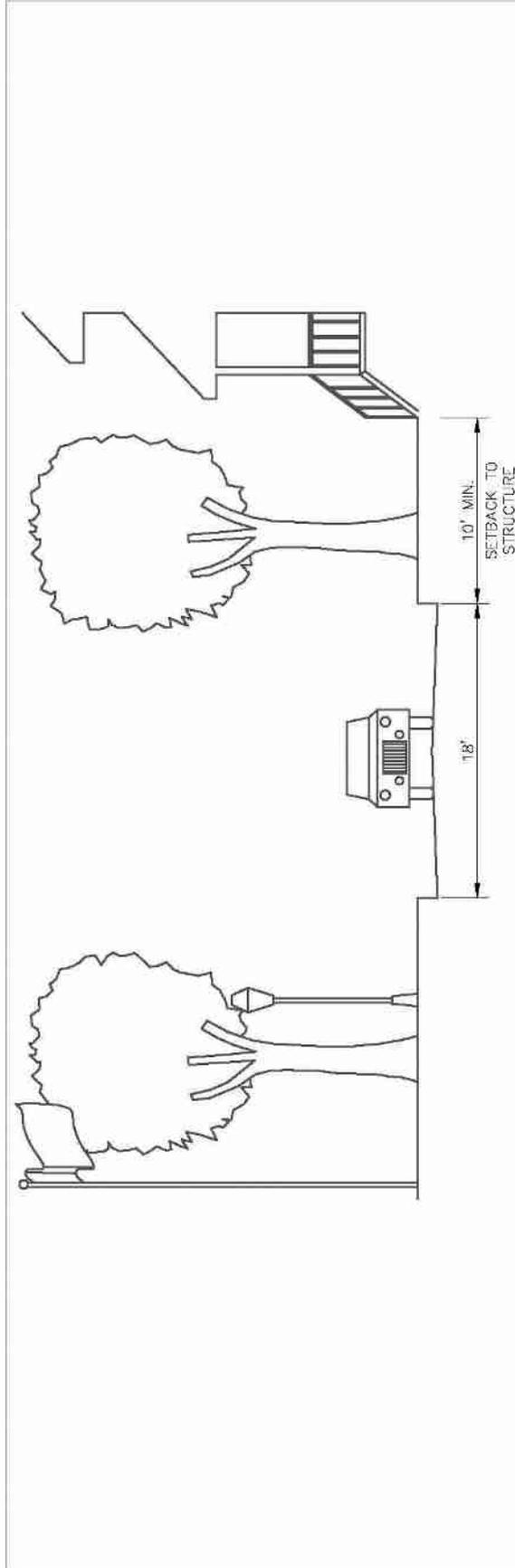
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG 64-22 FOR A DISTANCE OF TWELVE (12) INCHES FROM THE CURB, ETC.
2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
3. ANY DEVELOPMENT OR ROADWAY THAT WOULD HAVE MORE THAN 100 EQUIVALENT 18K SINGLE AXLE LOADS (ESALS) IN A GIVEN WEEKDAY IN ANY DIRECTION SHALL HAVE A PAVEMENT DESIGN IN ACCORDANCE WITH PENNDOT PUBLICATION 242, PAVEMENT POLICY MANUAL, NO PAVEMENT SECTION SHOULD BE LESS THAN THE STANDARD PAVEMENT SECTION LISTED ABOVE.
4. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENNDOT PUBL. #08, CURRENT VERSION.
5. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
6. STORM SEWER INLETS SHALL BE PENNDOT TYPE-C IN ALL CURBED STREETS

STREET CONSTRUCTION MATERIALS

SUBBASE	PAVED SURFACE
2A. AGGREGATE, 6" DEPTH	WEARING HMA WEARING COURSE, PG 64-22, < 0.3 MILLION ESALS, 9.5 MM, 1-1/2" DEPTH, SRL - M
	BINDER HMA BINDER COURSE, PG 64-22, < 0.3 MILLION ESALS, 19.0 MM, 2-1/2" DEPTH
	BASE HMA BASE COURSE, PG 64-22, < 0.3 MILLION ESALS, 25.0 MM, 4" DEPTH

LANCASTER TOWNSHIP	
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**STREET SECTION FOR ALLEY (SPECIAL PURPOSE STREET)**



**STREET SECTION FOR ALLEY (SPECIAL PURPOSE STREET)**

NOT TO SCALE

NOTES:

1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG 64-22 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. ANY DEVELOPMENT OR ROADWAY THAT WOULD HAVE MORE THAN 100 EQUIVALENT 18K SINGLE AXLE LOADS (ESALS) IN A GIVEN WEEKDAY IN ANY DIRECTION SHALL HAVE A PAVEMENT DESIGN IN ACCORDANCE WITH PENNDOT PUBLICATION 242, PAVEMENT POLICY MANUAL. NO PAVEMENT SECTION SHOULD BE LESS THAN THE STANDARD PAVEMENT SECTION LISTED ABOVE.
4. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENNDOT PUBL. 408, CURRENT VERSION.
5. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
6. STORM SEWER INLETS SHALL BE PENNDOT TYPE-C IN ALL CURBED STREETS

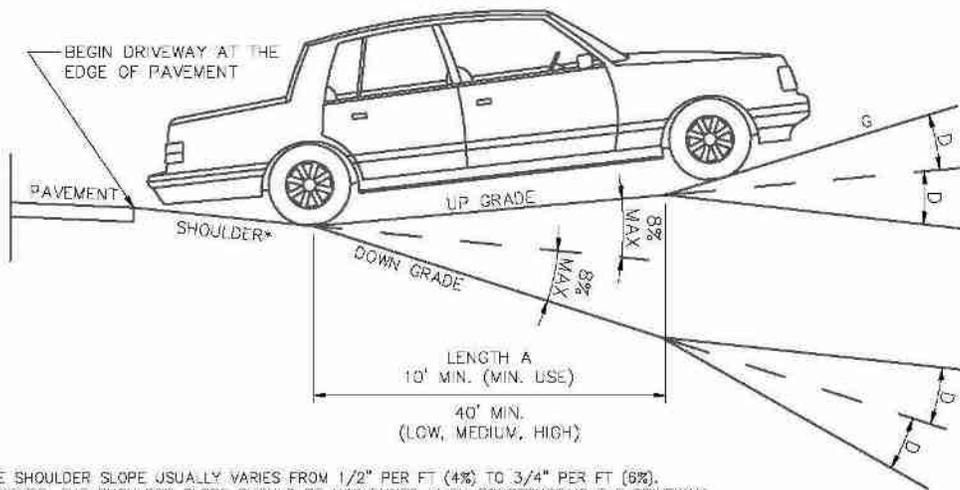
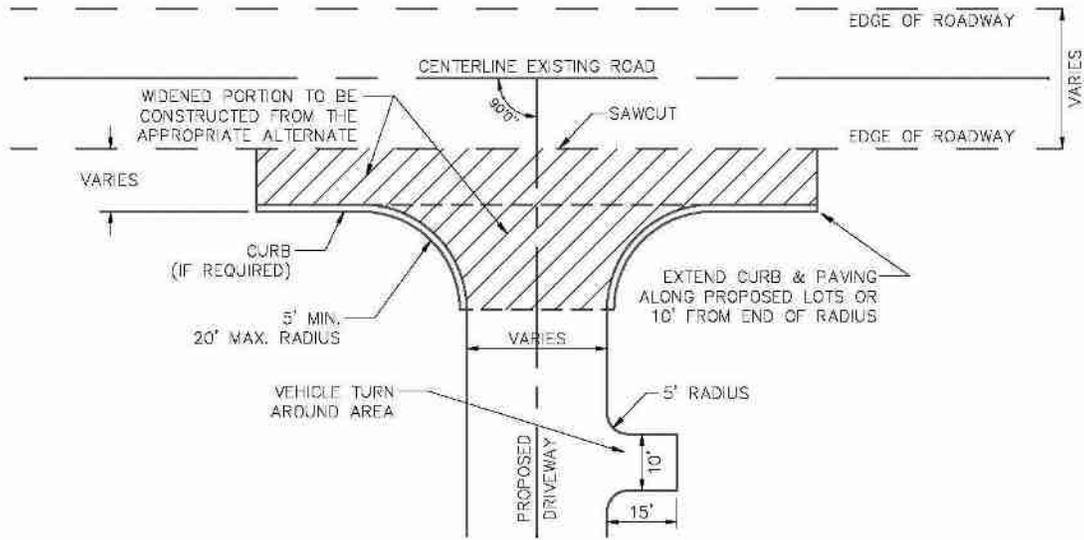
STREET CONSTRUCTION MATERIALS

SUBBASE	PAVED SURFACE
2A AGGREGATE, 6" DEPTH	WEARING HVA WEARING COURSE, PG 64-22, < 0.3 MILLION ESALS, 9.5 MM, 1-1/2" DEPTH, SRL - M
	BINDER HVA BINDER COURSE, PG 64-22, < 0.3 MILLION ESALS, 19.0 MM, 2-1/2" DEPTH
	BASE HVA BASE COURSE, PG 64-22, < 0.3 MILLION ESALS, 25.0 MM, 4" DEPTH

LANCASTER TOWNSHIP	
APPENDIX 13 - E	DATE: 2015-06 PROJ: # 99-01101-002

APPENDIX NO. 13-F

TYPICAL DRIVEWAY DETAIL



\*THE SHOULDER SLOPE USUALLY VARIES FROM 1/2" PER FT (4%) TO 3/4" PER FT (6%). HOWEVER, THE SHOULDER SLOPE SHOULD BE MAINTAINED WHEN CONSTRUCTING THE DRIVEWAY.

FOR GRADE CHANGES GREATER THAN THOSE SHOWN ABOVE, VERTICAL CURVES AT LEAST 10 FEET LONG SHALL BE CONSTRUCTED AND LENGTH "A" SHALL BE INCREASED.

GRADES (G) SHALL BE LIMITED TO 15% FOR MINIMUM USE OF DRIVEWAYS AND FROM FIVE PERCENT TO EIGHT PERCENT FOR LOW, MEDIUM OR HIGH VOLUME DRIVEWAYS WITHIN THE RIGHT-OF-WAY.

**TYPICAL DRIVEWAY**

NOT TO SCALE

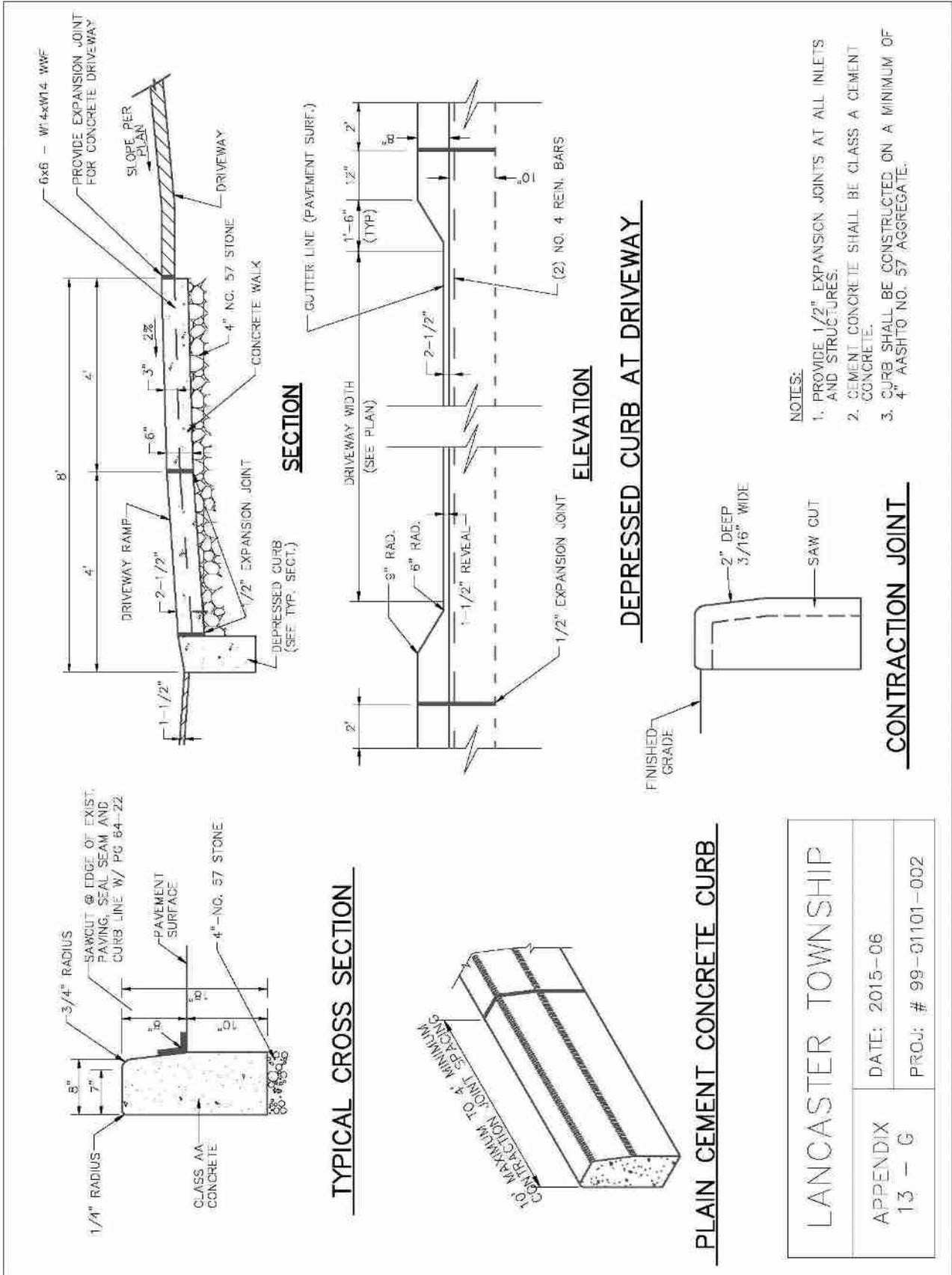
MAXIMUM GRADE CHANGE (D)

	DESIRABLE	MAXIMUM
HIGH VOLUME DRIVEWAY	0%	±3%
MEDIUM VOLUME DRIVEWAY	±3%	±6%
LOW VOLUME DRIVEWAY	±6%	

CONTROLLED BY VEHICLE CLEARANCE

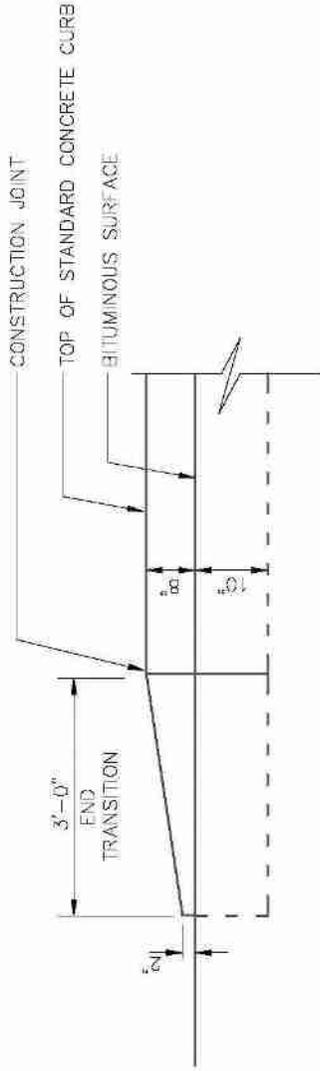
LANCASTER TOWNSHIP	
APPENDIX 13 - F	DATE: 2015-06
	PROJ: # 99-01101-002

**APPENDIX NO. 13-G  
VERTICAL CURB DETAILS**



APPENDIX NO. 13-H

END TRANSITION FOR STANDARD CURBING

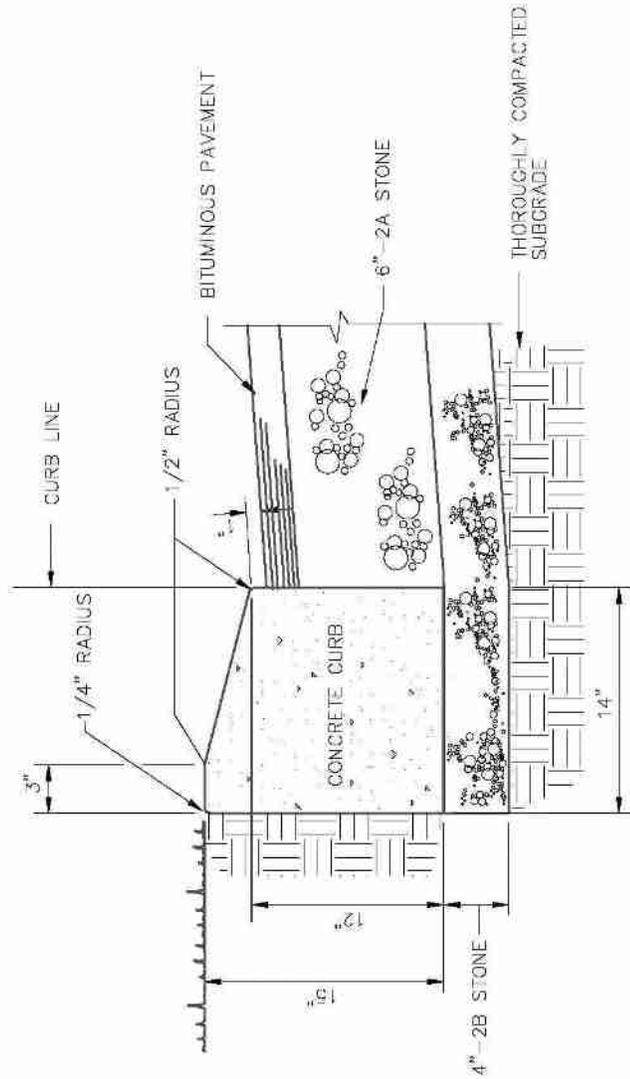


END TRANSITION FOR STANDARD CURBING

NOT TO SCALE

LANCASTER TOWNSHIP	
APPENDIX 13 - H	DATE: 2015-06 PROJ: # 99-01101-002

MODIFIED SLANT CURB DETAIL



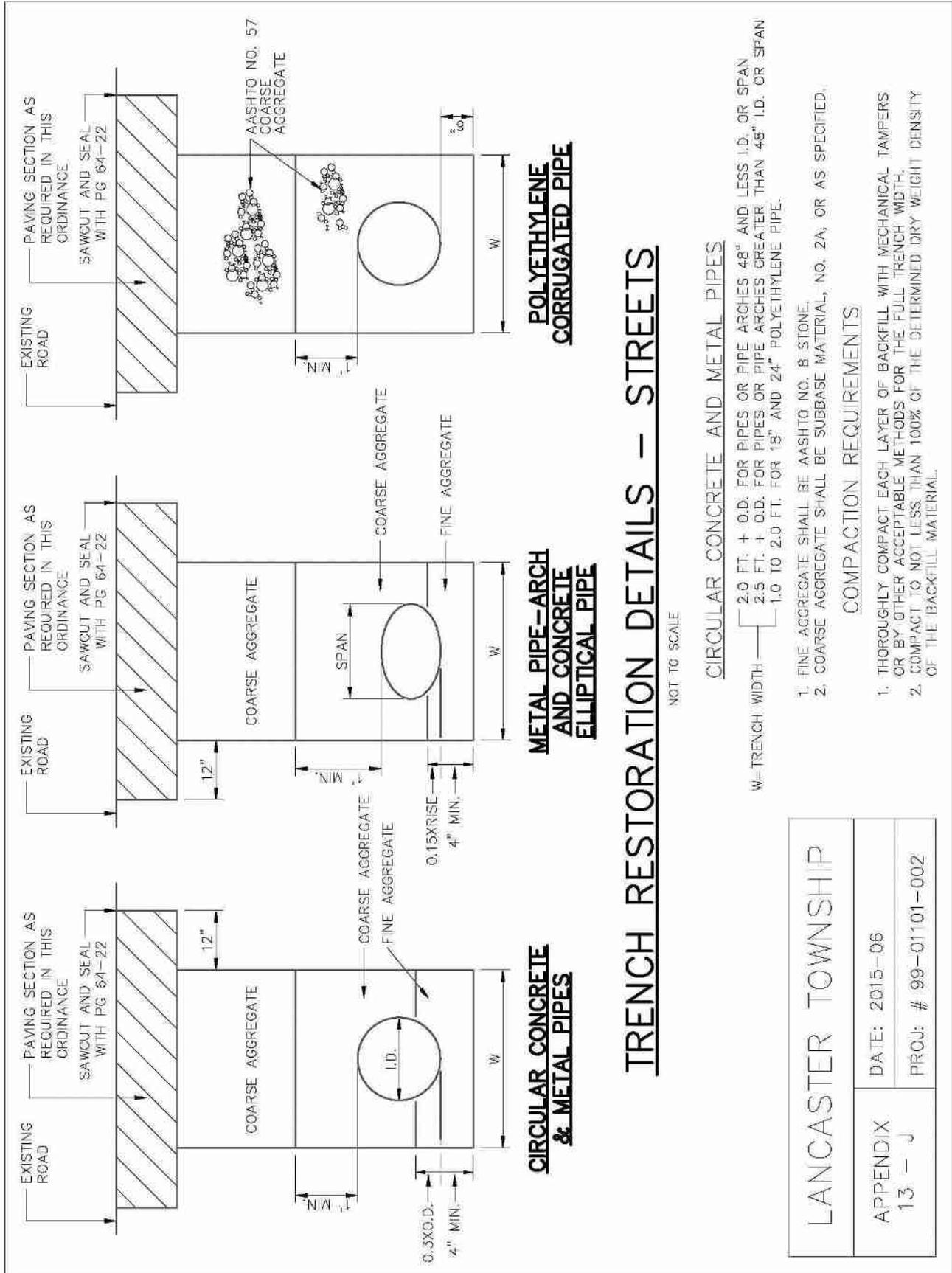
MODIFIED SLANT CURB DETAIL

NOT TO SCALE

- NOTES:
1. A SMOOTH CURB TRANSITION SHALL BE PROVIDED AT THE INTERSECTIONS OF MODIFIED SLANT CURBS AND ROADWAY INLETS. TRANSITION DETAILS SHALL BE PROVIDED BY THE TOWNSHIP.
  2. PROVIDE 1/2" EXPANSION JOINTS, MINIMUM 50' APART AND AT ALL INLETS AND ENDS OF CORNER RADI.

LANCASTER TOWNSHIP	
APPENDIX	DATE: 2015-06
13 - I	PROJ: # 99-01101-002

TRENCH RESTORATION DETAILS - STREETS



**TRENCH RESTORATION DETAILS - STREETS**

NOT TO SCALE

**CIRCULAR CONCRETE AND METAL PIPES**

W=TRENCH WIDTH ——— [ 2.0 FT. + O.D. FOR PIPES OR PIPE ARCHES 48" AND LESS I.D. OR SPAN  
 2.5 FT. + O.D. FOR PIPES OR PIPE ARCHES GREATER THAN 48" I.D. OR SPAN  
 1.0 TO 2.0 FT. FOR 18" AND 24" POLYETHYLENE PIPE.

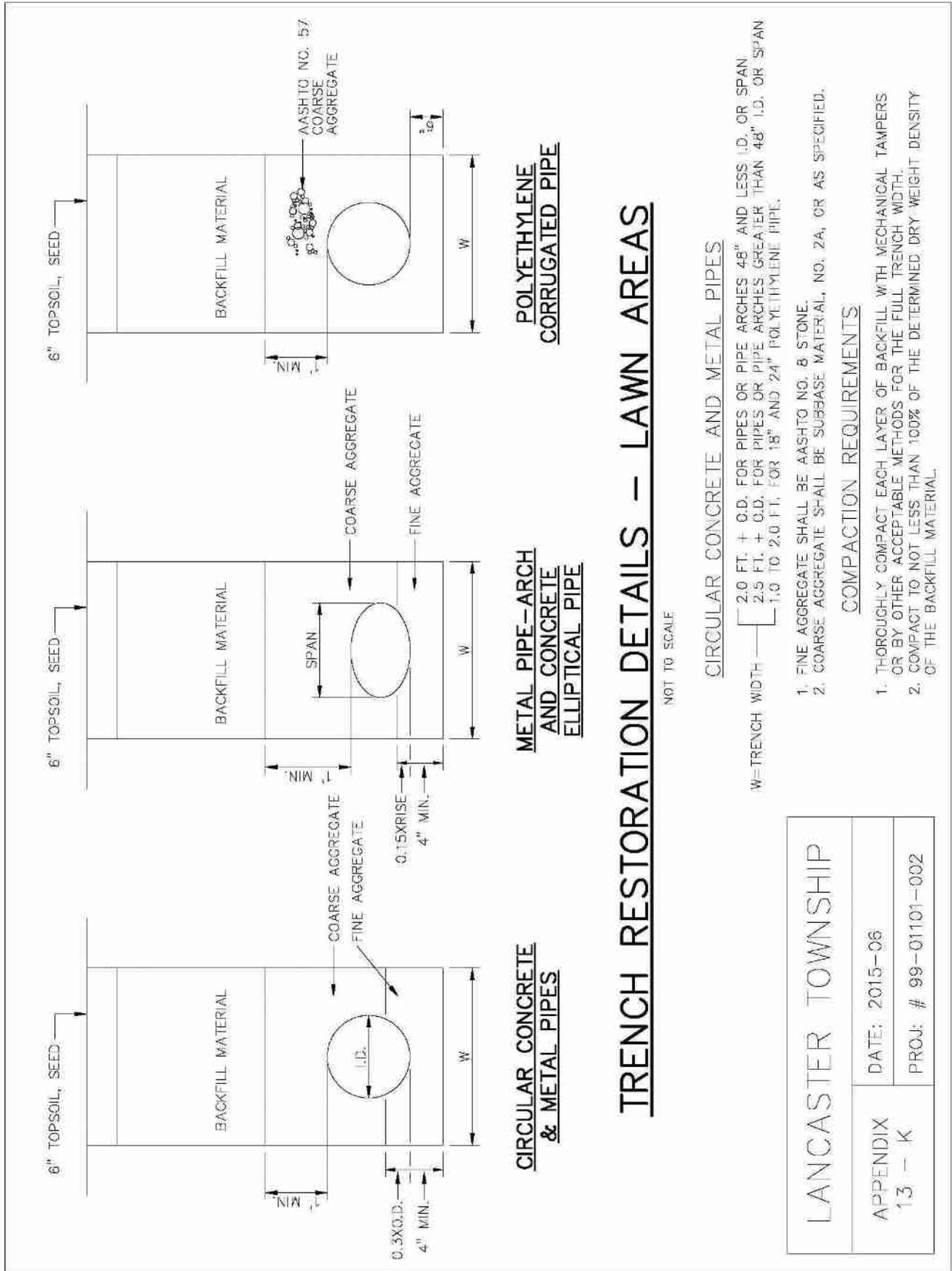
1. FINE AGGREGATE SHALL BE AASHTO NO. 8 STONE.
2. COARSE AGGREGATE SHALL BE SUBBASE MATERIAL, NO. 2A, OR AS SPECIFIED.

**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.

LANCASTER TOWNSHIP	
APPENDIX 13 - J	DATE: 2015-06
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TRENCH RESTORATION DETAILS – LAWN AREAS



POLYETHYLENE CORRUGATED PIPE

METAL PIPE-ARCH AND CONCRETE AND CONCRETE ELLIPTICAL PIPE

CIRCULAR CONCRETE & METAL PIPES

TRENCH RESTORATION DETAILS – LAWN AREAS

NOT TO SCALE

CIRCULAR CONCRETE AND METAL PIPES

W=TRENCH WIDTH — [ 2.0 FT. + O.D. FOR PIPES OR PIPE ARCHES 48" AND LESS I.D. OR SPAN.  
 2.5 FT. + O.D. FOR PIPES OR PIPE ARCHES GREATER THAN 48" I.D. OR SPAN.  
 1.0 TO 2.0 FT. FOR 18" AND 24" POLYETHYLENE PIPE.

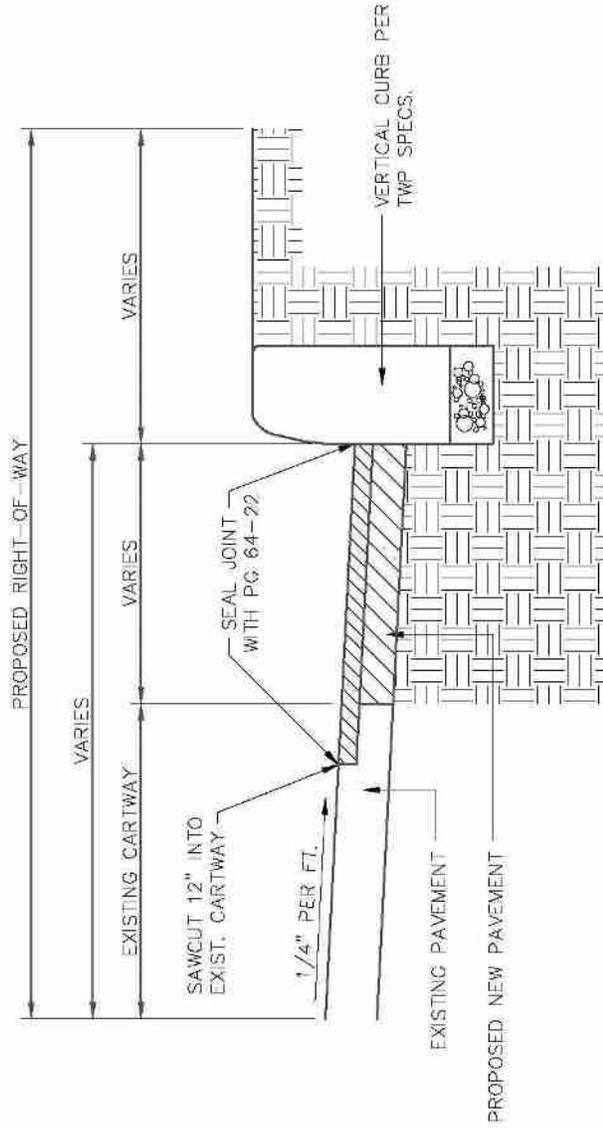
1. FINE AGGREGATE SHALL BE AASHTO NO. 8 STONE.
2. COARSE AGGREGATE SHALL BE SUBBASE MATERIAL, NO. 2A, OR AS SPECIFIED.

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.

LANCASTER TOWNSHIP	
APPENDIX 13 - K	DATE: 2015-06
	PROJ: # 99-01101-002

**APPENDIX NO. 13-L  
ROAD WIDENING DETAIL**

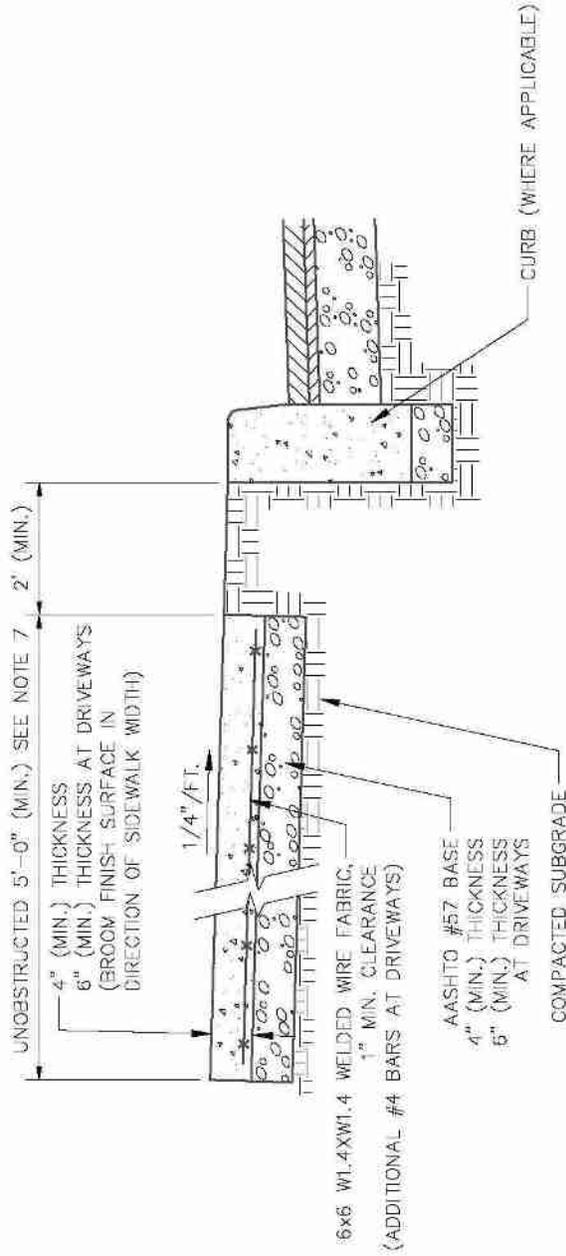


**ROAD WIDENING DETAIL**

NOT TO SCALE

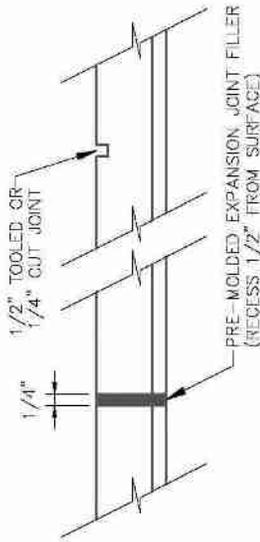
LANCASTER TOWNSHIP	
APPENDIX 13 - L	DATE: 2015-06
	PROJ: # 99-01101-002

CONCRETE SIDEWALK DETAIL



CONCRETE SIDEWALK DETAIL

NOT TO SCALE



TYPICAL EXPANSION JOINT

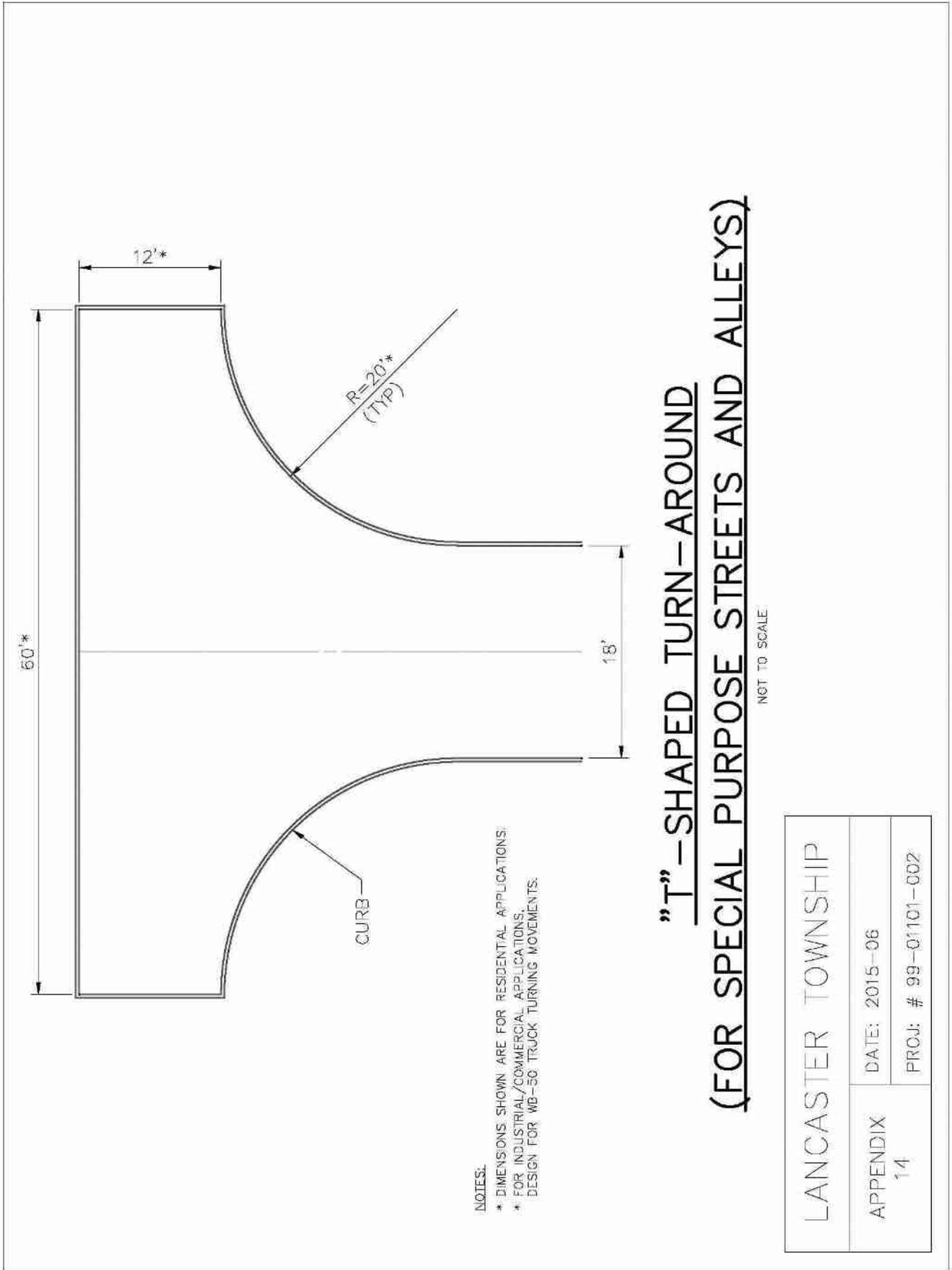
NOTES:

1. CONCRETE TO BE PENNDOT CLASS A CEMENT. MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. ALL MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CURRENT PENNDOT RC AND PUB. 408 STANDARDS.
3. TOOLED JOINTS EVERY 5 FEET AND 1/4" EXPANSION JOINTS 30 FEET O.C.
4. PROVIDE 1/2" EXPANSION JOINT WHERE SIDEWALK IS ADJACENT TO CURB, BUILDING, WALL OR OTHER PERMANENT STRUCTURE FOR ENTIRE LENGTH OF SUCH STRUCTURE.
5. CONTRACTOR TO GUARANTEE SIDEWALK FROM FAILURE FOR 3 YEARS FROM DATE OF COMPLETION.
6. SIDEWALK TO BE LIGHT BROOM FINISH IN THE DIRECTION OF THE SIDEWALK WIDTH.
7. UNOBSTRUCTED WIDTH SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, AS AMENDED.
8. DRIVEWAYS CONSTRUCTED IN AREAS WHERE SIDEWALKS ARE PROVIDED SHALL HAVE A CONCRETE APRON BETWEEN THE CURB AND THE EDGE OF THE SIDEWALK TOWARD THE STRUCTURE.
9. ALL SIDEWALKS TO HAVE A MAXIMUM 2% CROSS SLOPE TOWARD CURB LINE.

LANCASTER TOWNSHIP	
APPENDIX 13 - M	DATE: 2015-08 PROJ: # 99-01101-002

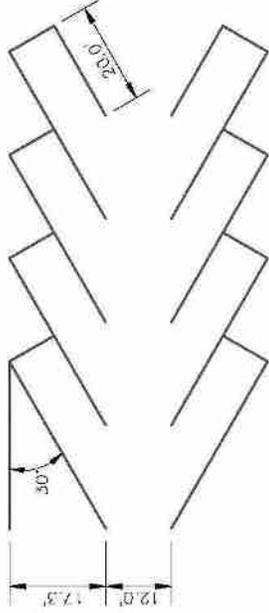
APPENDIX NO. 14

**“T”-SHAPED TURN-AROUND (FOR SPECIAL PURPOSE STREETS AND ALLEYS)**

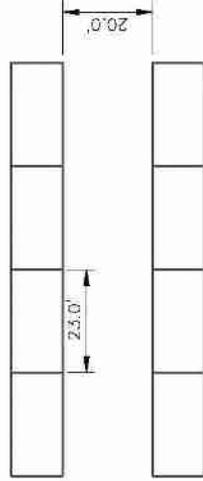


**APPENDIX NO. 15  
PARKING SPACES**

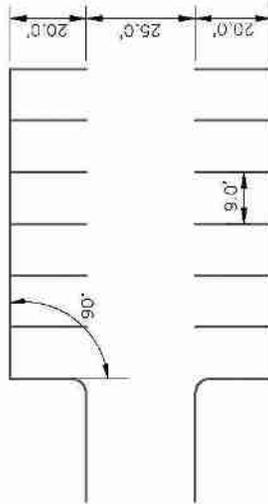
**30° PARKING**



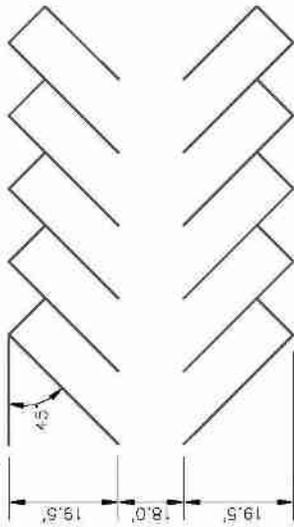
**PARALLEL PARKING**



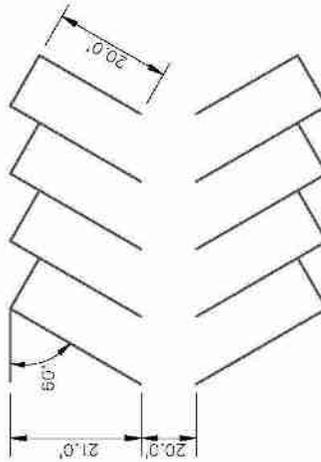
**90° PARKING**



**45° PARKING**



**60° PARKING**



PARKING LOT MINIMUM  
CONSTRUCTION MATERIALS

SUBBASE	PAVED SURFACE
2A AGGREGATE, 6" DEPTH	WEARING HMA WEARING COURSE, PG 64-22, < 0.3 MILLION ESALS, 9.5 MM, 1-1/2" DEPTH, SRL - M
	BINDER HMA BINDER COURSE, PG 64-22, < 0.3 MILLION ESALS, 19.0 MM, 2-1/2" DEPTH
	BASE HMA BASE COURSE, PG 64-22, < 0.3 MILLION ESALS, 25.0 MM, 4" DEPTH

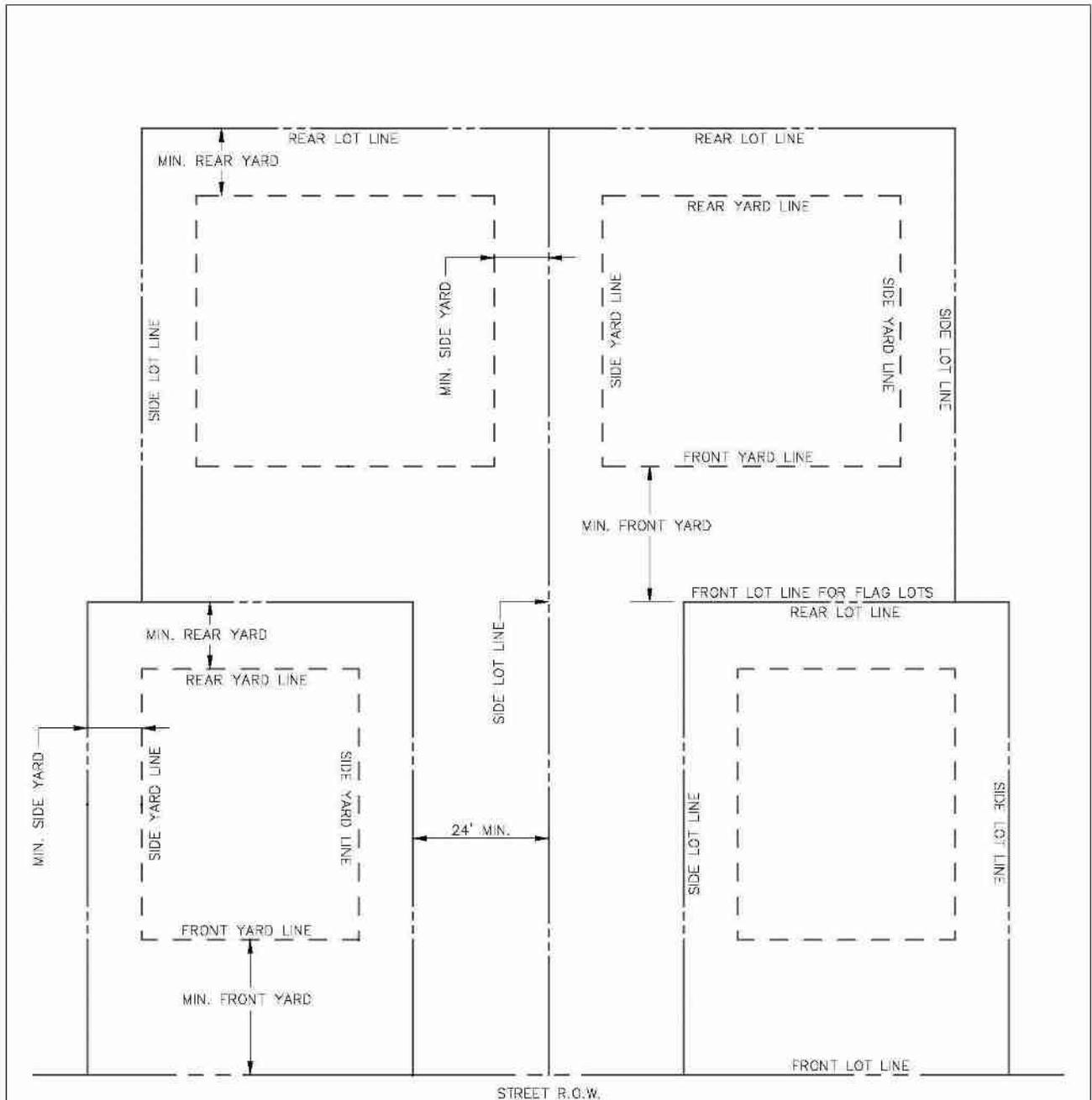
**PARKING SPACES**

NOT TO SCALE

LANCASTER TOWNSHIP	
APPENDIX 15	DATE: 2015-06
	PROJ: # 99-01101-002

APPENDIX NO. 16

TYPICAL FLAG LOT DETAIL



TYPICAL FLAG LOT DETAIL

NOT TO SCALE

LANCASTER TOWNSHIP	
APPENDIX 16	DATE: 2015-06
	PROJ: # 99-01101-002

