

NORTH CORNWALL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Ordinance No. 309 of 2019



**NORTH CORNWALL
TOWNSHIP**

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**NORTH CORNWALL TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

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NORTH CORNWALL TOWNSHIP

Lebanon County, Pennsylvania

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

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

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

ARTICLE I

TITLE/AUTHORITY

Section 101 Short Title

This Ordinance shall be known as "The North Cornwall Township Subdivision and Land Development Ordinance of 2019 (Ordinance No. 309)."

Section 102 Purpose

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

- A. To promote and protect the public health, safety, morals, and welfare.
- B. To promote orderly, efficient, integrated, and harmonious development in the Township.
- C. To promote compatibility of subdivision and land development plans with the Cornwall-Lebanon Regional Comprehensive Plan, the North Cornwall Township Zoning Ordinance, the North Cornwall Township Storm Water Management Ordinance, and public improvements plans, and to ensure coordination of intergovernmental improvement plans and programs.
- D. To protect sensitive and important natural features (e.g. floodplains, wetlands, unique geologic features, steep slopes, woodlands, gamelands, wildlife habitats, etc.) from indiscriminate development.

- E. To coordinate proposed streets and other improvements with existing or proposed streets, parks, or other features of the comprehensive plan; and to provide for drainage, water supply, sewage disposal, and other appropriate utility services.
- F. To require sites for building purposes and human habitation to be suitably improved for their intended use and to minimize the peril from fire, flood, erosion, excessive noise, smoke, or other menace.
- G. To encourage preservation of adequate open spaces for recreation, light, air and maintenance of the natural amenities characteristic of the Township and its residential, commercial, agricultural, industrial, and public areas.
- H. To secure equitable treatment of all subdivision and land development plans by providing uniform procedures and standards.
- I. To ensure that developments are environmentally sound by requiring preservation of the sensitive and important natural features of the areas to be developed to the greatest extent practicable.
- J. To maintain the economic well-being of the Township and to prevent unnecessary or undesirable blight and pollution.
- K. To secure the protection of water resources and drainageways.
- L. To establish provisions governing the standards by which streets shall be designed and improved, and by which walkways, curbs, gutters, street lights, fire hydrants, water and sewage facilities, and other improvements shall be installed as required for final approval of plans.

Section 103 Authority and Jurisdiction

- A. No land development or subdivision of any lot, tract, or parcel of land shall be made, and no street, sanitary sewer, storm sewer, water main, or other improvements in connection therewith shall be laid out, constructed, opened, or dedicated for public use or travel, or for the common use of occupants of buildings abutting thereon, except in accordance with the provisions of this Ordinance.
- B. The authority for the control and regulation of subdivision and land development within the Township shall be as follows:
 - 1. The North Cornwall Township Board of Supervisors shall be vested with the authority to approve or disapprove all subdivision and land development plans.
 - 2. Plans for subdivision and land development shall be submitted to the North Cornwall Township Planning Commission for their review. The Planning Commission will provide the Board of Supervisors with a recommendation for plan approval, conditional approval or disapproval. Said submission shall take place before approval of any plans by the Township Supervisors. If a recommendation is not received from the North Cornwall Township Planning Commission within thirty (30) days after submission, the Board of Supervisors may proceed without the recommendation.

3. Plans for subdivision and land development located within North Cornwall Township shall be submitted to the Lebanon County Planning Department for review and report. Said submission shall take place before approval of any plans by the Township. However, if a report is not received from the Lebanon County Planning Department within thirty (30) days after submission, the Board of Supervisors may proceed without the report.
- C. Except as specifically provided by the Pennsylvania Storm Water Management Act of October 4, 1978, P.L. 864, Act No. 167, as amended, 32 P.S. §608.1 et seq., the making of any administrative decision by the Township or any of its officials or employees shall not constitute a representation, guarantee or warranty of any kind of the Township of the practicability, constructability and/or safety of any proposed structure or use with respect to damage from erosion, sedimentation, storm water runoff, flood, or any other matter, and shall create no liability upon or give rise to any cause of action against the Township and its officials and employees. The Board of Supervisors, by enacting and amending this Ordinance, does not waive or limit any immunity granted to the Township and its officials and employees by the Governmental Immunity Act, 42 Pa. C.S. §8541 *et seq.*, and does not assume any liabilities or obligations

Section 104 Conflict

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

ARTICLE II

INTERPRETATION AND DEFINITIONS

Section 201 General Interpretations

In this Ordinance the following rules of interpretation shall be used:

- A. The word "lot" includes the word "plot" or "parcel".
- B. Words in the present tense imply also 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 words "may" or "should" as discretionary.
- G. References to any document, official, or entity (i.e. codes, ordinances, resolutions, plans, maps, governmental bodies, commissions, agencies, or officials) are references to North Cornwall Township documents, officials, or entities in effect at the time, unless the text indicates that another reference is intended.

Section 202 Definitions

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

Access Drive. An improved cartway designed and constructed to provide for pedestrian and vehicular movement between a public or private road and the off-street parking and/or loading area for any use other than one single-family or two-family dwelling unit or farm.

Accessory Dwelling. An additional dwelling unit placed upon any property as ECHO housing as provided for by the Township Zoning Ordinance. Accessory dwellings shall be processed in accordance with the ECHO Guidelines as provided in the Appendix and the Modification provisions of Section 308.

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

Adjacent or Adjoining. The state of being side by side, next to or abutting one another.

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

Agriculture. The tilling of the soil, the raising of crops, horticulture, and the keeping or raising of livestock such as alpacas, birds, beaver, bees, cattle, chinchilla, cows, emus, fish, fowl, foxes, hogs, horses, lynx, sable, sheep, goats, llamas, mink, ostriches, peacocks, pot-belly pigs, poultry, rabbits, raccoons, seal, shellfish and other similar animals for commercial distribution. This definition also includes noncommercial greenhouses and mushroom houses as well as the processing and retail sale of goods produced on the farm. This definition also includes uses devoted to research into agricultural technology that would change the conduct of normal farming operations. This definition does not include concentrated animal feeding operations, concentrated animal operations, commercial produce operations and gardening, each, as defined herein.

Agricultural Purposes. The use of land for the cultivation of soil, farming, dairying, pasturage, agriculture, horticulture, floriculture, forestry, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce and equipment for housing and feeding the animals and housing the equipment, also land which has been diverted from agricultural use by an active federal farm program, provided the land has a conservation cover of grass, legume, trees or wildlife shrubs. The use of land for a dwelling site is not an agricultural purpose.

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

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

Application for Development. Every application, whether preliminary or final, required to be filed and approved prior to start of construction or development, including but not limited to, an application for a zoning approval, for the approval of a subdivision plat or plan, for the approval of a land development plat or plan or a storm water management site plan.

Area. The two-dimensional measurement of space between known lines or boundaries.

- A. **Building Area:** The total area of all buildings (principal and accessory) taken on one or more horizontal planes that are directly between the ground and the sky, exclusive of uncovered porches, awnings, terraces, and steps (e.g., top view).
- B. **Gross Floor Area:** The sum of the floor areas of a building as measured to the outside surfaces of exterior walls and/or all areas intended for the conduct of a use.
- C. **Habitable Floor Area:** The sum of the floor areas of a dwelling unit as measured to the outside surfaces of exterior walls and including all rooms used for habitation, such as living room, dining room, kitchen, basement, bedroom, bathroom, family room, closets, hallways, stairways, and foyers, but not including cellars or attics, nor unheated areas such as enclosed porches.
- D. **Lot Area:** The total surficial land (exclusive of bodies of water) area contained within the property lines of a lot.
- E. **Minimum Lot Area:** The least amount of lot area required to be associated with a principal use as specified within this Zoning Ordinance, exclusive of public rights-of-way, public and private streets and the following features:
 - 1. Street rights-of-way
 - 2. Ultimate rights-of-way
 - 3. Access easements serving another principal use
 - 4. Permanent and open bodies of water
 - 5. The Floodplain Zone as delineated under the terms of Article 5 of the Zoning Ordinance
 - 6. Wetlands as regulated as delineated under the terms of Article 5 of the Zoning Ordinance
 - 7. Slopes of 25 percent or greater as delineated under the terms of Article 5 of the Zoning Ordinance.
- F. **Retail Sales Area:** The total area of use which is devoted to the display of goods and/or services, including aisles, to prospective patrons.
- G. **Site Area:** The lot area, or portion thereof devoted to a particular use as regulated by the Zoning Ordinance.

Area of Disturbance. The total land area proposed to be used for and/or within any property for development.

As-Built Drawings. Set of drawings of the original land development facilities showing all changes made during construction.

Authority (Municipal). The North Cornwall Township Municipal Authority and their successors, or a municipality or other public utility.

Authority (Water). The City of Lebanon Authority and their successors, or a municipality or other public utility.

Average Daily Traffic Volume (ADT). The number of vehicles passing a single point on a roadway in a 24-hour period adjusted by day of the week and monthly factors.

Base Flood. A flood which has a one (1) percent chance of being equaled or exceeded in any given year (also called the one hundred (100) year flood).

Block. An area bounded by streets.

Board of Supervisors (Board). The North Cornwall Township Board of Supervisors.

Building. A combination of materials to form a permanent structure having walls and a roof. Included shall be all manufactured homes and trailers to be used for human occupancy.

- A. **Detached:** A building which has no common wall.
- B. **Semi-detached:** A building which has only one common wall.
- C. **Attached:** A building which has two or more common walls.

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

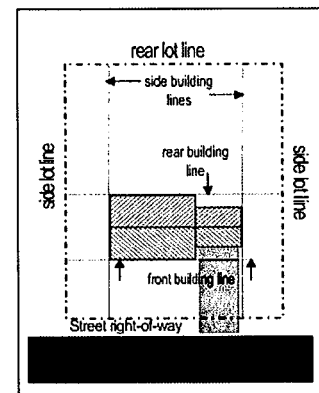
Building Addition. An increase in floor or building area or attached expansion of an existing building or structure.

Building Area. The total area of all buildings (principal and accessory) taken on one or more horizontal planes that are directly between the ground and the sky, exclusive of uncovered porches, awnings, terraces, and steps (e.g., top view).

Building Envelope. The area of a lot that is available for development and free of restrictions as specified in this Ordinance and shall not include required yard areas (i.e., setback areas), rights-of-way, easements, floodplains, wetlands, steep slopes, and all similar restrictions.

Building Line. The actual distance between the closest part of a building and:

- A. in the case of a front yard, all adjoining street right-of-way lines;
- B. in the case of a side yard, all side lot lines; and,
- C. in the case of a rear yard, all rear lot lines.



Building, Principal. A building or structure which is constructed, designed to be constructed, or intended to be constructed as the primary use of the lot on which it is located.

Campground. A lot, tract, or parcel of land upon which two or more campsites are located or established, intended and maintained for occupation by guests, travelers and/or transients in recreational vehicles or tents.

Cartway. The surface of a street or alley intended and available for vehicular use.

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

COE. United States Army Corps of Engineers.

Common Open Space. Any area of land or water, or a combination of land and water, within a development site designed and intended for use by all residents of the development or the general public. Land included within the right-of-way lines of streets and storm water detention basins with impervious surfaces shall not be classified as common open space. Common open spaces shall not include areas devoted to driveways, access drives, parking lots, street rights-of-way, storm water detention basins, required setbacks and private yards.

Community Sewage System. A sewage disposal system, other than a public sewer system, which provides sewage disposal for two (2) or more units of occupancy which shall comply with all applicable regulations of the Department of Environmental Protection or other regulatory agency.

Community Water Supply System. A water supply system, other than a public water system, providing water for more than two (2) units of occupancy which shall comply with all applicable regulations of the Department of Environmental Protection or other regulatory agency.

Comprehensive Plan. The Cornwall-Lebanon Regional Comprehensive Plan of June, 2013.

County Planning Department. The Lebanon County Planning Department or its successor.

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

Dedication. The deliberate appropriation of land, utilities and facilities by its owner for general public use.

Deed. A legal document conveying ownership in real property.

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

Department of Transportation (PennDOT). The Department of Transportation of the Commonwealth of Pennsylvania or any agency successor thereto.

Design Speed. The design speed for streets designed in accordance with this Ordinance shall equal the proposed posted speed plus five (5) miles per hour.

Development. Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

Development Plan. The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density or development, streets, ways and parking facilities, common open space, and public facilities. The phrase "Provisions of the Development Plan" shall mean written and graphic materials referred to in this definition.

Developer. Any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development; a subdivider.

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

Driveway. An improved cartway designed and constructed to accommodate vehicular movement between a public road and a tract of land serving one single-family or two-family dwelling unit or a farm; or joint use driveways as defined herein. Driveways shall comply in all respects with the Zoning Ordinance, the Road Ordinance, and any other Ordinance regulating the placement and/or construction of driveways which may be enacted by the Board of Supervisors.

Dwelling. Any building or portion thereof designed and used exclusively for residential occupancy, including those listed below:

- A. **Single-Family Detached:** A freestanding building containing one dwelling unit for one family. Manufactured homes can be considered single-family detached dwellings if, in addition to the requirements listed for all dwellings, the manufactured home is securely anchored to the permanent foundation, and all of the apparatuses used to transport the unit are removed, including the towing hitch. Recreational vehicles shall not be construed as dwellings. Manufactured and modular homes shall be considered single-family detached dwellings so long as they are designed and constructed in accordance with the applicable construction code. (Figure 1)
- B. **Duplex:** (Two-family; single-family semi-detached): A freestanding building containing two dwelling units for two families, arranged in a side-by-side configuration. (Figure 2)
- C. **Two-family:** A freestanding building containing two dwelling units for two families, arranged in an over-and-under configuration. (Figure 3)
- D. **Multiple Family:** A building containing three or more dwelling units, at least one of which must be located above or below the remaining units. (Figure 4)
- E. **Townhouse:** A building containing between three and six dwelling units arranged in a side-by-side configuration with two or more common walls. (Figure 5)

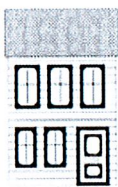


Figure 1

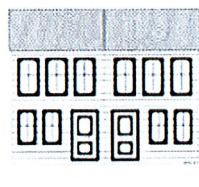


Figure 2

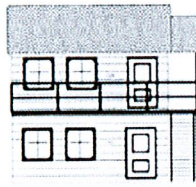


Figure 3

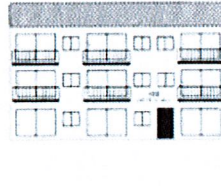


Figure 4

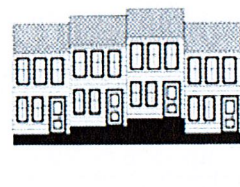


Figure 5

Dwelling Unit. A building or portion thereof arranged or designed for occupancy by not more than one (1) family and having separate cooking and sanitation facilities.

Easement. A limited right of use granted in private land for a public, quasi-public, or private purpose.

Easement of Access. Any driveway or other entrance from a public or private road. A field road providing access to agriculturally used fields and not providing access to any residential, commercial or industrial structure is not considered an easement of access.

ECHO (Elderly Cottage Housing Opportunity). A temporary dwelling unit placed on a property with another single family detached dwelling for occupancy by either an elderly, handicapped, or disabled person

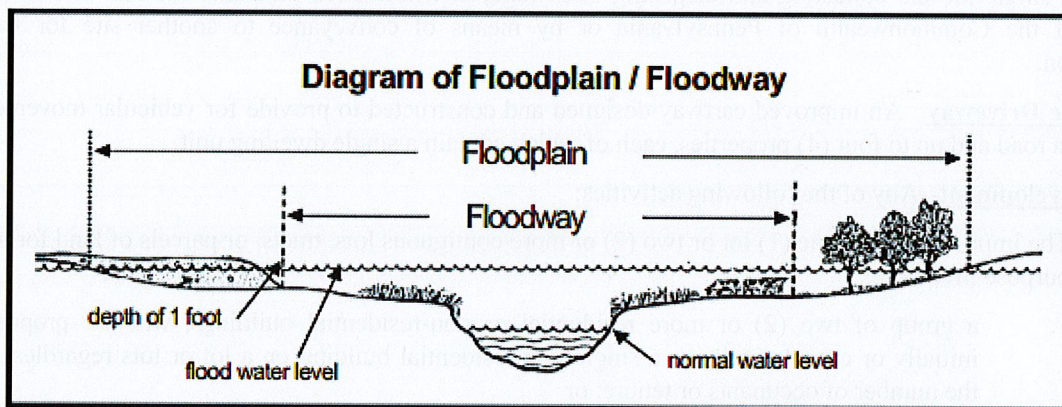
related by blood, marriage, or adoption, to the occupants of the principal dwelling or their care-giving family members.

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

Financial Security. A letter of credit or other form of monetary guarantee provided in accordance with the requirements of Article V of the Municipalities Planning Code posted by a developer to secure the completion of improvements indicated on an approved plan.

Flood. A general and temporary inundation of normally dry land areas by water from waterway overflows or the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain. A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source.



Flood Elevation. The projected heights, in relation to the North American Vertical Datum of 1988 (NAVD), reached by floods of various magnitudes and frequencies in the floodplain areas.

Flood Insurance Rate Map (FIRM). The official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation of that flood more than one (1) foot at any point.

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

Frontage. The line of a lot coincident with an abutting right-of-way line of a street that can be used for vehicular access to the site.

GIS. Geographic Information Systems.

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

Hardship. A condition, not economic in nature and not caused by the applicant or developer, for which a modification may be requested.

Homeowners' Association. An unincorporated association or not-for-profit corporation whose membership consists of the lot owners of a residential development. A homeowners' association shall also include a condominium unit owners' association. All such associations shall comply with the requirements

for unit owners' associations contained in the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Section 3101 et seq., or the Uniformed Planned Communities Act, 68 Pa. C.S. Section 5101 et seq.

Impervious Surface. Any surface that prevents the percolation of water into the ground. All structures, buildings, parking areas, driveways, roads, sidewalks and any areas of concrete, asphalt stone or gravel shall be considered impervious surface. In addition, all other areas as determined by the Township Engineer to be impervious within the meaning of this definition shall also be considered impervious surface.

Improvement. Any structure or paving placed upon land, including the provision of underground or above-ground utilities, as well as any physical change to the surface of the land, including but not necessarily limited to grading, paving, the placement of stormwater management facilities, sidewalks, street signs, traffic control devices, and monuments. This definition shall expressly exclude the tilling of soil.

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

Joint-Use Driveway. An improved cartway designed and constructed to provide for vehicular movement between a road and up to four (4) properties, each of which contain a single dwelling unit.

Land Development. Any of the following activities:

- A. The improvement of one (1) lot or two (2) or more contiguous lots, tracts, or parcels of land for any purpose involving:
 - 1. a group of two (2) or more residential or non-residential buildings, whether proposed initially or cumulatively, or a single non-residential building on a lot or lots regardless of the number of occupants or tenure; or
 - 2. the division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups, or other features.
- B. A subdivision of land.
- C. The following activities are excluded from this term:
 - 1. the conversion of an existing single-family detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;
 - 2. the addition of an accessory building/use, including farm buildings, on a lot or lots subordinate to an existing principal residence or farm; and
 - 3. the addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purpose of this sub clause, an amusement park is defined as a tract of land, or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities.

Land Disturbance. Any activity involving grading, tilling, digging, or filling of ground; stripping of vegetation; or any other activity which causes land to be exposed to the danger of erosion.

Landowner. The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner or other person having a proprietary interest in land.

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

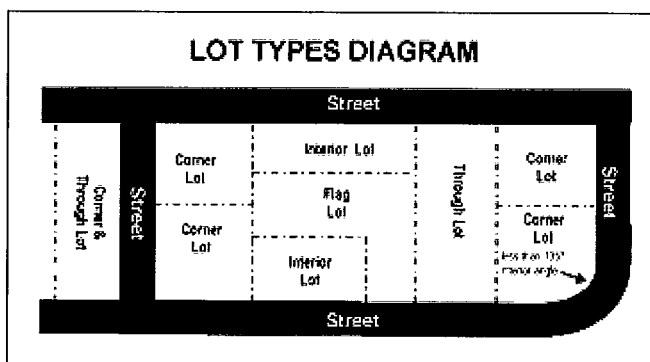
Lateral. Conduits connecting individual buildings to utility services that are generally located within the street. Ownership and maintenance of the lateral within the public right-of-way or utility easement shall be the responsibility of the agency or utility servicing the property.

LIDAR. Light Detection and Ranging.

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

Lot. A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed, or built upon as a unit. A "lot" shall include one or more contiguous pieces, parcels, or plots of land of record, all under the same ownership.

A. **Lot, Corner:** A property having street frontage along two (2) or more contiguous sides or along a single curved street with an interior angle of less than 135 degrees as measured along the interior edge of the street right-of-way, or in the event of no right-of-way, along the interior edge of the cartway.



B. **Lot, Flag:** A lot that relies upon a thin strip of land for street access whose frontage does not satisfy the minimum width requirements for the respective Zone, but that said lot has the required lot width away from the street frontage.

C. **Lot, Interior:** A lot with only one (1) street frontage.

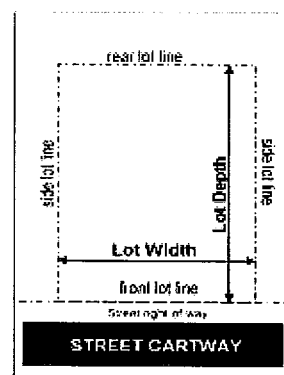
D. **Lot, Double Frontage / Through / Reverse Frontage:** An interior lot having frontage on two parallel or approximately parallel streets with vehicular access solely from the street of lesser functional classification.

Lot Area. (See "Area.")

Lot Depth. The horizontal distance measured between the street right-of-way line and the closest rear property line measured perpendicular along straight streets rights-of-way and measured radially along curved street rights-of-way. On corner and reverse frontage lots, the depth shall be measured from the street right-of-way line of the street of address to the directly opposite property line.

Lot Line. A recorded boundary line of a lot; however, any line that abuts a street or other public, quasi-public, or private right-of-way shall be interpreted as the lot line for the purposes of determining the location of the setbacks required by this Ordinance.

- A. **Lot Line, Front:** The lot line coincident with the right-of-way line of a street.
- B. **Lot Line, Rear:** Lot lines that are formed at the outermost edge of any rear yard as defined herein.
- C. **Lot Line, Side:** Lot lines that are formed at the outermost edge of any side yard as defined herein.



Lot Width. The mean horizontal distance measured between side property lines measured at right angles to its depth. Required lot width shall be measured at the most forward allowable building line or setback line; however, in the case where one side lot line is not parallel to the other side lot line, or for pie-shaped lots, the required lot width shall be measured at a point equal to fifty (50) percent of the lot depth. On corner lots, lot width shall be measured between the right-of-way line for the non-address street and the opposing side lot line.

MUTCD. Manual on Uniform Traffic Control Devices for Streets and Highways.

Manufactured Home. Except as applied to Article VI of this Ordinance as noted below, any structure intended for or capable of permanent human habitation, with or without wheels, and capable of being transported or towed from one place to the next, in one or more pieces, by whatsoever name or title it is colloquially or commercially known, but excluding transport trucks or vans equipped with sleeping space for a driver or drivers, and travel trailers. Manufactured homes placed in parks shall meet the requirements for manufactured home parks listed in Article VI of this Ordinance. Manufactured homes placed on individual lots shall be considered “dwellings,” and be bound by the requirements there-imposed.

For the purposes of Article VI of this Ordinance, the term “manufactured home” shall mean a structure, transportable in one or more sections, which is built on a permanent chassis, and is designed for use with or without a permanent foundation when attached to the required utilities. The term includes mobile homes, camping trailers, park trailers, travel trailers, recreational and other similar vehicles which are placed on a site for more than 180 consecutive days.

Manufactured Home Lot. A parcel of land in a manufactured home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home, which is leased by the park owner to the occupants of the manufactured home erected on the lot.

Manufactured Home Park. A lot or area which is a planned development and designated to contain two or more manufactured homes for rent or for sale. Any lot or area proposed to utilize such design where individual manufactured home sites are proposed for sale shall be known as a manufactured home subdivision.

Minor Land Development Plan. A land development plan proposing: 1) The construction of one (1) non-residential building not exceeding 10,000 square feet of building area; 2) The construction of an addition to a non-residential building not exceeding 5,000 square feet of additional building area; 3) The construction of a new non-residential building on existing impervious area; of 4) The construction of a non-residential building addition on existing impervious area.

Minor Subdivision Plan. A subdivision plan of five (5) lots or less, including the residual tract, either initially or cumulatively from January 27, 2009, the date of adoption of Ordinance 254, which does not require provisions for a new street.

Modification. The granting of an exception to these regulations which in the opinion of the Township Supervisors will not be detrimental to the general welfare or impair the intent of those regulations.

MS4. The Municipal Separate Storm Sewer System. Those urbanized areas of the Township as identified by the United States Census and as recognized by PADEP.

Municipality. The Township of North Cornwall, Lebanon County, PA.

Municipalities Planning Code (MPC). The Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as reenacted and amended.

Non-Residential. Any use other than single or multi-family dwellings. An institutional use in which persons may reside on a temporary basis, such as a dormitory, prison, nursing home, or hospital, shall be considered a non-residential use.

NWI. National Wetland Inventory.

On-Lot Sewage Disposal. The disposal of sewage by use of septic tanks, or other safe and healthful means within the confines of the lot on which the use is located as approved by the Pennsylvania Department of Environmental Protection.

On-Lot Water Service. The provision of water to a single user from a private well located on the user's lot.

100-Hundred Year Flood. A flood that, on the average, is likely to occur once every one hundred (100) years (i.e., that has a one percent (1%) chance of occurring each year, although the flood may occur in any year).

100-Year Flood Boundary. The outer boundary of an area of land that is likely to be flooded once every 100 years (i.e., that has a one percent (1%) chance of being flooded each year). A study by the Federal Insurance Administration, the United States Army Corps of Engineers, the United States Department of Agriculture's Soil Conservation Service, the United States Geological Survey, the Susquehanna River Basin Commission, or a licensed surveyor or professional engineer, registered by the Commonwealth of Pennsylvania is necessary to define this boundary.

100-Year Flood Elevation. The water surface elevations of the 100-year flood.

On-Site Storm Water Management. The control of runoff to allow water falling on a given site to be absorbed, detained or retained on-site to the extent that after development the peak rate of discharge leaving the site is not significantly greater than if the site had remained undeveloped.

Owner. The owner of record of a parcel of land.

PA. Commonwealth of Pennsylvania

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

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

Parking Garage. A parking lot in which vehicles are parked in covered spaces, excepting those spaces located on a rooftop.

Parking Lot. An accessory use in which required and additional parking spaces are provided subject to the parking requirements of the Zoning Ordinance.

Parking Space. An off-street space available for the parking of one (1) motor vehicle and having usable access to a street, alley, or access drive.

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

- A. **Final Plan.** A complete and exact subdivision and/or land development plan, including all supplementary data specified in Article IV of this Ordinance.
- B. **Lot Add-On Plan.** A complete and exact subdivision plan including all supplementary data specified in Article IV of this Ordinance.
- C. **Minor Subdivision.** A complete and exact subdivision plan including all supplementary data specified in Article IV of this Ordinance.
- D. **Preliminary Plan.** A subdivision and/or land development plan including all required supplementary data specified in Article IV of this Ordinance.

- E. Record Plan. A final plan which contains the original endorsement of the local municipality and the Planning Commission which is intended to be recorded with the Lebanon County Recorder of Deeds.
- F. Revised Final Plan. Any subdivision or proposed land development plan that changes or proposes to change property lines and/or public rights-of-way not in strict accordance with the approved plan.
- G. Separation Subdivision. A complete and exact subdivision plan including all supplementary data specified in Article IV of this Ordinance.
- H. Sketch Plan. An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings, with the general layout of a proposal prepared in accordance with Article IV of this Ordinance.

Planning Commission. The North Cornwall Township Planning Commission.

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

Plat. The map or plan of a subdivision or land development, whether preliminary or final. **PNDI**. The Pennsylvania Natural Diversity Inventory.

Premises. The property upon which the activity is conducted as determined by physical facts rather than property lines. It is the land occupied by the buildings or other physical uses that are necessary or customarily incidental to the activity, including such open spaces as are arranged and designed to be used in connection with such buildings or uses.

Project Site. An area of land subject to land disturbance or development and within the jurisdiction of this Ordinance.

Public Sewer System. A municipal sanitary sewer or a comparable common or package sanitary facility approved and permitted by the Pennsylvania Department of Environmental Protection. Such systems are capable of serving multiple users.

Public Water System. A municipal water supply system, or a comparable common water facility approved and permitted by the Pennsylvania Department of Environmental Protection. Such systems are capable of serving multiple users.

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

Qualified Design Professional. A professional engineer, landscape architect or land surveyor licensed in the Commonwealth of Pennsylvania.

Recorder of Deeds. The Recorder of Deeds in and for Lebanon County, Pennsylvania.

Recreational Vehicle. A vehicular-type of portable structure which is (A) built on a single chassis, (B) four hundred (400) square feet or less when measured at the largest horizontal projection, (C) self-propelled or mounted on or drawn by another vehicle, and (D) primarily designed as temporary living accommodations for recreation, camping or travel or seasonal use and not as a permanent dwelling. The term recreational vehicle includes, but is not limited to, travel trailers, camping trailers, truck campers and self-propelled motor homes.

Regulatory Flood Elevation. The base flood elevation (BFE) plus a freeboard safety factor of two (2) feet.

Replacement Location. A location designated as the future location of an individual on-lot sewage system that shall be installed should the initial individual on-lot system installed or to be installed fail or otherwise

become inoperable and which shall meet all the regulations of DEP and all applicable Township Ordinances for an individual on-lot sewage system.

Right-of-Way. An area secured for public use and which may, but need not, be improved with streets, utilities, storm water management facilities, traffic control facilities, curbs, sidewalks, bicycle lanes or paths, streetlights, and similar improvements for public benefit or enjoyment.

Right-Of-Way, Legal. The existing width or area of land currently owned by the Township, the Commonwealth of Pennsylvania, or some other public agency or authority.

Right-Of-Way, Required. The width or area of land necessary to accommodate present or future public improvements.

Screening. An assemblage of materials that are arranged so as to block the ground level views between grade and a height of six (6) feet. Suitable screening materials include trees, shrubs, hedges, berms, walls, sight-tight fences, other similar type materials, or any combination thereof. No wall or fence shall be constructed of plywood, corrugated metal or fiberglass, nor sheet metal.

Setback. The required horizontal distance between a setback line and a property or street line.

- A. **Setback, Front:** The distance between the street line and the front building setback line projected the full width of the lot. Commonly, called "required front yard."
- B. **Setback, Rear:** The distance between the rear lot line and the rear setback line projected the full width of the lot. Commonly called "required rear yard."
- C. **Setback, Side:** The distance between the side lot line and the side setback line projected from the front yard to the rear yard. Commonly called "required side yard."

Setback Line. A line within a property and parallel to a property or street line which delineates the required minimum distance generally between buildings/structures and that property or street line. Setbacks can also be applied specifically to off-street parking, off-street loading, outdoor storage, access drives and driveways, outdoor lighting, towers, antennas and other improvements, activities and uses as listed throughout this Ordinance.

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, or any other natural or manmade object or feature.

Soil Survey. The latest published version of the United States Department of Agriculture's soil survey for Lebanon County, Pennsylvania.

Special Flood Hazard Area. An area in the floodplain subject to a one (1) percent or greater chance of flooding in any given year, and depicted on the FIRM as Zone A, AO, A1 A30, AE, A99, or AH.

Storm Sewer. A system of pipes, conduits, swales, or other similar structures including appurtenances which carries intercepted runoff, and other drainage, but excludes domestic sewage and industrial wastes. All storm sewers shall be designed and constructed in accordance with the North Cornwall Township Storm Water Management Ordinance.

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

Storm Water Management. A program of controls and measures designed to regulate the quantity and quality of storm water runoff from a development while promoting the protection and conservation of groundwater and groundwater recharge. All storm water management facilities shall be designed in accordance with the North Cornwall Township Storm Water Management Ordinance.

Storm Water Management Facilities. Any structure, natural or man-made, that, due to its condition, design, or construction, conveys, stores, or otherwise affects storm water runoff. Typical storm water

management facilities include, but are not limited to, detention and retention basins, open channels, road gutters, swales, storm sewers, pipes, and infiltration structures.

Street. A strip of land, including the entire right-of-way, intended primarily as a means of vehicular and pedestrian travel. Street includes avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct, and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. Unless the existing streets within the Township are officially classified, the following general classifications will prevail:

- A. **Alley.** A minor right-of-way, privately or publicly owned, primarily for service access to the rear or sides of properties.
- B. **Arterial Street; Highway.** A street or road that is used primarily for fast or heavy traffic including all roads classified as main and secondary highways by the Department of Transportation.
- C. **Collector Street.** A street which carries traffic from minor streets to the major system or arterial streets, including the principal entrance or circulation streets of a residential development and all streets within industrial and/or commercial subdivisions or developments.
- D. **Cul-de-sac.** A street intersecting another street at one end and terminating at the other in a vehicular turnaround. A looped street which intersects itself is not considered a cul-de-sac.
- E. **Local Street.** A low-capacity street which provides direct access to abutting lands and connects to higher order street. Local roads serve travel over relatively short distances and discourage through-traffic.
- F. **Private Street.** A street which is constructed in accordance with the applicable provisions of this Ordinance which is not owned by a public entity. North Cornwall Township shall not be responsible for any type of maintenance or snow removal on any private street.

Street Centerline. A line laterally bisecting a street right-of-way into equal widths. Where the street right-of-way cannot be determined, the cartway centerline shall be deemed the street centerline.

Street Line or Right-Of-Way Line. The line defining the limit of a street right-of-way and separating the street from abutting property or lots. The street line shall be the same as the legal right-of-way line currently in existence.

Structure. Any manmade object, including buildings, non-residential sized generators, non-residential HVAC units, non-residential above ground fuel tanks, having an ascertainable stationary location on or in land or water, whether or not affixed to the land, excluding stormwater management retention/detention basins and related inlet and/or outlet devices, sidewalks, driveways leading directly to a public street, and public utility lines and appurtenances. Structures shall not include such things as fences, sandboxes, decorative fountains, swing sets, birdhouses, birdfeeders, mailboxes, residential sized stand-by generators, residential HVAC units, residential above ground fuel tanks, and any other similar nonpermanent improvements.

- A. **Structure, Accessory:** A structure associated with an accessory use (e.g., swimming pools, patios, antennas, tennis courts, garages, utility sheds, etc.). However, for the purpose of establishing setbacks, any accessory building larger than four hundred eighty (480) square feet shall comply with principal structure setbacks.
- B. **Structure, Principal:** A structure associated with a primary use.

Subdivider. A landowner that subdivides his land; a developer.

Subdivision. The division or redivision of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer

of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

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

Township. North Cornwall Township, Lebanon County, Pennsylvania, as represented by the Board of Supervisors, or its duly authorized agents.

Township Engineer. A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for North Cornwall Township

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

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

Travel Trailer. See "Recreational Vehicle."

Undeveloped Land. Land in parcels which is of sufficient size that could allow for the future subdivision and/or development in accordance with the terms of the zoning and subdivision ordinance.

Unit of Occupancy. A unit, the use of which is not subordinate or customarily incidental to a principal unit. A unit of occupancy can be either residential or non-residential and can be an independent unit within a structure or a separate detached structure. Types of units are as follows:

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

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

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 artificial.

Water Supply, Community. The provision of water to multiple users from a single, common, privately owned water facility that shall be approved and permitted by the Pennsylvania Department of Environmental Protection.

Water Supply, On-Lot. The provision of water to a single user from a private well located on the user's lot. On lot water supply shall be installed in accordance with Ordinance No. 233, and Ordinance No. 234.

Water Supply, Public. The provision of water to multiple users from a single, common water facility owned by a municipality or a municipal authority that shall be approved and permitted by the Pennsylvania Department of Environmental Protection.

Wetlands. Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation

typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas, and which shall be identified using that method of the following that delineates the greatest area of wetlands:

- A. The United States Army Corps of Engineers Technical Report Y87-1, Corps of Engineers Wetlands Delineation Manual;
- B. The United States Environmental Protection Agency Wetlands Identification Delineation Manual, Volume I, Rational, Wetland Parameters, and Overview of Jurisdictional Approach, Volume II, Field Methodology, as most recently updated or modified; or,
- C. The Pennsylvania Department of Environmental Protection's Resources Wetlands Identification and Delineation, Chapter 105 Dam Safety and Waterways Management Rules and Regulations, as most recently updated or modified.

Wooded Area. Any area or stands of trees, the majority of which are greater than 6 inches in caliper at grade and covering an area greater than one-quarter acre, or any stand or grove of mature trees without regard to minimum area.

Zoning Ordinance. The North Cornwall Township Zoning Ordinance, as enacted by the Board of Supervisors and as may be amended from time to time.

ARTICLE III

PLAN PROCESSING PROCEDURES

Section 301 General

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

Section 302 Compliance with Zoning Ordinance and Zoning Hearing Board Decisions

Whenever the Zoning Ordinance provides that the use proposed by the applicant for subdivision or land development approval shall constitute a use by special exception or conditional use, or when a variance from the terms of the Zoning Ordinance is required to develop in accordance with the plan, the applicant shall obtain such special exception, variance or conditional use approval from the Township Zoning Hearing Board or Board of Supervisors, as applicable, prior to the submission of the preliminary plan. The plan shall be designed and developed in accordance with any conditions which have been imposed upon the grant of such special exception, variance or conditional use by the Township Zoning Hearing Board or Board of Supervisors, as applicable. The land development or subdivision plan shall also be prepared in accordance with the applicable zoning plan submitted in support of such special exception, variance, or conditional use application request. Deviation from the applicable zoning plan as noted above shall result in disapproval of the land development or subdivision plan.

Section 303 Application and Processing Requirements

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

- A. Formal Application/Submission Deadlines. All applications for approval of a subdivision plan, land development plan, or lot add-on plan shall be made by the developer filing an application form, to be supplied by the Township, together with the appropriate plans, studies, reports, supporting data, and required filing fee, with the Township. Applications may be filed with the Township on any business day. However, the Planning Commission may review a plan at a particular meeting only if the plan was initially filed at least fifteen (15) calendar days prior to the first meeting following the application submission.
- B. Application Requirements. All plan applications shall include the following:
 - 1. Five (5) full-size copies of the plan(s) at twenty-four inches by thirty-six inches (24" x 36") and six (6) reduced-size copies of the plan at eleven inches by seventeen inches (11" x 17"). All plans shall be either black on white or blue on white paper prints and prepared in conformance with the provisions of Article IV of this Ordinance. See Section 303.C below for plan distribution list.
 - 2. Three (3) copies of all reports, notifications, and certifications which are not provided on the preliminary plan.

3. Three (3) copies of a conditional use approval by the Board of Supervisors and/or special exception decision by the Zoning Hearing Board.
 4. Three (3) copies of the application form as provided in the Appendix.
 5. One (1) electronic copy in PDF format of the plans, all required reports, notifications and certifications.
 6. As applicable, three (3) copies of the Zoning Ordinance Variance and/or Subdivision and Land Development Ordinance Modification request applications.
 7. Filing and Review Escrow fees in the amounts as specified on the fee schedule adopted by resolution of the Board of Supervisors and available at the Township Office.
 8. Documentation that the plans have been properly filed with the Lebanon County Planning Department, as well as any and all other required approving agencies (local, state, and federal agencies, water and sewer authorities, utilities, etc.).
 9. Applicant may schedule a meeting with Township staff prior to submission of plan application information to confirm requirements for a complete submission.
- C. Distribution. The applicant shall submit one (1) full-size copy of the plan(s), the six (6) reduced-size copies of the plan(s) and the remaining information listed in Section 303.B directly to Township. The applicant shall also submit one (1) full-size copy each of the plan(s) and supporting documents directly to the Township Engineer, Township Sanitary Sewer Engineer (as applicable), City of Lebanon Authority (as applicable) and Lebanon County Planning Department. . If directed by the Township Engineer, applicant shall submit one (1) copy each of the plan(s) to the Township's Solicitor, Police Department and designated Fire Company for their respective reviews.
- D. Initial Application. The Township staff shall have seven (7) business days from the date of submission of an application to check the plans and documents to determine if on their face they are in proper form and contain all information required by this Ordinance. If defective, the application shall be returned to the applicant with a statement explaining the reason(s) of rejection, within twelve (12) business days following the date of submission by the applicant; otherwise, it shall be deemed accepted for filing as of the date of submission. Acceptance for filing shall not, however, constitute a waiver of any deficiencies or irregularities. Under this Section, the applicant may appeal a decision by the Township staff to the Board.
- E. Amendments or Corrections to an Application. The Township staff shall have seven (7) business days from the date of submission of an amended or corrected application or plan to determine whether such amended or corrected application results in a substantial amendment to the plan or if the application or plan filed changed so as to be considered a new plan. If the Township staff determines that the amended or corrected application constitutes a substantial amendment, the applicant shall be informed of the determination within twelve (12) business days from the date of the submission of the amended or corrected application and the Township staff shall further inform the applicant that the Township shall consider the ninety (90) day review procedure to have been restarted as of the date of the filing of the substantial amendment. If the Township staff determines that the amended or corrected application constitutes a new plan, they shall so inform the applicant, and shall inform the applicant that a new application and new fees are required. Under this Section, the applicant may appeal a decision by the Township staff to the Board.

F. Plan Review Process.

1. Review by the Township Staff and Consultants.

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

2. Planning Commission Review.

- a. The Planning Commission will review the application with the developer or his agent at a regular meeting after comments are received from the Township Zoning Officer, Township staff, Township Engineer and the Lebanon County Planning Department. The Planning Commission will review the application to determine if it meets the standards set forth in the Township's Ordinances. The application shall then be submitted by the Planning Commission, together with its analysis and recommendations, including those of the Township staff and Engineer, to the Board of Supervisors. Generally, the plan shall not be forwarded to the Board until all zoning and design issues have been resolved and only administrative items remain to be addressed, at which time the plan can be recommended for conditional approval or disapproval.
- b. If the Planning Commission's regular meeting is scheduled prior to the issuance of comments by the Zoning Officer, Township staff, Township Engineer and Lebanon County Planning Department, the applicant may request to be placed on the Planning Commission's meeting agenda to brief the Planning Commission on the plans and any requested waivers or modifications. However, no official review will be conducted, and no recommendations will be issued by the Planning Commission until after issuance of comments by the Zoning Officer, Township Staff, Township Engineer and Lebanon County Planning Department.

3. Board Review Process

- a. Generally, following review and recommendation by the Planning Commission, the Board of Supervisors will place the plan on its agenda for review and action at the next regularly scheduled Board of Supervisors' meeting.
- b. All applications for approval of a plan shall be acted upon by the Board. The Board shall render its decision and communicate it to the applicant not later than ninety (90) days following the date of the regular meeting of the Planning Commission next following the date the application is filed, provided that should the said next regular meeting occur more than thirty (30) days following the filing of the application, the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.

- c. Notification of Board of Supervisors Action. The decision of the Board shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.
 - 1) When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the Ordinance relied upon.
 - 2) Failure of the Board to render a decision and communicate it to the applicant within the time and in the manner required herein, unless a greater period of time has been authorized by the Municipalities Planning Code, shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner or presentation of communication of the decision; in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.
- d. Compliance with the Board of Supervisors Action. If the Board conditions its plan approval upon receipt of additional information, 3rd party agency approvals, changes and/or notifications, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Township for approval. Such data shall be submitted to the Board within ninety (90) days of their conditional approval, unless the Board grants a modification by extending the effective time period.
- e. Board of Supervisors Approval and Certification. The Board will acknowledge the satisfactory compliance with all conditions, if any, of the plan approval at a regularly scheduled public meeting. After receipt of plan approval and compliance with all conditions of approval, a plan shall be presented to the Township for acknowledgement through a formal approval certification statement to be signed by members of the Board of Supervisors on the plan as provided in the Appendix. Eleven (11) paper copies at twenty-four inches by thirty-six inches (24" x 36") shall be provided for the Board members to sign the approval certificate. Six (6) signed paper copies of the plan shall be submitted to the Lebanon County Planning Department for County recording and distribution. A digital copy of the final plan shall be submitted to the Township and the Lebanon County Planning Department in a format compatible with GIS shape files (.shp) and AutoCAD drawing files (.dwg or .dxf files).

Section 304 Pre-Application Review (Sketch Plan)

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

- A. Pre-Application Plans and Data Procedure. Prior to the preparation and filing of the preliminary plan for subdivision or land development, the applicant may submit to the Township the following plans and data which shall be forwarded to the Planning Commission and Board of Supervisors for consideration. The plans should include those elements that should be considered in the design of the subdivision or land development.

- B. Submission of Pre-Application (Sketch) Plans. Prospective applicants submitting a pre-application plan for review by the Planning Commission shall include those items listed in Section 402 of this Ordinance. Plans shall be considered for informal review and discussion and shall not constitute formal filing of the plan with the Township. Plans shall be submitted seven (7) business days prior to the regularly scheduled monthly meeting of the Planning Commission. All plan submittals shall be accompanied by a completed application as provided by the Township and a filing fee and escrow in an amount as specified on the fee schedule adopted by resolution of the Board of Supervisors and available at the Township Office. The applicant may proceed to the preliminary plan process following the meeting with the Planning Commission and Board of Supervisors. The applicant shall incorporate the comments or concerns of the Planning Commission, Board of Supervisors, and staff and make every effort to address these items in the preliminary plan.

Section 305 Preliminary Plan Application

- A. Preliminary Plan Application. With the exceptions noted in Section 307 of this Ordinance, a preliminary plan is required for applications that propose the opening, widening, extension, or improvement of a street, any subdivision or land development involving more than five (5) lots or dwelling units, or any subdivision or land development on a property after five (5) or more lots or dwelling units have previously been subdivided from or developed on that property. Multi-family, manufactured home park, commercial, and industrial applications shall require a preliminary plan regardless of the number of lots or units created.
- B. Approval of a Preliminary Plan Application. Approval of a preliminary plan application shall constitute approval of the proposed subdivision and/or land development as to the character and intensity of development and the general arrangement of streets, lots, structures, and other planned facilities, but shall not constitute final plan approval. The preliminary plan may not be recorded in the office of the Recorder of Deeds.

Section 306 Final Plan Application

- A. Prerequisites to Filing Final Plan Application. An application for final plan approval can be submitted only after the following, has been completed:
1. The receipt of an unconditional preliminary plan approval in accordance with Section 303 of this Ordinance, when a preliminary plan approval is required, and/or,
 2. The completion of the improvements required by this Ordinance in accordance with the preliminary plan, when the improvements are not guaranteed by the posting of financial security as provided in Section 703 of this Ordinance.
- B. Final Plan Applications.
1. The final plan may be submitted in sections, each section covering a reasonable portion of the entire proposed subdivision as shown on the approved preliminary plan; provided that each section, except for the last section, shall contain a minimum of twenty-five (25) percent of the total number of units of occupancy as depicted on the approved preliminary plan, unless a lesser percentage is approved by the governing body in its discretion.
 2. The Township may accept a final plan modified to reflect a change to the site or its surroundings that occurs after the preliminary plan review. The Board, with a recommendation from the Township Planning Commission, shall determine whether a modified final plan will be accepted or whether a new preliminary plan shall be submitted.

C. Final Plan Certification.

1. After the Board's approval of the final plan and the required changes, if any, are made, the applicant shall proceed to prepare eleven (11) paper copies of the final plan sets at twenty-four inches by thirty-six inches (24" x 36").
2. Upon compliance with all conditions of plan approval to the satisfaction of the Township, the copies of the final plan shall be certified in the following manner: final plans shall be presented to the Planning Commission and the Board for the signature of the respective Chairman or Vice Chairman or their designees. Final plans will not be signed by the Board prior to certification by the Planning Commission or if submitted more than ninety (90) days from the Board's final approval action unless the Board grants a modification by extending the effective time period of the approval.

D. Final Plan Recording.

1. Upon approval and certification of a final plan and payment of any and all outstanding fees, the applicant shall record the plan in the office of the Recorder of Deeds.
2. Should the applicant fail to record the final plan within ninety (90) days of the Board's final plan approval, the Board's action on the plan shall be null and void unless the Board grants a modification by extending the effective time period of the approval.
3. Proof of final plan recording shall be provided to the Township before proceeding with the sale of lots.
4. The final plan shall be filed with the Recorder of Deeds before proceeding with the construction of any improvement unless construction is authorized via preliminary plan approval.
5. No subdivision or land development plan may be recorded unless it bears the endorsement of the Board.

E. Effect of Recording of Final Plan. Recording the final plan, after approval of the Board, shall have the effect of an irrevocable offer to dedicate all streets and other areas designated for public use, unless reserved by the landowner as provided in Section 306.F and 404.4.E of this Ordinance. However, the approval of the Board shall not impose any duty upon the Commonwealth, County, or Township concerning acceptance, maintenance, or improvement of any such dedicated areas or portion of same until the proper authorities of the Commonwealth, County, or Township actually accept same by ordinance or resolution, or by entry, use, or improvement.

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

Section 307 Plans Exempted from Preliminary Plan Procedures

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

A. Minor Subdivision and Land Development

1. In the case of a subdivision plan of five (5) lots or less, either initially or cumulatively from January 27, 2009, the date of the adoption of Ordinance 254, which does not require provisions for a new street, the applicant may, at their discretion, submit a final plan for review and approval by the Township. For the purpose of interpreting this Section of the Ordinance, a subdivision of not more than five (5) lots shall include the residual tract.

In the case of a land development plan proposing: 1) The construction of one (1) non-residential building not exceeding 10,000 square feet of building area; 2) The construction of an addition to a non-residential building not exceeding 5,000 square feet of additional building area; 3) The construction of a new non-residential building on existing impervious area; or 4) The construction of a non-residential building addition on existing impervious area the applicant may, at their discretion, submit one plan that addresses the preliminary and final plan requirements of this ordinance. The plan shall be titled a "Preliminary/Final Land Development Plan."

2. In every case where a plan conforms to the above, the applicant shall follow the plan processing and recording procedures for a Final Plan as outlined in Section 306 of this Ordinance.
3. All other plans shall be submitted in accordance with Section 305 of this Ordinance.

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

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

C. Accessory Dwelling Plans. Accessory dwelling plans shall be processed in accordance with the following:

1. The applicant shall prepare a sketch plan and a narrative explaining the proposed use. The plan and narrative needs to be detailed enough to demonstrate compliance with the applicable provisions of the Zoning Ordinance and these guidelines.
2. The applicant shall submit the plan and narrative along with an Application for Consideration for Subdivision and/or Land Development Plan as provided in the Appendix.
3. If deemed appropriate, and at the sole discretion of the Township, the Accessory Dwelling Plan shall be approved subject to the continued compliance with these and any other conditions the Planning Commission or Board of Supervisors deems necessary to carry out the intent of the Township's ordinances.
4. The Township and the landowner shall enter into a mutually beneficial agreement, as provided for by the Township, that sets forth the purpose of the accessory dwelling unit, the limitations on the re-use of the accessory dwelling, an annual inspection of the dwelling unit by the Township to insure continued compliance with approvals, and the level of and types of approvals necessary for the construction or installation of the accessory dwelling.
5. The agreement shall be recorded in the office of the Recorder of Deeds. Upon proof of recordation of the agreement, the applicant shall have the necessary approvals under the Subdivision and Land Development Ordinance for North Cornwall Township for the placement of an accessory dwelling unit.

Section 308 Procedure for Requesting the Consideration of a Modification of the Provisions of This Ordinance

- A. Application Requirements. A request for a modification may be submitted to the Township at any time. All requests shall include a completed application for consideration of a modification as provided by the Township, be in writing and accompanied by a plan prepared at least to the minimum standards of a sketch plan (See Section 402). The written request shall identify:
 1. The specific section of this Ordinance which is requested to be modified.
 2. The provisions proposed as an alternate to the requirements. The alternate provisions must be equal to or better than the requirements of, and consistent with, the intents of this Ordinance and shall not be contrary to the general public interest.
 3. Justification for the modification. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based.
- B. Township Action.
 1. A modification request that is submitted as part of an application for subdivision plan, land development plan, or lot add-on plan shall be processed along with that application of which it is a part.
 2. If a modification request is not submitted with an application for subdivision plan, land development plan, or lot add-on plan, then the processing procedures outlined in Section 303 shall apply.

ARTICLE IV

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

Section 401 General

This article sets forth the plan and report preparation standards. The following standards shall apply to the preparation of all sketch plans, subdivision, and land development plans and reports. All plan information reports shall be provided in an easy to read format and shall be legible in every detail to the satisfaction of the Township.

Section 402 Sketch Plans

A. General

1. For major development or unusual circumstances that could benefit from the pre-planning process, applicants are encouraged to submit Sketch Plans as a means of facilitating the approval process. While the Township knows that Sketch Plan comments are not binding on either the Township or the applicant, the Township has identified the Sketch Plan process as one which allows for the exchange of information that is important in the planning process.
2. Sketch Plans should include any features shown on any of the Township's future land use plans or related subdivision and land development plans, including but not limited to, proposed streets, recreation areas, drainage reservation, future schools sites and public areas. A specific site analysis should be provided which highlights man-made and natural features. The analysis should include information pertaining to soil types and stability, wetlands, scenic vistas, water courses, drainage patterns, slope, and transportation patterns and systems including deficiencies of existing roadways, public utilities, recreational facilities, and any other features of the project site and nearby areas which may be affected or impacted by the proposed development and land use.

B. Drafting Standards. The scale and sheet size of sketch plans shall be as required for subdivision and land development plans in Section 403.1. The sketch plan may be prepared by qualified landowner or individual, or an engineer, land surveyor, or landscape architect licensed to practice in the Commonwealth of Pennsylvania. The sketch plan shall show or be accompanied by the following data, legible in every detail and drawn to scale, but not necessarily containing precise dimensions:

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

6. Identification of the applicable zoning district along with the lot size and/or density and yard requirements of the district.
7. Approximate tract boundaries with the name(s) of adjacent landowner(s), if known.
8. Name of the municipality or municipalities in which the project is located, including the location of any municipal boundaries if located within the vicinity of the tract.
9. Significant topographical and man-made features e.g. structures, streets, buildings, tree masses, sloped areas, quarries, bodies of water, floodplains, and potential wetland areas. GIS/LIDAR contours may be used.
10. Location of all proposed streets, alleys, street names, rights-of-way and easements; proposed lot lines with approximate dimensions; proposed minimum building lines for each street; playgrounds; public buildings; public areas; historical sites; and parcels of land proposed to be dedicated or reserved for public use.
11. Proposed land use; if several land uses are proposed, the location of each land use shall be indicated.
12. Statement explaining the methods of water supply and sewage disposal to be used.
13. Any modifications, variances, special exception or conditional use approvals required for the plan as presented.

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

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

Section 403.1 Drafting Standards

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

- A. Plans shall be clearly and legibly drawn at a horizontal scale of 10 feet, 20 feet, 30 feet, 40 feet, or 50 feet to the inch. Plans illustrating overall tract boundaries for larger properties may be drawn at a horizontal scale of 100 feet to the inch.
- B. All profiles of storm water management facilities and streets shall be drawn at a horizontal scale of 1" = 50' and at a vertical scale of 1" = 10', or 1" = 5'. Sanitary sewer facilities and water supply facilities shall be drawn at the scale requirements of the applicable authority. In the absence of authority scale requirements, sanitary sewer facilities and water supply facilities shall be drawn at a horizontal scale of 1" = 50' and at a vertical scale of 1" = 10', or 1" = 5'.
- C. A north arrow, graphic scale and written scale shall be provided.

- D. Dimensions shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.
- E. The survey shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.
- F. The sheet size shall be twenty-four by thirty-six (24 x 36) inches. If the plan is prepared in two (2) or more sections, a key map showing the location of the sections shall be placed on each sheet. If more than one (1) sheet is necessary, each sheet shall be the same size and numbered to show the relationship to the total number of sheets in the plan (e.g. Sheet 1 of 5).

Section 403.2 Project Location and Identification

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

- A. The proposed project name or identifying title.
- B. Name of the municipality or municipalities in which the project is located, including the location of any municipal boundaries if located within 200 feet of the subject tract.
- C. The name and address of the owner of the tract (or authorized agent), the developer/subdivider or equitable owner, and the firm that prepared the plans.
- D. The file or project number assigned by the firm that prepared the plan, the plan date and the date(s) of all plan revisions.
- E. The entire existing tract boundary with bearing and distances. If it is the intention of the landowner to retain a single lot with a lot area in excess of ten (10) acres, the boundary of the residual lot may be identified as a deed-plotting and may be drawn at any legible scale; if the residual lot has a lot area of ten (10) or less acres, it must be described to the accuracy of the requirements of this Ordinance. In the case of lot add-on plans, and revised final plans, the boundary of the receiving tract may also be identified as a deed plotting and may be drawn at any legible scale if the receiving lot area exceeds ten (10) acres.
- F. The total acreage of the entire existing tract.
- G. The location of existing boundary markers and monuments along the perimeter of the entire existing tract except where a deed plotting is permitted.
- H. The zoning district, lot size and/or density requirements of the Township Zoning Ordinance.
- I. A statement on the plan indicating the granting of a prior zoning amendment, special exception, conditional use or variance, if applicable, along with any prior modifications granted by the Board to sections of this Ordinance. Any conditions associated with the modifications, variances, special exceptions or conditional uses shall also be listed on the plan.
- J. The names of all adjacent landowners; both adjoining and across existing rights-of-way along with the plan book record numbers of all previously recorded plans for adjacent properties. Lot numbers shall be provided for lots previously subdivided from the same parent tract as the proposed subdivision. These existing lot numbers shall be enclosed within a triangle to distinguish them from proposed lots.

- K. A location map, drawn to scale, relating the subdivision or land development to at least two (2) intersections of street centerlines, including the approximate distance to the intersection of centerlines of the nearest improved street intersection.
- L. Source of title, deed, book, page, plan book (if applicable), and tax parcel identification number.

Section 403.3 Existing Features

The following features shall be shown on all subdivision and land development plans, unless otherwise specified by this Ordinance, and shall be shown on *a separate sheet* titled "Existing Conditions Plan". No proposed features shall be included on this sheet.

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

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

1. Contour interval may be adjusted based upon horizontal scale with concurrence of the Township Engineer.
 2. Contours shall be accompanied by the location of the benchmark and a notation indicating the vertical datum used. The vertical datum used by an Authority shall be used in all plans indicating connection to an Authority's public sewer system or public water system, or a note shall be provided to establish the difference between the vertical datum used and the Authority's datum.
 3. Contours plotted by interpolation of Lebanon County GIS and/or LIDAR mapping will only be accepted when there is no new construction or earth disturbance proposed by the plan.
 4. Contours plotted by interpolation of the United States Geodetic Survey 7.5' mapping will not be accepted.
- B. The following items *when located upon or within two hundred (200) feet* of the tract:
 1. The location, name and dimensions of existing rights-of-way and cartways for private or public streets, alleys and driveways.
 2. The location of street name and traffic control signals and signs.
 3. The location and size of the following features: sanitary sewer mains, water supply mains, on-lot sewage systems and wells, fire hydrants, buildings and storm water collection, conveyance and management facilities.

4. Existing easements and rights-of-way:
 - a. The locations of any right-of-way related to sanitary sewer mains, water supply mains and fire hydrants along with any conditions on the use of the land within a right-of-way shall be noted on the plan.
 - b. The location of existing rights-of-way and easements for any public utility, electric, gas and oil transmission lines, and railroads along with any minimum building setbacks or other limitations on development placed by the easements. The applicant or lessee of the right-of-way shall notify the owner of the right-of-way of his intentions.
 - c. Where the land included in the subject application has an agricultural, woodland or other natural resource easement located within the tract, the application shall be accompanied by a letter from the party holding the easement stating any conditions on the use of the land. Boundaries, if applicable, of such an easement(s) shall be shown on the plan and a note indicating the presence of the easement(s) and any conditions on the use of the land shall be included on the plan.
 5. Environmental and topographic features, including but not limited to, floodplains, wetlands, quarry sites, solid waste disposal areas, historic structures, cemetery or burial sites, archaeological sites, highly erosive soils, or wooded areas. Any proposed disturbance, encroachment or alteration to any such existing environmental or topographic features located upon the tract shall be indicated on the plan.
 6. Planned facilities as contained in the North Cornwall Township Comprehensive Plan, Lebanon County Comprehensive Plan, Cornwall-Lebanon School District plans, North Cornwall Township Official Map and other related plans; including, but not limited to intersection improvements, parks, roads, schools, sidewalks, trails, utilities.
 7. Zoning district boundaries.
- C. The following items *when located within* the subject tract:
1. The capacity and condition of the existing storm water management system and any other facility that may be used to convey and manage storm flows.
 2. The use of existing buildings and other man-made features.
 3. Significant environmental or topographic features as identified in the North Cornwall Township Comprehensive Plan and other publicly available plans such as the Lebanon County Comprehensive Plan, including, but not limited to:
 - a. Archaeological sites
 - b. Cemetery or burial sites
 - c. Drainage features

- d. Floodplains, including floodways, flood fringes and base flood elevations (if available).
- e. Soils, including highly erosive and prime agricultural.
- f. Historic structures/sites
- g. Exposed bedrock
- h. Quarry sites
- i. Solid waste disposal areas
- j. Steep slopes
- k. Waterways
- l. Wetlands
- m. Wooded areas
- n. Underlying geology with any hazardous geology and potential impacts to groundwater noted.

Section 403.4 Proposed Features and Plan Information

The following proposed features and plan information shall be provided for all subdivision and land development plans and shall be shown on a separate sheet(s). The proposed features and plan information shall be overlaid upon a copy of the existing features plan. The existing features shall be "screened" or "shaded" on the proposed features plan.

- A. Circled lot numbers in consecutive order (e.g. Lots 1 through 10; Lots 11 through 22).
- B. A table indicating the existing zoning district and the required lot size, required setbacks, required maximum and/or minimum development density, maximum building height and maximum lot coverage. The proposed land use, total tract area, number of lots and units of occupancy in the proposed subdivision shall be noted along with the proposals for each of the above parameters. This information shall be provided on the cover sheet in accordance with the standard plan format as provided in the Appendix.
- C. If a multiple land use is proposed, the location of each land use shall be indicated.
- D. The layout of lots with approximate dimensions, gross and net acreage.
- E. Building setback line and building envelope.
- F. Easements and rights-of-way. The purpose and width of the easement and right-of-way shall be identified on the plan.

- G. The location and configuration of proposed buildings, parking compounds, common open space, recreational areas, and all other significant planned facilities.
- H. Identification of existing buildings or other man-made features to be demolished.
- I. The location and configuration of proposed streets, alleys, driveways and sidewalks including right-of-way and cartway widths.
- J. Typical street cross-section for each proposed public or private street and typical cross-section for any existing street which will be improved as part of the application. Each cross-section shall include the entire right-of-way width.
- K. Street centerline for each proposed public or private street shown on the preliminary plan including corresponding centerline stationing.
- L. Proposed street names.
- M. Storm water management data and plans designed in accordance with the North Cornwall Township Stormwater Management Ordinance. This information may be provided on a sheet with other data or on separate sheets and need not necessarily be recorded with the final plan. In the case of any dispute in the methodology used in the design of any storm water management plan and/or in the presentation of such information, the Board shall make the final determination on the design criteria, methodology and form of presentation. The following information shall be included:
 - 1. All calculations, assumptions, criteria, and references used in the design of the storm water management facilities, the establishment of existing facilities capacities, and the pre and post development discharges.
 - 2. All plans and profiles of the proposed storm water management facilities, including the horizontal and vertical location, size, and type of material.
 - 3. For all basins and other storage facilities, a plotting or tabulation of the storage volumes and discharge curves with corresponding water surface elevations, inflow hydrographs, and outflow hydrographs.
 - 4. The guidelines for lot grading within the subdivisions. This information shall identify the direction of storm water runoff flow within each lot and the areas where storm water runoff flows will be concentrated. This information shall be shown by flow arrows or topographical data.
- N. The preliminary design of the proposed sanitary sewer mains and water supply mains and facilities, including the approximate size, vertical and horizontal locations, as applicable.
- O. Preliminary vertical and horizontal alignment for proposed public or private streets and alleys, sanitary sewer, and water distribution systems. All street profiles shall show at least the existing (natural) profile along the centerline, proposed grade at the centerline and the length of all proposed vertical curves for streets. All water distribution and sanitary sewer systems shall provide manhole and valve locations and size and type of material. This information may be provided on separate sheets.

- P. A statement on the plan indicating the granting of a zoning amendment, special exception or variance, if applicable, along with modifications and any applicable conditions granted by the Board to sections of this Ordinance. This information shall be provided on the cover sheet in accordance with the standard plan format as provided in the Appendix.
- Q. Where a proposed subdivision is located in the Agricultural Zoning District, either in whole or part, a deed plotting of the parent tract as it existed on April 29, 2008, or the date of an amendment to the North Cornwall Township Zoning Ordinance that classified the tract as part of the Agricultural Zoning District, shall be provided. The deed plotting shall include (1) All parcels subdivided from the parent tract after April 29, 2008, or the date of an amendment to the North Cornwall Township Zoning Ordinance that classified the tract as part of the Agricultural Zoning District; (2) The deed reference for each lot subdivided after April 29, 2008, or the date of an amendment to the North Cornwall Township Zoning Ordinance that classified the tract as part of the Agricultural Zoning District; and (3) The recording date and subdivision plan book reference of the subdivision. In addition to the foregoing, the following note shall be included for all subdivisions which are located in the Agricultural Zoning District, either in whole or part:
- "As provided for by Section 200.G of the North Cornwall Township Zoning Ordinance, the available quota of lots which may be subdivided and/or the number of principal uses that may be established was _____ lots and/or principal uses as of April 29, 2008 or the date of an amendment to the North Cornwall Township Zoning Ordinance that classified the tract as part of the Agricultural Zoning District. This (subdivision plan) (land development plan) represents _____ of the remaining _____ lots and/or principal uses which may be subdivided or the number of principal uses that may be established. Lot No. _____ shall carry with it the right to subdivide and/or establish the _____ remaining quota of lots and/or principal uses which may be subdivided or the number of principal uses that may be established."*
- 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 fringe boundary and floodway map, profiles, and supporting data, soil type or local historical record; the developer shall supply the location and elevation of all proposed roads, fills, utilities, buildings, storm water management, and erosion control facilities.
- S. Location of all percolation test holes, deep probe holes and proposed on-lot sewage system and 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 Section 502.10 of this Ordinance shall be shown on the plan. Clear sight triangles shall be depicted as an easement.
- V. Where the preliminary plan covers only a part of an intended larger development, a sketch plan of the future development, in a form suitable to the Township and in compliance with the requirements of this Ordinance, including the logical extension of the sewer and water facilities for the future development part shall be furnished. The street system of the plan under consideration may be subject to review, and the current development part will be considered in light of adjustments and connections with future streets and utilities in the future development part.
- W. In the case of a preliminary plan calling for the installation of improvements beyond a five (5) year period, a schedule delineating all proposed sections as well as deadlines within which applications

for final approval of each section are intended to be filed shall be provided. The schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plan approval, until final plan approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to approval by the Township at its sole discretion. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of twenty-five (25) percent of the total number of dwelling units as depicted on the preliminary plan.

- X. Statement of deed restrictions or covenants, which may be a condition of sale of the property.
- Y. A detailed schedule of inspections, as generally outlined by Section 711 of this Ordinance, which is tailored for the project site under consideration.

Section 403.5 Certificates

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

- A. Certificate, signature and seal of the land surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct as provided in the Appendix.
- B. Certificate, signature and seal of a qualified design professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, to the effect that the plan is correct as provided in the Appendix.
- C. Certificate, signature and seal of a qualified design professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, indicating compliance with the provisions of the storm water management requirements of the North Cornwall Township Storm Water Management Ordinance as provided in the Appendix of the North Cornwall Township Storm Water Management Ordinance.
- D. Certificate of review by the County Planning Department as provided in the Appendix.
- E. Certificate of review by the Township Planning Commission as provided in the Appendix.
- F. Certificate of approval by the Township Board of Supervisors as provided in the Appendix.

Section 403.6 Reports

The following reports, as applicable, shall be included with all subdivision and land development plans, unless otherwise specified by this Ordinance:

- A. A hydrologic/hydraulic or storm water management report as required by the North Cornwall Township Storm Water Management Ordinance.
- B. A water feasibility report as described in Section 407.1 of this Ordinance.
- C. A sewer feasibility report as described in Section 407.2 of this Ordinance.
- D. A traffic evaluation report as described in Section 407.3 of this Ordinance.
- E. A wetland report as described in Section 407.4 of this Ordinance.

Section 403.7 Additional Requirements

The following notes shall be provided on all subdivision and land development plans as applicable:

- A. The developer shall maintain undedicated streets until such time when the Township accepts dedication.
- B. Contractors and property owners shall not store construction materials or locate trash receptacles (i.e. dumpsters) on the paved cartway of streets.
- C. All mud from construction activities that is tracked onto streets shall be cleaned by the responsible contractor or property owner at the end of each workday.
- D. Storm water inlets or drainage pipes which become filled with mud or debris from construction activities shall be cleaned by the responsible contractor or property owner.
- E. Construction of sewer laterals shall comply with the rules, regulations and specifications of North Cornwall Township. Do not backfill sewer lateral trench until inspected by an authorized Township representative.
- F. Construction of water laterals shall comply with the rules regulations and specification of the City of Lebanon Authority.

Section 404 Specific Requirements for Final Plans

In addition to the requirements listed in Section 403, an executed application for final plan review and the following additional information shall be included on all final subdivision and land development plans.

Section 404.1 Drafting Standards

All sheets to be recorded by the Recorder of Deeds shall be twenty-four inches by thirty-six inches (24" x 36").

Section 404.2 Proposed Features and Plan Information

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

- A. Complete description of all proposed street centerlines and rights-of-way, whether public or private, including alleys. This description shall include distances and bearings with curve segments comprised of radius, tangent, arc, and chord.
- B. Complete description of all other proposed rights-of-way and easements, including distances and bearings with curve segments comprised of radius, tangent, arc, and chord.
- C. Plans which require access to, propose construction of and/or connection to storm water management facilities or in any other way require the approval for activities within any street or highway under the jurisdiction of the PA Department of Transportation, shall include two (2) copies of the plans prepared to support the application for a Highway Occupancy Permit.
- D. Lot lines with accurate bearings and distances and lot areas for all parcels. Curve segments shall be comprised of arc, chord, bearings, and distances. Along existing street rights-of-way the description

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

- E. Total number of lots, units of occupancy, density, and proposed land use. If a multiple land use is proposed, the location of each land use shall be indicated.
- F. A Street Address Plan showing all lots or units of occupancy to be created and corresponding street numbers.
- G. Final vertical and horizontal alignment for proposed public or private streets and alleys, sanitary sewer, and water distribution systems. All street profiles shall show at least the existing (natural) profile along the centerline, proposed grade at the centerline and the length of all proposed vertical curves for streets. All water distribution and sanitary sewer systems shall provide manhole and valve 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.
- H. Final street names.
- I. Location and material of all permanent monuments and lot line markers, including a note that all monuments and lot markers are set or indicating when they will be set.
- J. A detailed grading plan. The grading plan shall include finished grades and ground floor elevations. This information may be provided on separate sheets.
- K. Identification of any lands to be dedicated or reserved for public, semi-public or community use.
- L. In the case of a plan which requires access to a highway under the jurisdiction of the Department of Transportation, the inclusion of the following plan note:

"A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (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."

- M. All final plans proposing residential development or residential uses within or adjoining the Agricultural Zoning District or agricultural uses must contain in conspicuous form the following Agricultural Nuisance Disclaimer note:

"AGRICULTURAL NUISANCE DISCLAIMER: The property described herein is located within an area where land is used for agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal accepted agricultural practices and operations, including but not limited to, noise, odors, dust, operation of machinery of any kind including aircraft, storage and disposal of manure, and application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of Pennsylvania Act 133 of 1982 'The Right to Farm Law' may bar them from obtaining a legal judgement against such normal agricultural operations."

A copy of the final plan shall be issued to the purchaser of each lot within the subject subdivision. The Agricultural Nuisance Disclaimer note shall be included on all deeds of the subject subdivision.

- N. A complete landscape plan, prepared by a qualified design professional, as defined herein, and qualified to perform such duties, showing the location, size and type of all plant material required by provisions of this Ordinance, the North Cornwall Township Zoning Ordinance or any other applicable Township regulations, including but not limited to, screening, buffer planting, parking landscaping, replacement trees, and street trees. The landscape plan should be provided on separate sheets and must include the signature and seal of the registered qualified design professional responsible for preparation of the plan.
- O. In the case of Land Development Plans, final horizontal building dimensions shall be illustrated.
- P. One (1) copy of the approved final plans shall be submitted in an electronic GIS-compatible format that is acceptable to the Township.

Section 404.3 Certificates

- A. Certificate of review by the Planning Commission as provided in the Appendix.
- B. Certificate for approval by the Board of Supervisors as provided in the Appendix.
- C. Certificate for review by the Township Engineer as provided in the Appendix.
- D. A statement duly acknowledged before a Notary Public and signed by the landowner, certifying that the subdivision or land development shown on the plan is the act and the deed of the owner; that all those signing are all the owners of the property shown on the survey and plan; that they desire the same to be recorded as such, and that all streets and other property identified as proposed public property are dedicated for public use, as provided in the Appendix. This must be dated following the last change or revision to said plan.
- E. Certificate of review by the County Planning Department as provided in the Appendix.
- F. A certificate to accommodate the recorder of Deeds information as provided in the Appendix.
- G. Certificate, signature and seal of the land surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct as provided in the Appendix.
- H. Certificate, signature and seal of a qualified design professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, to the effect that the plan is correct as provided in the Appendix.
- I. Certificate, signature and seal of a qualified design professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, indicating compliance with the provisions of the storm water management requirements of the North Cornwall Township Storm Water Management Ordinance as provided in the Appendix of the North Cornwall Township Storm Water Management Ordinance.

Section 404.4 Notifications

- A. Notification from DEP, or DEP's delegated agent, that approval of the sewage facility plan revision (plan revision module for land development), supplement or exemption request has been granted or notice from DEP, or DEP's delegated agent, that such approval is not required.
- B. Notice from the United States Postal Service, Address Management Systems Manager stating that the proposed private and/or public street names are acceptable.
- C. Notice from North Cornwall Township Manager stating the proposed street addresses are acceptable.
- D. Notice from the Lebanon County Conservation District of the approval of the Erosion and Sedimentation Pollution Control Plan and National Pollutant Discharge Elimination System (NPDES) Permit (if applicable).
- E. A note shall be placed on the plan indicating any area that is not to be offered for dedication, if applicable.
- F. Written notice from the Township, Township Engineer and/or the appropriate Township Sewer Engineer that all proposed improvements have been designed to the standards of the Township and that financial guarantees in a form suitable to the Board of Supervisors have been received. (See the Appendix and Article VII).
- G. When the applicant posts financial guarantee in lieu of completion of the improvements, the Final Plan shall be accompanied by a completed Developer's Improvement Guarantee Agreement.
- H. Such written notices of approval as may be required by this Ordinance, including written notices approving the water supply systems, sanitary sewage systems and storm water runoff to adjacent properties.
- I. The submission of a controlling Ownership & Maintenance Agreement in accordance with Section 502.2 when an application proposes to establish a street which is not offered for dedication to public use.
- J. Notification from the appropriate state and federal agencies that permits have been issued, or are not required, for any proposed activities within streams, wetlands or any other state or federally regulated body of water. These permits include, but are not limited to, Floodplain Encroachment Permits, Dam Safety Permits, NPDES Permits, Stream Encroachment Permits, and General Permits.
- K. Emergency Services Provider Review.
 - 1. When deemed necessary by the Township Engineer, the applicant shall submit the proposed project to the Emergency Services Provider(s) responsible for providing protection in that area of the Township for their review and comment.
 - 2. The purpose of this review shall be to provide notice to the Emergency Services Provider of the type and extent of the proposed use; to allow the Emergency Services Provider the opportunity to provide the Township and the applicant with comments on their ability to adequately respond to the proposed use; to recommend appropriate locations for fire hydrants; and, to allow the Emergency Services Provider to comment on the proposed

horizontal and vertical geometry to insure adequate access for emergency response equipment.

3. The Emergency Services Provider shall respond, in writing, to the applicant's request within 30 days of the receipt of the applicant's submission. Failure of the Emergency Services Provider to respond within the above prescribed time period shall be deemed their concurrence with the proposed project.
 4. The applicant shall address the Emergency Services Provider's comments to the satisfaction of the Township.
- L. When the final plan is submitted in sections, the above notifications for all applicable activities on the entire project site, shown on the approved preliminary plan shall be provided upon submittal of the first final phase of the project.

Section 404.5 Reports

- A. A final hydrologic/hydraulic report as required by the North Cornwall Township Storm Water Management Ordinance.
- B. A final traffic evaluation report as described in Section 407.3 of this Ordinance.

Section 405 Lot Add-On Plans

- A. Lot Add-On Plans shall meet the following criteria:
 1. A lot add-on plan shall only be prepared for the conveyance of land for the sole purpose of increasing the size of an existing tract or lot.
 2. A lot add-on plan shall not create any additional lot(s).
 3. A lot add-on plan shall not result in any nonconformity with the design standards found in Article V of this Ordinance
 4. A lot add-on plan shall not alter the project site and/or existing storm water management facilities in a manner that affects ownership and maintenance of the facilities, the discharge of storm water to an adjacent property or significantly relocates a major storm water management facility within the project.
 5. A lot add-on plan shall not alter a recorded plan or revise any approved final plan which has not yet been recorded.
 6. The alteration of a recorded plan or an approved final plan which has not been recorded shall be by a revised final plan.
- B. In every case where a plan conforms to the above, the applicant shall follow the plan processing and recording procedures for a Final Plan as outlined in Section 306 of this Ordinance. A lot add-on plan shall be filed with the Recorder of Deeds prior to the execution of a deed for the conveyance of land.

- C. Lot add-on plans shall be prepared by qualified design professional as defined herein. However, lot add-on plans shall be certified by a land surveyor licensed to practice in the Commonwealth of Pennsylvania. The plan shall be accompanied by, or prepared in accordance with the following:
1. Drafting Standards. The same standards shall be required for a lot add-on plan as specified for subdivision and land development plans in Section 403.1 of this Ordinance
 2. Project Location and Identification. The same standards shall be required for a lot add-on plan as specified for subdivision and land development plans in Section 403.2 of this Ordinance.
 3. Existing Features. The same standards shall be required for a lot add-on plan as specified for subdivision and land development plans in Section 403.3 of this Ordinance with the exception of topography required by Section 403.3.A and the off-site features required by Section 403.3.B.
 4. Proposed Features and Plan Information. The same standards shall be required for a lot add-on plan as specified for subdivision and land development plans in Section 403.4 and for final plans in Section 404.2 of this Ordinance.
 5. Notifications. The same standards, where applicable, shall be required for a lot add-on plan as specified for subdivision and land development plan in Section 404.4 of this Ordinance.

Section 405.1 Certificates

- A. Certificate, signature and seal of a land surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct as provided in the Appendix.
- B. Certificate, signature and seal of a qualified design professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, to the effect that the plan is correct as provided in the Appendix.
- C. Certificate of review by the Planning Commission as provided in the Appendix.
- D. Certificate for approval by the Board of Supervisors as provided in the Appendix.
- E. Certificate for review by the Township Engineer as provided in the Appendix.
- F. A statement duly acknowledged before a Notary Public and signed by the landowner, certifying that the subdivision or land development shown on the plan is the act and deed of the owner; that all those signing are all the owners of the property shown on the survey and plan; that they desire the same to be recorded as such, and that all streets and other property identified as proposed public property are dedicated for public use, as provided in the Appendix. This must be dated following the last change or revision to said plan.
- G. Certification of review by the County Planning Department as provided in the Appendix.
- H. A certificate to accommodate the recorder of Deeds information as provided in the Appendix.

Section 406 Separation Subdivision Plans

- A. Separation subdivision plans may be used to divide one lot into two lots whose common boundary is one of the following:
 - 1. The centerline of an existing street; or,
 - 2. The centerline of an existing creek or stream; or,
 - 3. A municipal boundary.
- B. The proposed lots to be created by the separation subdivision plan shall conform to all the following:
 - 1. The proposed lots shall be separated by the common boundary along its entire length through the parent tract; and,
 - 2. The proposed lots shall conform to the design standards found in Article V of this Ordinance; and,
 - 3. The proposed lots shall conform to requirements of the Zoning Ordinance.
- C. In every case where a plan conforms to the above, the applicant shall follow the plan processing and recording procedures for a Final Plan as outlined in Section 306 of this Ordinance.
- D. Separation subdivision plans shall be prepared by an engineer, land surveyor, or landscape architect licensed to practice in the Commonwealth of Pennsylvania. However, separation subdivision plans shall be certified by a land surveyor licensed to practice in the Commonwealth of Pennsylvania. The plan shall be accompanied by, or prepared in accordance with the following:
 - 1. Drafting Standards. The same standards shall be required for a separation subdivision plan as specified for subdivision and land development plans in Section 403.1 of this Ordinance.
 - 2. Project Location and Identification. The same standards shall be required for a separation subdivision plan as specified for subdivision and land development plans in Section 403.2 of this Ordinance.
 - 3. Existing Features. The same standards shall be required for a separation subdivision plan as specified for subdivision and land development plans in Section 403.3 of this Ordinance with the exception of topography required by Section 403.3.A and the off-site features required by Section 403.3.B. For any separation subdivision proposing new construction, existing and proposed contours shall be provided for all areas of proposed earth disturbance at the vertical interval as specified for subdivision and land development plans in Section 403.3.A of this Ordinance.
 - 4. Proposed Features and Plan Information. The same standards shall be required for a separation plan as specified for subdivision and land development plans in Section 403.4 and for final plans in Section 404.2 of this Ordinance.

5. Notifications. The same standards, where applicable, shall be required for a separation subdivision plan as specified for subdivision and land development plans in Section 404.4 of this Ordinance.

Section 406.1 Certificates

- A. Certificate of review by the Planning Commission as provided in the Appendix.
- B. Certificate for approval by the Board of Supervisors as provided in the Appendix.
- C. Certificate for review by the Township Engineer as provided in the Appendix.
- D. A statement duly acknowledged before Notary Public and signed by the landowner, certifying that the subdivision or land development shown on the plan is the act and the deed of the owner; that all those signing are all the owners of the property shown on the survey and plan; that they desire the same to be recorded as such, and that all streets and other property identified as proposed public property are dedicated for public use, as provided in the Appendix. This must be dated following the last change or revision to said plan.
- E. Certificate of review by the County Planning Department as provided in the Appendix.
- F. A certificate to accommodate the recorder of Deeds information as provided in the Appendix.
- G. Certificate, signature and seal of the land surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct as provided in the Appendix.
- H. Certificate, signature and seal of a qualified design professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, to the effect that the plan is correct as provided in the Appendix.
- I. Certificate, signature and seal of a qualified design professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, indicating compliance with the provisions of the storm water management requirements of the North Cornwall Township Storm Water Management Ordinance as provided in the Appendix of the North Cornwall Township Storm Water Management Ordinance.

Section 407 Required Reports

The following reports, as applicable, shall be included with all subdivision and land development plans, unless otherwise specified in this Ordinance, as stipulated herein:

Section 407.1 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 subdivision or land development. Said report shall be prepared by a qualified design professional licensed to practice this type of work and be submitted in conjunction with the preliminary plan for review by the Township and the applicable authority; and, for recommendations by the local office of DEP if determined applicable by the Township.

1. All lots created, and any land development plan that proposes flows equal to or greater than four hundred (400) gallons per day, within any Planned Development Area identified in the June 6, 2013 Cornwall-Lebanon Regional Comprehensive Plan, or within any area that the 537 Plan identifies to be served by public utilities, shall be served by public water.
 2. The applicant shall connect to the existing public water system where determined as feasible and necessary by the Board of Supervisors. Feasibility will be determined by the Board and be based upon the applicable water connection ordinance and/or the applicable standards requiring connection and the analysis provided by water feasibility study required by this Article.
 3. For those areas not located within a Planned Development Area identified in the June 6, 2013 Cornwall-Lebanon Regional Comprehensive Plan, or within any area that the 537 Plan identifies to be served by public utilities, the feasibility report is not required for residential subdivisions of five (5) lots or less, including remaining lands; and land development plans which propose flows less than four hundred (400) gallons per day.
- B. 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 that 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.
 - C. 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.
 - D. If connection to an existing public water system is proposed, the subdivider or developer shall submit an agreement committing the public water system to provide such water as will be utilized by the subdivision or land development for such period of time and under such terms and conditions as the public water system provides water service elsewhere in its service area.
 - E. If the applicant proposes connection to the public water system, the final plan approval shall be predicated upon a statement from the Water Authority or the public utility indicating the approval of the water distribution system extension and/or connection plans and applicable financial guarantees.
 - F. If the water supply system proposed involves the utilization of water obtained from the tract being subdivided or developed (irrespective of whether that water is being distributed as a part of a community water supply system), that water supply source may be utilized only when the following conditions apply:
 1. The feasibility study establishes and the engineer performing the study certifies that withdrawal rates and amounts will be managed to balance natural recharge rates and amounts on a site-specific basis to ensure that the potential of interference with adjacent properties is minimized as follows:
 - a. The groundwater recharge on the specific tract in question will exceed the anticipated water withdrawal during a one (1) in ten (10) year drought or a forty (40) percent below normal reduction in precipitation for recharge based upon the following:

- 1) The area available for recharge shall be based upon post-developed impervious conditions;
 - 2) The recharge rate may include estimated recharge from on-lot sewage disposal systems;
 - 3) The recharge rate shall include an analysis of the impact of the post-developed storm water management system; and,
 - 4) The recharge rate may include estimated recharge from storm water management infiltration facilities.
- b. For residential developments, the withdrawal rate shall be based upon a rate of two hundred sixty-two and five tenths (262.5) gallons per day per three (3) bedroom dwelling. A credit and/or waiver of this withdrawal rate may be granted if the applicant can demonstrate that water is captured on-site by cisterns or other means acceptable to the Township or if the applicant provides a study prepared by a qualified professional that substantiates another amount for the withdrawal rate. The withdrawal rate shall be increased by ninety (90) gallons per day for each additional bedroom over three (3) bedrooms.
- c. Commercial, industrial, agricultural or any other non-residential withdrawal rates shall be calculated by increasing the sewage flows as provided in the Pennsylvania Code, Title 25 Department of Environmental Protection Chapter 73, Standards for Sewage Disposal Facilities, Section 73.17, Sewage Flows by twenty (20) percent. For commercial, industrial, agricultural or other non-residential use intended, the feasibility study shall include a description of the proposed use, the proposed number of employees and whether or not water will be used for cleanup and/or processing or otherwise in connection with the use. The applicant shall in addition set forth the proposed allocation of available water supply between or among the proposed uses and shall set forth a plan or proposal pursuant to which such allocation can reasonably be monitored and enforced by the Township or Authority.
- d. Withdrawal rates for all other uses not provided for by the above shall be based upon the maximum anticipated peak demand increased by twenty (20) percent. The feasibility study shall include a description of the proposed use, the proposed number of employees and whether or not water will be used for cleanup and/or processing or otherwise in connection with the use. The applicant shall in addition set forth the proposed allocation of available water supply between or among the proposed uses and shall set forth a plan or proposal pursuant to which such allocation can reasonably be monitored and enforced by the Township or Authority.
- e. A preliminary groundwater computer model shall be developed to produce a plot of the anticipated drawdown within the groundwater system to demonstrate that the installation of the proposed water system (s) will not lower the groundwater table in the area so as to endanger or decrease the water supplies necessary for properties adjacent to the proposed project;

2. The study is approved by the Township Engineer.

- G. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or land development, the applicant shall present evidence that the subdivision or land development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners or by the Water Authority. A copy of a certificate of public convenience or an application for such certificate, a cooperative agreement or a commitment to serve the area in question, whichever is appropriate, shall be acceptable evidence.
- H. In all cases, the siting, construction, testing and development of water wells shall be in compliance with the standards and requirements of the Water Well Construction Standards Ordinance for North Cornwall Township, Ordinance 234, as amended.
- I. In all cases the applicant shall demonstrate that the water to be supplied shall be potable and shall meet all applicable standards of DEP or the United States Environmental Protection Agency.
- J. If community water systems are proposed, these systems shall be in compliance with the above requirements as well as the regulations of DEP and the Authority. The applicant shall obtain all permits and approvals required by the Water Authority, the public utility or DEP prior to final plan approval.

Section 407.2 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 subdivision or land development. Said report shall be prepared by a qualified design professional licensed by the Commonwealth of Pennsylvania to practice such work and be submitted in conjunction with the preliminary plan for review by the Township and the applicable authority; and, for recommendations by the local office of DEP if determined applicable by the Township.
 - 1. All lots created, and any land development plan that proposes flows equal to or greater than four hundred (400) gallons per day, within any Planned Development Area identified in the June 6, 2013 Cornwall-Lebanon Regional Comprehensive Plan, or within any area that the 537 Plan identifies to be served by public utilities, shall be served by public sewer.
 - 2. The applicant shall connect to the existing public sewer system where determined as feasible and necessary by the Board of Supervisors. Feasibility will be determined by the Board and be based upon applicable connection ordinance and/or the Authority/Township standards requiring connection and the analysis provided by the sewer feasibility study required by this Article.
 - 3. For those areas not located within a Planned Development Area identified in the June 6, 2013 Cornwall-Lebanon Regional Comprehensive Plan, or within any area that the 537 Plan identifies to be served by public utilities, the feasibility report is not required for residential subdivisions of five (5) lots or less, including remaining lands; and land development plans which propose flows less than four hundred (400) gallons per day. Otherwise,
- B. If the applicant proposes connection to the public sewer system, the final plan approval shall be predicated upon a statement from the Township Sewer Engineer indicating the approval of the sewer system extension and/or connection plans and applicable financial guarantees.

- C. If the applicant proposes connection to the public sewer system, the sewerage installation shall be in accordance with the specifications of the Township and/or Municipal Authority. The Township and/or Municipal Authority shall establish requirements for the ownership and maintenance of such system.
- D. If connection to an existing public sewer system is proposed, the subdivider or developer shall submit an agreement committing the public sewer system to provide such sewage disposal as will be utilized by the subdivision or land development for such period of time and under such terms and conditions as the public sewer system provides sewage disposal service elsewhere in its service area.
- E. If the applicant proposes to provide a community sewer system, its construction and installation shall be in accordance with applicable Township and/or Municipal Authority specifications and all regulations of DEP. The applicant shall obtain all permits and approvals required by the Township and/or Municipal Authority or DEP prior to final plan approval. Such community sewer system shall be sized only to accommodate the flow from the currently proposed development unless otherwise approved by formal agreement with the North Cornwall Township Board of Supervisors.
- F. On-Lot Sewage Disposal. If the applicant proposes installation of on-lot sewage disposal and has presented documentation satisfactory to the applicable Authority and the Board proving the unfeasibility of connection to public or community sewer systems, the following documentation shall be provided:
 - 1. Hydrogeologic Evaluation Requirements. In all cases, the siting and testing for on-lot sewage disposal shall be in compliance with the standards and requirements of Ordinance 233, as amended, providing the procedures and requirements for assessing the geologic and hydrogeological conditions associated with on-lot sewage disposal systems.
 - 2. Sewage Testing Required for all Proposed Lots. Each lot or lots to be created shall contain a suitable location for the installation of an initial individual on-lot sewage system except when such lot or lots to be created are to be served by a community sewage system. The Sewage Enforcement Officer shall perform or observe all tests required by DEP and this Ordinance for the location of an individual on-lot sewage system to confirm the suitability of the location.
 - 3. Replacement Location for On-Lot Sewage Systems Required. Each lot or lots to be created and each existing lot or lots to be revised or altered in size or intensity of use shall contain a suitable location for the installation of a replacement individual on-lot sewage system. The Sewage Enforcement Officer shall perform or observe all tests required by DEP and this Ordinance for the location of an individual on-lot sewage system to confirm the suitability of the replacement location. The replacement location shall comply with all regulations issued by DEP concerning individual on-lot sewage systems, including isolation distances, and with the terms of this Ordinance and any other applicable Township Ordinances. Open land allowed for the replacement location without such testing shall not constitute compliance with the requirements of this Section.
 - 4. Identification of Replacement Location.
 - a. 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.

- b. Any revisions to a permit or plan affecting a replacement location that previously has been approved pursuant to the provisions of this Ordinance shall be approved by the Township or its authorized representative.
- 5. Construction of Improvements Upon or Disturbance of Replacement Location Prohibited. The replacement location shall not be excavated, graded, filled, or otherwise disturbed in any manner that would prevent its use as a future location for an on-lot sewage disposal system during development of the lot. No permanent or temporary improvements of any character other than the planting of trees, shrubs or other plant matter shall be constructed upon the replacement location unless the person who desires to construct such improvements shall demonstrate to the satisfaction of the Sewage Enforcement Officer that an alternate replacement location which complies with all applicable Township Ordinances exists upon the lot. If such an alternate replacement location shall be identified, the alternate replacement location may be considered to be the replacement location required by this Ordinance, shall be designated as the replacement location, and the plans shall be accordingly revised and submitted to the Planning Commission. The newly designated replacement location shall thereafter be considered the replacement location for the purposes of this Ordinance.
- 6. 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.
- G. 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. Subdivisions proposing a lot or lots utilizing alternate or experimental on-site sewage disposal systems must provide evidence of approval of such system by the Township Sewage Enforcement Officer and/or the DEP.
- H. When the Township, in accordance with the Pennsylvania Sewage Facilities Act, Act 537 of 1966, as amended, determines the necessity for a sewer facilities plan revision (plan revision module for land development), or supplement, the Board shall require that notice of approval from DEP be submitted as a condition of final plan approval.

Section 407.3 Traffic Evaluation Study

- A. All residential developments or subdivisions and all non-residential developments (with the exception of agricultural development) having: (a) ten (10) or more dwelling units, or (b) containing five thousand (5,000) or more total square feet of non-residential gross floor area, initially or cumulatively, or (c) generating in excess of one hundred (100) vehicle trips in the peak hour, initially or cumulatively, shall provide studies and reports in accordance with the requirements of this Section. All applicants with developments which do not meet the above stated criteria may be

required to submit the information required in Section 407.3.C.4 as deemed necessary by the Township Engineer.

- B. The applicant is responsible for assessing the traffic impacts associated with a proposed development that meets any condition set forth above. The Township or its designee will review the applicant's assessment and supply available data upon request to aid the applicant in preparing the study. The applicant shall be responsible for all data collection efforts required in preparing a traffic impact study including peak period turning movement counts. In addition, the applicant is responsible for ensuring that any submitted development plans meet the minimum state and local standards for geometric design. The study shall be conducted only by a professional engineer that has verifiable experience in traffic engineering. Upon submission of a draft study, the Township or its designee may review the data sources, methods and findings and provide comments in written form. The applicant shall be responsible for all costs for such review. The applicant will then have the opportunity to incorporate necessary revisions prior to submitting a final study.
- C. Traffic Impact Study Contents. A traffic impact study prepared for a specific project site development proposal shall follow the basic format shown below. Additions or modifications should be made for a specific project site, when appropriate. This basic format allows for a comprehensive understanding of the existing project site, future conditions without the proposed use and the impacts associated with the proposed development plan. Following is a brief narrative for each section of a traffic impact study.
1. Introduction. This section identifies the land use and transportation setting for the project site and its surrounding area.
 - a. Project site and study area boundaries. A brief description of the size of the land parcel, general terrain features, legal right-of-way lines of the highway, and the location within the jurisdiction and the region should be included in this section. In addition, the roadways that afford access to the project site and are included in the study area should be identified. The exact limits of the study area should be based on engineering judgment and an understanding of existing traffic conditions at the project site. In all instances, the study limits must be mutually agreed upon by the developer, its engineer, the Township, and PennDOT (as deemed applicable by the Township).
 - b. Project site description. This section should contain a brief narrative that describes the proposed development in terms of its function, size and near and long term growth potential. This description should be supplemented by a sketch which clearly shows the proposed development within the project site boundaries, its internal traffic circulation pattern and the location and orientation of its proposed access points.
 - c. Existing and proposed project site uses. The existing and proposed uses of the project site should be identified in terms of the various zoning categories in the jurisdiction. In addition, identify the specific use on which the request is made since a number of uses may be permitted under the existing ordinances.
 - d. Existing and proposed nearby uses. Include a complete description of the existing land uses in the vicinity of the project site as well as their current zoning. The applicant should also state the proposed uses for adjacent land, if known. This

latter item is especially important where large tracts of underdeveloped land are in the vicinity of the project site and within the prescribed study area.

- e. Existing and proposed roadways and intersections. Within the study area, describe existing roadways and intersections (geometrics and traffic signal control) as well as improvements contemplated by government agencies.
2. Analysis of Existing Conditions. This section describes the results, as well as the data collection efforts, of the volume/capacity analysis to be completed for the roadways segments and intersections adjacent to the project site or expected to be impacted by vehicular traffic generated by the development of the project site under existing conditions. Traffic count data shall not be more than two (2) years old. Manual turning movement traffic counts shall be taken on a Tuesday, Wednesday, or Thursday of a non-holiday week. Additional counts (i.e. on a Saturday or Sunday for a proposed non-residential development) may also be required in some cases.
- a. Daily and peak hour(s) traffic volumes. Provide schematic diagrams depicting daily and peak hour(s) traffic volumes for roadways within the study area. Turning movement and mainline volumes are to be presented for the three (3) peak hour conditions (AM, PM and project site generated) while only mainline volumes are required to reflect daily traffic volumes. Include the source and/or method of computation for all traffic volumes.
 - b. Volume/capacity analyses at critical points. Utilizing techniques described in the Highway Capacity Manual or Derivative nomographs include an assessment of the relative balance between roadway volumes and capacity. Perform the analysis for existing conditions (roadway geometry and traffic signal control) for the appropriate peak hours.
 - c. Level of service at critical points. Based on the results obtained in the previous section, levels of service (A through F) are to be computed and presented. This section should also include a description of typical operating conditions at each level of service.
3. Analysis of Future Conditions without Development. This section describes the anticipated traffic volumes in the future and the ability of the roadway network to accommodate this traffic without the proposed zoning or subdivision request. The future year(s) for which projections are made will be specified by the Township and will be dependent on the timing of the proposed development.
- a. Daily and peak hour(s) traffic volume. Clearly indicate the method and assumptions used to forecast future traffic volumes in order that the Township can duplicate these calculations. The schematic diagrams depicting future traffic volumes will be similar to those described in Section 407.3.C.2.a. in terms of locations and times (daily and peak hours).
 - b. Volume/capacity analyses at critical locations. Describe the ability of the existing roadway system to accommodate future traffic (without project site development). If roadway improvements or modifications are committed for implementation, present the volume/capacity analysis for these conditions.

- c. Levels of service at critical points. Based on the results obtained in the previous section, determine levels of service (A through F).
- 4. Trip Generation.
 - a. Identify the amount of traffic generated by the project site for daily and the three (3) peak conditions. The study shall include a table showing the categories and quantities of land uses, with the corresponding trip generation rates or equations (with justification for selection of one or the other) and resulting number of adjacent street peak trips (AM and PM), generated peak hour trips, and total daily trips. The trip generation rates used in this phase of the analysis shall be either from the Sixth Edition of Trip Generation by the Institute of Transportation Engineers, or from a local study of corresponding land uses and quantities. All sources must be reference in the study. The reasoning and data used in developing a trip generation rate for special/unusual generators must be justified and explained in the report.
 - b. Estimates of non-project site traffic shall be made and will consist of traffic generated by all other developments within the study area for which applications for any zoning, preliminary or final plan approval has been requested or for all other developments within the study areas for which zoning, preliminary or final plan approval has been approved. Non-project site traffic may be estimated using historic trends for the roadway or the PennDOT Traffic Data Collection and Factor Development Report.
 - c. If a reduction in the project site generated traffic volumes is a consideration for the land use in question, studies and interviews at similar land uses, in similar areas must be conducted or referenced justifying the pass-by reduction to be applied.
 - d. Any significant difference between the sums of single use rates and proposed mixed use rates must be justified in the report. If a reduction in the overall trip generation of a mixed-use development is proposed due to internalization, documentation shall be provided.
- 5. Trip Distribution. Identify the direction of approach for project site generated traffic for the appropriate time periods. As with all technical analysis steps, the basic method and assumptions used in this work must be clearly stated in order that the Township can replicate these results. Any one of the following three methods may be used: (a) Analogy; (b) Trip distribution model; or (c) Surrogate data. Whichever method is used, trip distribution must be estimated and analyzed for the design years. A multi-use development may require more than one distribution and coinciding assignment for each phase (for example, residential and retail phases on the same project site). Consideration must also be given to whether project site generated inbound and outbound trips will have similar distribution
- 6. Traffic Assignment.
 - a. Assignments must be made considering logical routings, available roadway capacities, left turns at intersections, and projected (and perceived) minimum travel

times. In addition, multiple paths should 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 project site access points and in large projects (those producing two hundred (200) or more additional peak direction trips to or from the project site during the development's peak hour) through the internal roadways. When the project site has more than one access drive, logical routing and possibly multiple paths should be used to obtain realistic driveway volumes. The assignment shall reflect conditions at the time of the analysis. Assignment can be accomplished either manually or with applicable computer models.

- b. The following procedure shall be used to thoroughly account for pass-by trips: (1) determine the percentage of pass-by trips in the total trips generated; (2) estimate a trip distribution for the pass-by trips; (3) perform two separate trip assignments, based on the new and pass-by trip distributions; and, (4) combine the pass-by and new trip assignment.
- c. Describe the utilization of study area roadways by project site generated traffic. The proposed traffic volumes should then be combined with anticipated traffic volumes from Section 3 to describe mainline and turning movement volumes for future conditions with the project site developed as the applicant proposes.

7. Analysis of Future Conditions with Development. This section describes the adequacy of the roadway system to accommodate future traffic with development of the project site.

- a. Daily and peak hour(s) traffic volumes. Provide mainline and turning movement volumes for the highway network in the study area as well as driveways and internal circulation roadways for the appropriate time periods. Mainline ADT volumes and turning movement volumes for all critical intersections within the study area shall be determined for the AM peak hour, PM peak hour, and the proposed development peak hour, of other than either the AM or PM peak hour of the network.
- b. Effectiveness of traffic signal control. Effectiveness of traffic signal control at all intersections shall be evaluated by approach in terms of vehicle stops and delays.
- c. Gap studies. Conduct in accordance with standards established by ITE at the proposed project site access points to evaluate the need for signal control, turn prohibitions or additional project site access points to reduce auxiliary lanes volume from the project site driveways if unsatisfactory levels of service are achieved.
- d. Queue length studies. Studies shall be completed in accordance with standards established by the ITE to evaluate the potential for a backup of traffic for controlled intersections which could impact other intersections including access points to the proposed development.
- e. Volume/capacity analyses at critical points. Perform a volume/capacity analysis for the appropriate peak hours for future conditions with the project site developed as proposed, similar to Sections 2.b. and 3.b.

- f. Levels of service at critical points. As a result of the volume/capacity analysis, compute and describe the level of service on the study area roadway system.
 - g. Final Design. Final design must address both traffic flow and traffic safety considerations to provide safe operational characteristics.
- 8. Required Improvements. If the analysis indicates unsatisfactory levels of service will occur on study area roadways, a description of improvements required to remedy deficiencies shall be included in this section. The levels of service shall not deteriorate to worse than C if they are currently A or B, must be maintained if they are C, and improved to C if they are D, E, or F. In addition, there shall be no increase in delay if a satisfactory level of service cannot be attained. These improvements shall not include committed projects by the state and local jurisdictions that were described in the Traffic Study Introduction and reflected in the analysis of Existing Conditions and Future Conditions Without Development.
 - a. Required improvements. Describe the location, nature and extent of improvements required to assure sufficient roadway capacity. Accompanying this list of improvements are preliminary cost estimates, sources of funding, timing, and likelihood of implementation.
 - b. Volume/capacity analyses at critical points. Another iteration of the volume/capacity analysis will be described which demonstrates the anticipated results of making these improvements.
 - c. Levels of service at critical points. As a result of the revised volume/capacity analysis presented in the previous section, present levels of service for the highway system with improvements.
 - 1) All highway capacity evaluations shall consider not only the overall intersection level of service and delay but also evaluate each approach and movement to identify any substandard values which need to be improved.
 - 2) For locations where the level of service for the design years with the proposed development is F, the improvements shall provide an estimated delay which will be no worse than the delay for the design years without the proposed development.
 - 3) Where new intersections are being established to serve as access to the proposed development, these intersections must be designed to at least operate at Level of Service C or better.
- 9. Conclusion. The last section of the report shall be a clear concise description of the study findings. This concluding section shall serve as an executive summary.
- D. Construction of Required Improvements. The applicant shall enter into an agreement with the Township setting forth the required roadway improvements that shall be the responsibility of the applicant to construct as part of the applicant's development based on the standards of the PA

Municipalities Planning Code. At the sole discretion of the Township, the applicant may enter into an agreement with the Township setting forth the contribution to be made in lieu of the applicant's construction of the roadway improvements that are the responsibility of the applicant. All such agreements shall be in a form satisfactory to the Township Solicitor.

- E. Contribution in Lieu of Preparation of Studies. If an applicant believes that the preparation of traffic study and report required herein is not warranted, he may request the Board to waive the preparation of such study.
1. The applicant shall enter into an agreement with the Township setting forth the contribution in lieu of preparation of studies to be paid and the studies to be waived by the Township. All such agreements shall be in a form satisfactory to the Township Solicitor.
 2. All contributions in lieu of preparations of fees shall be paid prior to approval of the final plan by the Township Supervisors.
 3. All developments receiving a modification of preparation of a traffic evaluation study in accordance with this section may be required to submit the information required in Section 407.3.C.4 as deemed necessary by the Township Engineer.

Section 407.4 Wetlands Study

- A. The applicant shall submit a wetland study with the submittal of all subdivision and land development plans proposing any land disturbance or construction activities. The purpose of the study shall be to determine the presence and extent of wetlands on the project site.
- B. The study shall be performed by a qualified wetland scientist. Qualified individuals should possess a minimum of a bachelor's degree in biology, botany, zoology, ecology, or environmental sciences. In general, other professionals, such as engineers, landscape architects, land surveyors, planners, and geologists are not considered fully qualified to perform wetland delineations, unless they possess special ecological training and experience beyond their discipline. The Township reserves the right, in as much as no recognized certification program exists for wetland scientists, to determine the qualification of those preparing wetland delineations. Should a state or federal wetland scientist certification program be established, the Township will consider only those certified individuals qualified to perform delineations.
- C. For project sites on which no wetlands occur, an abbreviated report may be submitted. The abbreviated report should contain the results and discussion and conclusions information as required by Section 407.4.D.2 of this Ordinance. Site location, NWI and soil maps shall be provided.
- D. Requirements for Wetland Studies.
1. Delineations should follow the procedures outlined in the 1989 Federal Manual for Identifying and Delineating Jurisdictional Wetlands, and any subsequent amendments.
 2. Delineations shall be supported by reports. The reports shall contain the following sections:

- a. Introduction. Description of the physical features of the project site, its location and the proposed plans for the project site.
- b. Methods. Description of the methods used for the survey, with particular emphasis on any deviation from the outlined federal method. Relevant information includes the date of the field studies, the number of transects and plots used, the size of vegetation quadrants employed, the size of soil pits used, taxonomic references used, and the disposition of any voucher specimens.
- c. Results and Discussion. Description of the findings of the study. Soils, vegetation and hydrology for wetland and upland areas of the project site should be discussed. Any problem areas should be thoroughly treated.
- d. Conclusions. The extent of wetlands on the project site should be discussed. The impact of the proposed project on these wetlands should also be considered.

E. The following appendices or tables shall be included in the report:

1. Project site location map (USGS 7.5' quadrangle will suffice).
2. NWI map.
3. Soil survey map with soil descriptions.
4. Data sheets for each plot.
5. Wetland boundary map. Wetland boundaries shall be surveyed by a registered professional land surveyor and shown on a plan of appropriate scale. The limits of the wetland study shall be clearly shown. The plan shall also show the location of all plots and/or transects used in the study, the date of the delineation, a statement of the method used for the study, the name of the consulting firm which performed the delineation, the name of the land surveyor, and a disclaimer statement indicating no wetland boundary is considered jurisdictional until approved by DEP and COE.
6. Color photos of wetlands areas on the project site, with locations and directions of view keyed to the wetland boundary map.
7. Resumes of the wetland scientist(s) who performed the delineation.

F. All subdivision and land development plans which contain wetlands shall contain notes for future lot owners. The wetland boundary on each lot will be clearly marked. Each lot which contains wetlands, or to which access may be restricted by wetlands, shall have a note which states that state and federal laws require permits for all activities which result in a deposition of fill into delineated wetlands. The note shall also state that refusal of such a permit may restrict some uses of all or portions of the lot.

G. Compensatory mitigation projects required as part of state or federal permits shall be shown on the subdivision plans. Future lot owners whose property encompasses all or part of a mitigation area shall be notified that the portion of their property that includes the mitigation area may not be altered and is considered a jurisdictional wetland by the state and federal governments. Lot owners may be responsible for maintenance of mitigation areas. In order to help ensure the long-term

viability of wetland mitigation efforts, the Township discourages multiple ownership of mitigation areas. Ownership by one individual or a homeowners' association is encouraged. Owners of the wetland mitigation areas must be clearly identified to the Township.

- H. The Township reserves the right to reject any submitted wetland delineations. Should the Township feel the actual wetland area differs from that shown on the subdivision plan, the Township shall, no later than thirty (30) days after the date of submittal of the Wetlands Study delineation, notify the developer and its professional wetlands consultant, that it disputes the wetland delineation contained in the Study. Having so notified the developer and its professional wetlands consultant, the Township shall have the right, at its own expense, to secure qualified personnel to check the delineation and redraw the boundary as necessary. The Township's wetlands delineation shall be submitted to the developer and its professional wetlands consultant no later than thirty (30) days after the Township has notified the developer that it disputes the developer's delineation. Should the developer subsequently disagree with the Township's delineation, and so notify the Township and its professional wetlands consultant no later than thirty (30) days after the date of submittal of the Township's delineation, a jurisdictional delineation by DEP and COE will be requested. Either or both party(ies) whose delineation is determined to be incorrect by the jurisdictional delineation shall be responsible for any charges associated with the jurisdictional delineation. Failure of either party to hold to the required time frames for delineation dispute and submittal shall constitute a waiver of either party's delineation dispute resolution rights under this sub-section.
- I. Where the study shows the existence of wetland areas, the delineated boundary shall be properly fenced off to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of five (5) feet outside the delineated boundary, prior to any construction or issuance of building permits. The fence must be properly maintained until all occupancy permits have been issued and for the extent of all construction.

ARTICLE V
DESIGN STANDARDS

Section 501 General

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

Section 502 Streets

Section 502.1 General Design Standards

- A. Proposed streets shall conform to such township, county, and state street and highway plans as have been prepared, adopted and/or filed as prescribed by law.
- B. New streets shall be connected with streets of similar function, to form continuations thereof.
- C. Wherever there exists a dedicated or platted area reserved for future street usage along the boundary of a tract being developed, the adjacent street shall be extended into the proposed project.
- D. Local streets shall be laid out to discourage use by through traffic.
- E. For new subdivisions, a rigid rectangular (i.e. grid) street pattern need not be adhered to; the use of curvilinear streets may be provided when their use will result in a more desirable layout.
- F. Where a development abuts an existing or proposed major street, the 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.
- G. If lots resulting from original subdivision are large enough to permit re-subdivision or if a portion of the tract is not subdivided, adequate rights-of-way for streets and other required improvements shall be provided as necessary to permit further subdivision.
- H. All streets shall be designed to conform as closely as possible to the original topography to the extent practicable.
- I. Streets shall be laid out to provide convenient and safe access to the property.
- J. Streets shall be logically related to the topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.
- K. As a minimum, all new streets shall be graded to the right-of-way line. All cut and fill slopes associated with the construction of the streets, within or beyond the limits of the street right-of-way, shall not exceed a maximum of a 3:1 slope.
- L. The design speed and proposed speed limits for new streets shall be noted on the plan and shall be approved by the Township.
- M. Snow removal stockpile easements shall be provided at the terminal end of cul-de-sacs and along other streets where deemed necessary by the Township.

1. The snow removal stockpile easement shall be a minimum of 40 feet in length along the cartway.
 2. The depth shall be a minimum of thirty (30) feet measured from the edge of the cartway.
 3. No on-street parking, driveway, structure, any above ground part of any utility, landscaping, or any other use shall be permitted along and within the snow removal stockpile easement that would interfere with the intended purpose of the easement.
 4. All snow removal stockpile easements shall be delineated on all plans and the restrictions on their use shall be noted on the plans.
 5. All locations shall be approved by the Township.
- N. Permanent concrete monuments shall be accurately placed to monument the right-of-way line along at least one (1) side of each street at the beginning and end of all curves and at all angles. When the outside perimeter of a tract falls within or along an existing road right-of-way, then the right-of-way of that roadway shall be monumented at the above referenced points.
1. Monuments shall be of concrete, with a flat top having a minimum width or diameter of four (4) inches and a minimum length of thirty (30) inches. Cast-in-place or pre-cast concrete monuments shall be marked with center punch mark in a three- quarter (3/4) inch copper or brass dowel.
 2. All existing and proposed monuments shall be delineated on the final plan.
 3. All monuments shall be placed by a registered land surveyor so that the scored or marked point shall coincide exactly with the point of intersection of the lines being marked.
 4. All monuments shall be inscribed with a proper inscription indicating the name of the surveyor responsible for the survey.
- O. Landscape islands and/or boulevards may be permitted within existing or proposed public streets at the sole discretion of the Board of Supervisors. Any request for landscape islands and/or boulevards within any existing or proposed public street shall include an agreement, in a recordable form acceptable to the Township, to provide for the perpetual maintenance of the landscape islands and/or boulevards.

Section 502.2 Private Streets

- A. All proposed streets shall be offered for dedication.
- B. Where a modification of this Section is granted by the Township, all private streets shall conform to the following requirements:
1. Private streets shall meet all the design standards for public streets as required by this Ordinance.
 2. Applications that propose a private street shall include an agreement, in a form acceptable to the Township, which shall be recorded with the Recorder of Deeds as part of the final plan.

This agreement shall establish the conditions under which the street will be constructed and maintained, as well as conditions controlling an offer of dedication, and shall stipulate:

- a. That the street shall be constructed and maintained to conform to the provisions of this Ordinance.
- b. The method of assessing maintenance and repair costs.
- c. That an offer for dedication of the street shall be made only for the street as a whole.
- d. That the owners of the abutting lots will include with any offer of dedication sufficient funds, as estimated by the Township, to restore the street to the prevailing standards.
- e. That an agreement by the owners of fifty-one (51) percent of the front footage thereon shall be binding on the owners of the remaining lots.

Section 502.3 Street Names, Street Address, and Regulatory and Traffic Control Signs

- A. Streets that are extensions of or obviously in alignment with existing streets shall bear the names of the existing streets.
- B. Street names shall not be repeated within the township and all street names shall be subject to the approval of the Township, Lebanon County Department of Emergency Services and the Postmaster.
- C. Street name signs shall be provided and installed by the developer at all intersections and shall identify both intersecting streets, and their design shall be approved by the Township.
- D. Street Address plans shall be approved by the Township for all new subdivisions.
- E. Regulatory and traffic control signs shall be approved by the Township and shall be supplied and installed by the developer in accordance with Township regulations; PennDOT Publication 212, Official Traffic Control Devices; and the Manual on Uniform Traffic Control Devices (MUTCD), FHWA, as amended.
- F. All regulatory and traffic control signs shall be installed by the developer prior to the occupancy of any units within the project.
- G. All regulatory and traffic control signs shall be repaired/replaced to the satisfaction of the Township by the developer prior to the Township accepting dedication of any streets or prior to the final reduction in the project's financial guarantee.

Section 502.4 Guiderail

- A. Streets shall be designed to preclude or minimize the need for guide rail. The Township may, however, require guide rail to be placed for protection on embankments when a barrier is indicated as warranted in PennDOT Publication 13M, Design Manual Part 2 Highway Design, as amended.
- B. The design and selection of guide rail shall generally be in accordance with the standards in PennDOT Publication 13M, Design Manual Part 2 Highway Design, as amended, however, the Township shall approve all guide rail systems.

Section 502.5 Reconstruction of Existing Streets

- A. Existing streets in and bordering a subdivision or land development shall be of such widths and grades and in such locations as deemed necessary to accommodate prospective traffic, and facilitate fire protection. Existing streets in and bordering a subdivision or land development shall be reconstructed according to Township or PennDOT specifications:
1. If the existing street does not meet current Township or PennDOT specifications or requires restoration as determined by the Township or PennDOT; and,
 2. If an existing street borders or lies through the subdivision and development, it shall be reconstructed to the full width of the street as required by Township or PennDOT specifications and design standards.
- B. Where a temporary cul-de-sac is being extended, the bulb shall be removed and the street reconstructed to Township street specifications and any existing sidewalk shall be extended through the area, and the remaining areas shall be regraded and seeded.
- C. 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 base and/or wearing course along the entire frontage and/or disturbed area. The extent of the new base and/or wearing course shall be approved by the Township.
- D. 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.
- E. If a subdivision or land development abuts an existing Township and/or State street which has a right-of-way width of less than the required right-of-way width set forth in Section 502.7, the applicant shall dedicate to the Township or Commonwealth, as applicable, that amount of land necessary so that the distance from the centerline of the street to the edge of the right-of-way abutting the proposed development is one-half the ultimate right-of-way width as set forth in Section 502.7.

Section 502.6 Construction Standards

- A. All streets shall be constructed, and all existing streets shall be reconstructed, in accordance with the following standards:

Table 5.1 – Street Construction Standards

LOCAL STREETS			
SUBGRADE	SUBBASE	BASE COURSE	PAVED SURFACE
Scarify and recompact top 12" of existing subgrade and each 8" lift of backfill or fill soil material to not less than 95% maximum dry density as determined by ASTM D1557, modified proctor	2A Aggregate, 8" depth	Superpave Base Course, PG 64-22, 0.0 to 0.3M ESALs, 25.0 mm mix, 4" depth	Superpave Wearing Course, PG 64-22, 0.0 to 0.3M ESALs 9.5 mm mix, 1.5" depth. Scratch/leveling course to be applied at discretion of Township Engineer prior to placement of wearing course.

*Note: All depths in the table above represent compacted depths of material

Table 5.1 (cont.) – Street Construction Standards

COLLECTOR STREETS			
SUBGRADE	SUBBASE	BASE COURSE	PAVED SURFACE
Scarify and recompact top 12" of existing subgrade and each 8" lift of backfill or fill soil material to not less than 95% maximum dry density as determined by ASTM D1557, modified proctor	2A Aggregate, 8" depth	Superpave Base Course, PG 64-22, 0.3 to 3.0M ESALs, 25.0 mm mix, 4" depth	<p>Superpave Binder Course, PG 64-22, 0.3 to 3.0M ESALs 19 mm mix, 2" depth.</p> <p>Superpave Wearing Course, PG 64-22, 0.3 to 3.0M ESALs 9.5 mm mix, 1.5" depth.</p> <p>Scratch/leveling course to be applied at discretion of Township Engineer prior to placement of wearing course.</p>

*Note: All depths in the table above represent compacted depths of material

- B. Appropriate Skid Resistance Levels (SRLs) for the subject street(s) shall be in accordance with Skid Resistance Level (SRL) Determination standards required by PennDOT based on Average Daily Traffic (ADT) counts on the subject street(s).
- C. All crushed aggregate base material shall be put in place by a powered spreader.
- D. If subgrade compaction requirements cannot be achieved during construction, alternative stabilization measures such as lime stabilization, additional aggregate depth, geotextile fabric or geogrid reinforcement shall be specified as needed.
- E. Compaction test results shall be submitted to the Township at the discretion of the Township Engineer.

Section 502.7 Right-of-Way and Cartway Width Standards

- A. The minimum street right-of-way and paved cartway width standards shall be as follows (all dimensions in feet):

Table 5.2 – Right-Of-Way and Cartway Width Standards

STREET CLASSIFICATION	RIGHT-OF-WAY WIDTH	NO. OF TRAVEL LANES	STREETS WITHOUT CURBS			STREETS WITH CURBS		
			TRAVEL LANE WIDTH	PAVED SHOULDER WIDTH – NO PARKING ²	PAVED SHOULDER WIDTH – PARALLEL PARKING ²	TRAVEL LANE WIDTH	PAVED SHOULDER WIDTH – NO PARKING ²	PAVED SHOULDER WIDTH – PARALLEL PARKING ²
Arterial	60	Arterial roads shall be designed in accordance with PennDOT Publication 13M standards						
Collector	60	2	11	6	8	11	4	8
Local ¹	50	2	10	4	7	10	4	7
Alley	33	1	16	N/A	N/A	16	N/A	N/A

- 1) For cul-de-sac streets, the right-of-way width shall be 100 feet and the cartway width shall be 80 feet at the turnaround.
- 2) Additional shoulder width may be required for bicycle lanes when required by the Township.

- B. At the discretion of the Township, paved and marked bicycle lanes shall be provided for all collector and arterial streets and shall maintain the following minimum widths:
 - 1. Six (6) feet total width for shared bike lane and paved shoulder on streets with no curb and no parking.

2. Five (5) feet total width for shared bike lane and paved shoulder on streets with curb and no parking.
 3. Eleven (11) feet total width for shared bike lane and parking lane on streets with no curb.
 4. Twelve (12) feet total width for shared bike lane and parking lane on streets with curb.
- C. Signage and pavement markings shall be provided for bicycle lanes in accordance with current MUTCD, as amended, standards.

Section 502.8 Horizontal Alignment

- A. Horizontal street alignments shall be measured along the centerline.
- B. Horizontal curves shall be used at all angle 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 site triangles within the adjacent properties. Written permission from the effected adjacent landowner shall be provided prior to preliminary plan approval.
- E. There shall be a tangent 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 Engineer. The minimum acceptable centerline radii shall be three hundred (300) feet for arterial and collector streets and one hundred fifty (150) feet for local residential streets

Section 502.9 Vertical Alignment

- A. Vertical curves shall be used in all changes of grade.
- B. The minimum vertical grade for all streets shall be one (1) percent, the maximum vertical grade shall be ten (10) percent.
- C. The minimum length of vertical curve for all streets shall be seventy-five (75) feet.
- D. At street intersections, through streets (i.e. no stop controls) shall be approached by side street designed with a relatively flat grade. A leveling area shall be provided for a minimum distance of one-hundred (100) feet on all side streets approaching the intersection, as measured from the intersection of the streets' centerlines. The leveling area of the side street approach shall have a maximum grade as follows:
 1. Local Street – Four percent (4%)
 2. Collector and Arterial Street – Two percent (2%)
- E. No side street shall intersect a through street when the through street exceeds seven (7) percent in grade.

- F. Notwithstanding the above minimum length of vertical curve, the actual length of vertical curve shall be based on the formula $L = KA$; where "L" is the minimum length of curve in feet, "K" is the length of vertical curve per percent change in "A", and "A" is the algebraic difference in grade (in percent). Values for "K" shall be based on the following criteria:

Table 5.3 – Vertical Curve Rate of Vertical Curvature "K" Standards

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

Section 502.10 Intersections

- A. Intersections involving the junction of more than two (2) streets are prohibited.
- B. Right angle intersections shall be used to the extent practicable for at least 100' approaching the intersection. No street shall intersect another at less than 75 degrees.
- C. All streets intersecting a state highway shall be subject to the approval of PennDOT.
- D. Clear sight triangles shall be provided and maintained at all intersections as follows:
1. A one-hundred (100) foot clear sight triangle shall be provided for arterial and collector Streets.
 2. A seventy-five (75) foot clear sight triangle shall be provided for local roads.
 3. Clear sight triangles shall be indicated on all plans.
 4. No building, structure, landscaping, or other obstruction that would obscure the vision of a motorist shall be permitted within these areas.

- E. The distance between the centerline of streets intersecting with through streets on the same or opposite side shall be determined by the classification of the through street being intersected. The minimum separation distance shall be measured along the centerline of the through street being intersected and shall conform to the following:

Table 5.4 – Minimum Intersection Separation Distances

Through Street Classification	Minimum Intersection Separation Distance
Arterial	800 feet
Collector	500 feet
Local	150 feet

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

1. Arterial street – per PennDOT Publication 13M Standards.
2. Collector street – thirty (30) feet.
3. Local street – twenty (20) feet.
4. Alleys – ten (10) feet.
5. The right-of-way radii at intersections shall be substantially concentric with the edge of the cartway.
6. The Township may require larger radii based on the largest anticipated vehicle using the intersection.
7. Intersection radii shall be designed to prohibit the largest anticipated vehicle using the intersection from encroaching upon adjoining lanes while using the intersection.

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

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

3. Sight distance at street intersections shall provide the following minimum stopping distance for a vehicle traveling on an approaching street which has no stop or signal control:

a. Calculation of Safe Stopping Sight Distance.

- 1) For each intersection, the available sight distance in each direction shall equal or exceed the stopping sight distance computed from the following formula:

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

WHERE:

SSSD = Minimum safe stopping sight distance (feet).

V = Velocity of vehicle (miles per hour).

t = Perception time of driver (2.5 seconds).

f = Wet friction of pavement (0.30).

G = percent grade of roadway divided by 100.

- 2) If the 85th percentile speed varies by more than ten (10) miles per hour from the speed limit, the Township may require the 85th percentile speed to be used to determine stopping distance.
- 3) A Formula Sight Distance table that specifies minimum safe stopping sight distance for selected speeds is provided in the Appendix. The sight distances in the table apply for roadway grades in whole numbers from +10% to -10% along with speeds from twenty-five (25) to fifty-five (55) miles per hour in increments of five (5) miles per hour. The designer may use this table in lieu of the above formula.

b. Measurement of Sight Distance.

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

proposed access or as a result of a left or right turn out of the proposed access.

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

Section 502.11 Curbing

- A. For any residential, commercial, office, institutional industrial or other non-residential use, excluding agricultural uses curbs shall be required along all proposed streets in subdivisions; along all proposed streets, access drives, and all interior landscaping and traffic control islands within parking compounds in land developments; and along all existing streets in and abutting both subdivisions and land developments. The developer shall submit the location and grade of all curbs to the Township for consideration.
- B. Curbs shall be constructed and installed in accordance with the specifications in 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.
- C. Standard vertical curb shall be required along all state highways and along all Township streets that the Township has classified as an arterial or collector street, and where adjacent vertical curbs exist. Standard slant curb shall be permitted along all other streets.
- D. The requirement to provide curbing may be waived by the Township if reasonable justification is provided by the applicant.

Section 502.12 Sidewalks

- A. For any residential, commercial, office, institutional, industrial or other non-residential use, excluding agricultural uses, the Township shall require installation of sidewalks in any subdivision and/or land development as provided herein.

1. Sidewalks are required to provide access from the adjoining streets to and/or within the uses noted above.
 2. Sidewalks that are provided as part of such non-residential facilities shall be designed and constructed to service the projected pedestrian needs.
 3. All public areas shall be designed barrier free in accordance with applicable federal and state standards, including but not limited to, the Americans with Disabilities Act.
 4. Appropriate construction details shall be provided on the plans.
 5. For a proposed infill subdivision and/or land development, the applicant may request the Township defer the requirement to install sidewalk to a future date when sidewalk on adjoining developed properties is installed. In such instances, the applicant shall be required to execute a Deferment Agreement with the Township to guarantee installation of the sidewalk by the landowner and any future successors or assigns.
- B. Sidewalks shall be installed on both sides of all streets in all commercial, office, institutional, industrial and other similar non-residential subdivisions and/or land developments, excluding agricultural subdivision and/or land developments, as herein specified.
- C. For residential subdivisions and/or land developments, sidewalks shall be installed as follows:
1. Where the minimum lot width is greater than 100', no sidewalk is required unless the residential subdivision and/or land development is located within one-quarter (1/4) mile of a public school or public park then sidewalk shall be installed on at least one side of the street.
 2. Where the minimum lot width is less than or equal to 100' but greater than or equal to 85', sidewalk shall be installed on at least one side of the street.
 3. Where the minimum lot width is less than 85', sidewalk shall be installed on both sides of the street.
- D. Sidewalks shall be located, if possible, within the street right-of-way line.
1. Pedestrian easements, a minimum of six (6) feet in width, shall be provided when the sidewalk is not located entirely within the street right-of-way.
- E. The minimum of width of sidewalks shall be based upon the existing or proposed use as follows:
1. Single family detached dwellings – A minimum of four (4) feet in width.
 2. Duplex and townhouse dwellings – A minimum of five (5) feet in width.
 3. Multiple family dwellings – A minimum of six (6) feet in width.
 4. Commercial, professional offices, educational, institutional, industrial and other similar non-residential uses, excluding agricultural uses – A minimum of five (5) feet in width.
 5. Wider widths may be necessary to accommodate Americans with Disability Act (ADA) requirements.

- F. Sidewalks shall be constructed as follows:
1. Use class A cement concrete with a minimum compressive strength of 3,000 psi.
 2. Four (4) inch minimum depth (six (6) inch minimum depth at driveways).
 3. 6 x 6 – W1.4 x W1.4 welded wire fabric (6 x 6 – W2.9 x W2.9 at driveways),
 4. Sidewalk shall be placed upon a properly graded and compacted subgrade.
 5. Subbase shall consist of four (4) inches of AASHTO #57 or PennDOT 2B stone and shall be properly compacted using a mechanical tamper.
 6. Sidewalks shall be constructed upon the stone subbase by pouring concrete in separate slabs a maximum of twenty (20) feet in length.
 7. The slabs shall be completely separated by one-quarter (1/4) inch expansion joint and scored every five (5) feet, one (1) inch deep. Seal joints with an approved sealing material.
 8. Sidewalk shall be broom finished in direction of width.
- G. A minimum three (3) foot wide grass planting strip shall be provided between the back of curb and sidewalk.
- H. Driveways constructed in areas where sidewalks are provided shall have a concrete apron between the curb, or the edge of cartway when no curb is provided, and the edge of the sidewalk toward the dwelling. The apron shall be constructed in accordance with applicable Township specifications requiring six (6) inches of concrete containing 6 x 6 – W2.9 x W2.9 welded wire fabric on a four (4) inch stone base.
- I. All utility service laterals and mains shall be extended to the building side of the sidewalk.
- J. Sidewalks shall be constructed with a cross slope of ¼ inch per foot towards the street with a construction tolerance of ¼ inch in ten (10) feet.
- K. At corners and pedestrian street-crossing points, curb cuts and ramps shall be designed and constructed in accordance with ADA accessibility requirements. See PennDOT Pub 72M, Standards for Roadway Construction, RC-67M, as amended.
- L. Sidewalks shall not exceed eight (8) percent grade. All sidewalks and ramps slopes greater than five (5) percent shall be designed in accordance with ADA accessibility requirements.

Section 502.13 Street Lighting

- A. Street lights shall be designed and installed to illuminate all major subdivisions and land developments. Street lights shall be placed at all proposed street intersections. Street lights shall be spaced at intervals which provide adequate illumination at all points along the street without causing light pollution or glare.
- B. Only LED fixtures are permitted.

Section 502.14 Cul-de-sac and Dead-End Streets

- A. A cul-de-sac shall not be permitted when a through street is feasible.
 - 1. The feasibility of a through street will be based on the following:
 - a. Physical features of the tract proposed for development;
 - b. The potential for extension of the street to adjoining lands;
 - c. Restrictions imposed by other government regulations; and,
 - d. The ability of the design to meet all other requirements of this Ordinance.
 - 2. When cul-de-sac streets are proposed, the application shall be accompanied by a written analysis of the merits of the design and the reasons that a through street would not be feasible.
 - 3. Approval of cul-de-sac streets shall be at the sole discretion of the Township.
- B. Where any adjacent stub street is not proposed for extension as a through street, the developer shall construct a cul-de-sac in compliance with Township standards.
- C. Permanent cul-de-sac streets shall be designed as follows:
 - 1. Minimum length - two hundred fifty (250) feet;
 - 2. Maximum length - six hundred (600) feet and shall not provide access to more than 12 lots or units of occupancy.
 - 3. The length of the cul-de-sac street shall be measured along the centerline from the centerline intersection of the intersecting street to the center of the cul-de-sac turn-around;
 - 4. Permanent cul-de-sac streets must be provided with a paved turn-around with a minimum diameter of eighty (80) feet to the face of curb or edge of paving and of one hundred (100) feet to the street right-of-way;
 - 5. Unless future extension is clearly impractical or undesirable, the turn-around right-of-way shall be placed adjacent to the tract boundary with sufficient additional width provided along the boundary line to permit extension of the street at full width; and,
 - 6. Drainage of cul-de-sac streets shall preferably be toward the open end. If drainage is toward the closed end, water shall be conveyed away in an underground storm sewer or by other means approved by the Township. The minimum grade on cul-de-sacs shall be designed to ensure a minimum of one (1) percent along the curb line to the designed low points. The maximum grade on cul-de-sacs shall not exceed four (4) percent at the turn-around.
- D. Temporary cul-de-sac streets shall be designed as follows:
 - 1. Minimum length - two hundred fifty (250) feet;

2. Maximum Length - eight hundred (800) feet in length;
3. Temporary cul-de-sacs shall be designed to the same cartway width and drainage criteria as required for permanent cul-de-sacs; and,
4. Temporary easements shall be provided for temporary cul-de-sac turn-arounds that encroach on adjoining properties until such time that the street is extended, at which time the developer extending the street shall be responsible for all improvements, such as but not including, curbing, sidewalk, cartway installation, and property restoration associated with removing the temporary cul-de-sac and extinguishing the temporary easement. All necessary improvements and restoration shall be approved by the Township and cost to remove the temporary cul-de-sac shall be part of the improvement guarantee posted by the developer extending the street.

E. Dead-end streets:

1. Dead-end streets are prohibited unless designed as cul-de-sac streets.
2. The Township may waive the requirements of providing a turn-around for streets which are planned for future extension into adjoining tracts if the street will be no longer than the depth of one (1) lot.
3. Any street temporarily dead-ended in order to provide for future continuation of the street into adjoining property or for authorized stage development shall be fully constructed and all utilities installed.
4. A barricade to prevent vehicular access to adjoining property shall be constructed at the termination point of the street. The barricade shall be designed and constructed in accordance with PennDOT Publication 72, Standards for Roadway Construction, RC-63M, as amended.

Section 502.15 Alleys

A. Alleys shall have the following characteristics:

1. A property that utilizes an alley shall maintain frontage along a public or private street.
2. No part of any structure, fence, hedge, tree, or other landscaping shall be located within four (4) feet of the edge of the cartway of an alley.
3. The cartway of all alleys shall be constructed in accordance with the specifications of this Ordinance.
4. The vertical and horizontal alignments of alleys shall be in accordance with the local street specifications of this Ordinance.
5. Alleys and their intersections shall in accordance with the local street specifications of this Ordinance.
6. Alleys which form a cul-de-sac shall be designed as follows:

- a. The alley shall not exceed four hundred (400) feet in length, measured from the centerline intersection of a street that is not a cul-de-sac; and,
 - b. Alley cul-de-sacs shall be provided at the terminus with a fully paved turn-around measuring at least eighty (80) feet in diameter.
 - c. The paved turn-around for commercial and industrial uses shall be a cul-de-sac designed to accommodate a WB-50 truck turning movements.
 7. Applicants proposing private alleys within a development may request that the Township reduce the width requirements of the private streets proposed within the development. The request shall be in the form of a modification request and shall be accompanied by adequate justification.
- B. Applications that propose a private alley shall include an agreement, in a form acceptable to the Township, which shall be recorded with the Recorder of Deeds as part of the final plan. This agreement shall establish the conditions under which the alley will be constructed and maintained and shall stipulate:
1. That the alley shall be constructed and maintained to conform to the provisions of this Ordinance; and,
 2. The method of assessing maintenance and repair costs.
 - a. If the use of an alley is limited to the common use of two (2) properties, the applicant shall provide for the maintenance of such alley;
 - b. If the use of an alley is for more than two (2) properties, the applicant shall provide for private maintenance through the formation of a homeowners' association or through the setting forth of the maintenance responsibilities in easements and in the deeds to the lots which have the right to use the alley. If a homeowners' association is formed, a document setting forth the maintenance responsibilities of such association and the right of such association to assess lots within the development shall be recorded at the same time as the final plan is recorded. All such documents shall be in a form acceptable to the Township Solicitor; and,
 - c. All persons who shall purchase a lot abutting or having the right to use an alley shall be given a copy of the final plan, and, if a homeowners' association has been formed, shall be given a copy of all such documents relating to the maintenance responsibilities of such homeowners' association.
- C. The final plan, for recordation with the Recorder of Deeds, shall include a plan note which identifies the following:
1. The specific alleys intended for public dedication or to remain private;
 2. The recorded Maintenance Agreement for private alleys; and,
 3. Notification that the private alleys do not qualify for dedication to the Township and that the Township will not assume any responsibility for their maintenance.

Section 503 Access Drives

Section 503.1 Applicability

The regulations and standards presented in this section shall apply to all access drives. Access drives onto arterial and major collector roads, as defined in the Township's Access Management Ordinance No. 241, shall be further regulated by regulations, rules and standards presented in the Access Management Ordinance No. 241.

Section 503.2 General Standards

- A. Access drives shall be designed in strict conformity with requirements of the Zoning Ordinance.
- B. Existing access drives that do not conform to the requirements of this Ordinance shall be reconstructed to comply with this requirements of this Ordinance if there is any change in use or increase in the intensity of the land use that increases the peak hour or ADT volume by 10 percent or more or an increase of 100 daily trips, based on the trip generation criteria provided in Section 407.3.
- C. A joint use or common access drive with an adjoining landowner or use may be required to achieve the intersection separation distances standards of the Zoning Ordinance.
- D. An Ownership, Use and Maintenance Easement Agreement, in a recordable form acceptable to the Township shall be provided for all joint use or common access drives that:
 - 1. Allows uninterrupted cross access to and from other properties served by the joint use or common access drive and the adjoining public street(s);
 - 2. Defines the maintenance responsibilities of the property owners along and using the joint use or common access drive; and,
 - 3. Provides for the process and insures future access rights along the joint use or common access drive.
- E. The paving cross-section of all access drives shall be constructed in accordance with the Access Drive and Parking Lot Construction Materials specifications in the Appendix unless anticipated usage warrants a different paving specification in the opinion of the Township Engineer.
- F. Access drive horizontal alignment standards shall be as follows:
 - 1. Horizontal alignments shall be measured along the centerline.
 - 2. Horizontal curves shall be used at all angle changes.
 - 3. There shall be a tangent of at least fifty (50) feet between reverse curves.
 - 4. The minimum acceptable centerline radii shall be seventy-five (75) feet.
- G. Access drive vertical alignment standards shall be as follows:
 - 1. Vertical curves shall be used at all changes of grade. The rate of vertical curvature shall be designed to provide the minimum required stopping sight distance.

2. The maximum grade shall be ten (10) percent.
3. Where curb and sidewalk are not present on the intersecting street:
 - a. The change in grade between the access drive and connecting road surface or road shoulder surface shall not exceed eight (8) percent.
 - b. The access drive grade shall not exceed eight (8) percent within ten (10) feet of the travel lane.
4. Where curb and sidewalk are present on the intersecting street:
 - a. The change in grade between the access drive apron and connecting road surface shall not exceed eight (8) percent.
 - b. The access drive grade shall not exceed eight (8) percent within ten (10) feet of the travel lane.
 - c. The sidewalk's cross slope shall not exceed 2%.
 - d. See PennDOT Pub 72M, Standards for Roadway Construction, RC-67M, as amended, for driveway apron design options.
- H. The Township may require developers to extend an access drive through the subject property when doing so will result in fewer access points directly accessing the higher order roadway.
- I. Access drives which terminate in a cul-de-sac shall not exceed one thousand five hundred (1,500) feet in length, measured from the centerline intersection of a street or access drive which is not a cul-de-sac to the center of the turnaround area. All cul-de-sacs shall be constructed in accordance with Section 502.14.

Section 503.3 Access Drive Lighting

All access drive lighting shall be provided in accordance with the design criteria within the Zoning Ordinance.

- A. All lighting shall be delineated on the plan and shall include photometrics.
- B. Appropriate footer, fixture and mounting details shall be included on the plans.

Section 503.4 Emergency Access Requirements

All subdivisions or land developments containing fifty (50) or more dwelling units initially or cumulatively, or non-residential buildings or buildings containing twenty-five thousand (25,000) or greater square feet of gross floor area initially or cumulatively shall be provided with at least two (2) separate and distinct means of access to the subdivision or land development.

- A. Access may be provided through the location of two (2) or more public or private streets, each of which intersects with an existing public street. Such public or private streets shall meet all the requirements of this Ordinance concerning design and construction.

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

Section 504 Driveways

- A. Driveways shall be located as to provide minimum safe stopping sight distance at intersections with streets and shall not be located within any clear sight triangle required by this Ordinance or the Zoning Ordinance.
- B. With the exception of local residential streets, and unless specifically prohibited by the design criteria within the Zoning Ordinance, shall include an off-street turn-around area so that vehicles do not exit driveways by backing onto a street.
- C. Driveways shall be designed in strict conformity with requirements of the Zoning Ordinance.
- D. Driveway vertical alignment standards shall be as follows:
 - 1. The maximum grade shall be ten (10) percent for an unpaved driveway and fifteen (15) percent for a paved driveway.
 - 2. Where curb and sidewalk are not present on the intersecting street:
 - a. The change in grade between the driveway and connecting road surface or road shoulder surface shall not exceed eight (8) percent.
 - b. The driveway grade shall not exceed eight (8) percent within ten (10) feet of the travel lane.

3. Where curb and sidewalk are present on the intersecting street:
 - a. The change in grade between the driveway apron and connecting road surface shall not exceed eight (8) percent.
 - b. The driveway grade shall not exceed eight (8) percent within ten (10) feet of the travel lane.
 - c. The sidewalk's cross slope shall not exceed 2%.
 - d. See PennDOT Pub 72M, Standards for Roadway Construction, RC-67M, as amended, for driveway apron design options.
- E. Driveways shall not interfere with the normal traffic movement or be inconsistent with the design, maintenance and drainage of the street.
- F. Driveway locations shall be delineated on all plans.
- G. The paving cross-section of all driveways shall be constructed in accordance with the Typical Driveway Cross-section detail in the Appendix.

Section 505 Vehicular Parking Facilities

- A. Parking Areas. Off-street vehicular parking facilities shall be provided in accordance with the Zoning Ordinance.
- B. Parking stall dimensions shall be no less than those listed in the Appendix and Zoning Ordinance.
- C. Landscaping and screening shall be provided in accordance with the Zoning Ordinance.
- D. Not less than five (5) foot radius of curvature shall be permitted for horizontal curves in parking areas.
- E. All dead-end parking lots 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. All parking lot lighting shall be provided in accordance with the design criteria within the Zoning Ordinance.
 1. All lighting plans shall be delineated on the plan and shall include photometrics.
 2. Appropriate footer, fixture and mounting details shall be included on the plans.
- H. All parking compounds and access drives shall be paved to meet the Access Drive and Parking Lot Construction Materials specifications in the Appendix. Truck areas may require a heavier pavement section based upon the proposed use and requirements of the Township and Township Engineer.

Section 506 Utilities

- A. Telephone, electric, gas, TV cable, and such other utilities shall be installed underground and, with the exception of service connections, shall be provided with easements to be dedicated for such utilities.
- B. Lots which abut existing easements or public rights-of-way where above ground utility lines have been previously installed may be supplied with electric and telephone service from those overhead lines, but service connections from the utilities overhead lines shall be installed underground.
- C. Where road widening and other conditions resulting from subdivision and land development necessitate replacement or relocation of overhead utility lines, new facilities shall be installed underground. Cost of any relocation of public utilities shall be the responsibility of the developer.
- D. In accordance with the provisions of PA Act 38, as amended, the applicant shall contact applicable utilities and accurately determine and show the location and depths of all underground utilities within the boundaries of the tract proposed for development and in the vicinity of any proposed off-site improvement, prior to excavation.

Section 507 Blocks

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

Section 508 Lot and Parcel Configuration

Section 508.1 General Design Standards

- A. Lot and parcel size configuration, and/or intensity shall conform to the requirements of the Zoning Ordinance.
- B. Whenever practical, side lot lines shall be radial to street lines.
- C. In order to avoid jurisdictional problems, lot lines shall, wherever feasible, follow municipal boundaries rather than cross them. Where a lot is divided by a municipal boundary, the minimum standards of both municipalities shall apply.

- D. All lots shall front on an approved public or private street and maintain a minimum lot width as required by the Zoning Ordinance.
- E. Double frontage lots are prohibited except where provided as reverse frontage lots.
 - 1. Reverse frontage lots are only permitted when a reduction of driveway intersections along a street with a high volume of vehicular movements is desired.
 - 2. All reverse frontage lots shall include an identification of the frontage for use as a road access.
 - 3. All reverse frontage lots shall have a rear yard in accordance with the Zoning Ordinance, measured at the shortest distance from the proposed dwelling unit to the street right-of-way.
 - 4. Reverse frontage lots shall, within each rear yard and immediately adjacent to the street right-of-way, have a planted buffer at least ten (10) feet in width, across which there shall be no vehicular access.
 - a. Buffer areas shall include a suitable and uninterrupted evergreen planting of a minimum planting height of thirty-six (36) inches designed to reach sufficient height and density to give maximum screening.
 - b. Such screening shall be permanently maintained and be replaced where necessary to present an attractive appearance.
 - c. Reverse frontage lots shall be approved at the sole discretion of the Township.
- F. All remnants of land (areas remaining after subdivision) shall conform to the lot area and configuration requirements.
- G. Metallic markers shall be set at all points where existing or proposed lot lines intersect with any street right-of-way line, curves, other property lines and any other right-of-way or easement.
 - 1. Metallic markers shall consist of solid steel bars at least thirty (30) inches along and not less than one-half ($\frac{1}{2}$) inch in diameter. Alternative monumentation methods will be at the discretion of the Township Engineer.
 - 2. All existing and proposed markers shall be delineated on the final plan.
 - 3. All markers shall be placed by a registered engineer or surveyor so that the scored or marked point shall coincide exactly with the point of intersection of the lines being marked.

Section 508.2 Specific Building Setback Requirements

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

Section 509 Easements

Section 509.1 General Standards – Utilities (Sewer, Water, Electric, Cable, Telephone, Gas and Others) or Pedestrian Access

- A. Easements for utilities such as sewer, water, electric, cable, telephone and gas, or pedestrian access shall meet the following standards:
 - 1. To the fullest extent possible, easements shall be adjacent to property lines.
 - 2. 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.
 - a. This requirement shall be noted on the final plan.
 - b. This requirement shall be included in all deeds for lots that contain an easement.
 - 3. Utility easements shall have a minimum permanent width of twenty (20) feet. However, utility easements shall have a minimum width of thirty (30) feet during initial construction.
 - 4. Utility companies are encouraged to use common easements.
- B. Where any petroleum product, electrical, or communication transmission line traverses a subdivision or land development, the applicant shall confer with the applicable Transmission or Distribution Company to determine the minimum distance which shall be required between each structure and the centerline of such petroleum or petroleum product transmission line.
- C. The Township will require, with the final plan application, a letter from the owner of the transmission line stating any conditions on the encroachment of the easement which shall contain the above.

Section 509.2 Storm Water Easements

- A. 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.
- B. Storm water easements shall have a minimum width of twenty (20) feet.
- C. Storm water easements shall be adequately designed to provide area for the following:
 - 1. The collection and discharge of water;
 - 2. The access, maintenance, repair and reconstruction of the drainage facilities and the passage of machinery for such work; and,
 - 3. The storm water easements shall clearly identify who has the right-of-access and responsibility of maintenance.
 - a. This requirement shall be noted on the final plan.
 - b. This requirement shall be included in all deeds for lots that contain an easement.

- D. Where a subdivision or land development is adjacent to or traversed by a water course, drainageway, channel, or stream, there shall be provided a drainage easement conforming substantially with the line of such water course, drainageway, channel, or stream of such width as will be adequate to preserve the unimpeded flow from a one hundred (100) year design rainfall. In the absence of a mapped Special Flood Hazard Area, as delineated on the applicable FIRM, it shall be the responsibility of the applicant to provide the required drainage easement limits conforming to the calculated 100-Year Flood Boundary, which shall be certified as accurate by a registered professional engineer.

Section 509.3 Pedestrian Easements

Pedestrian easements shall have a minimum width of six (6) feet.

Section 509.4 Attached Dwelling Unit – Access Easements

When a subdivision proposes attached dwelling units, such as townhouses, the plans shall include access easements to allow all lots owners access to front and rear yards as necessary for maintenance and non-licensed vehicles as follows:

- A. Along the front and rear property lines of all units;
- B. The side property lines of the end units;
- C. The access easement shall have a minimum width of six (6) feet; and,
- D. This requirement shall be noted on the final plan and shall be included in all deeds for lots that contain the easement.

Section 510 Landscaping and Miscellaneous Site Requirements

Section 510.1 Commercial and Industrial Landscaping

- A. A vegetative screen designed in accordance with the screening requirements of the Zoning Ordinance shall be provided between any commercial, office, institutional or industrial use and any contiguous properties which are residentially zoned or which are used for residential purposes.
- B. Any portion of the commercial or industrial tract which is not used for buildings, structures, parking, etc. shall be planted or landscaped in accordance with an overall plan to be approved by the Township.

Section 510.2 Existing Wooded Areas

- A. Existing wooded areas, consisting of a collection of trees of varying species and sizes, shall be protected to prevent unnecessary destruction. Maintenance and removal of dead and diseased trees shall be permitted.
- B. At least fifty (50) percent of the number of trees within any wooded area that exist at the time of plan submission shall be maintained or replaced immediately following construction.

- C. At time of planting, replacement trees shall be a minimum trunk caliper of two (2) inches at a height of six (6) inches above finished grade and located within unbuildable sections of the site (i.e. steeper-sloped and setback areas).

Section 510.3 Street Trees

- A. 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.
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. At time of planting, the caliper of the trunk, measured at a height of six (6) inches above finished grade, shall be a minimum of two (2) inches.
4. Trees shall be planted in the front yard located 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.
5. Trees shall be located a minimum of ten (10) feet from the right-of-way line, underground utilities and/or easements, and laterals serving buildings. Tree growth shall not interfere with the street cartway, sidewalk, or utility line.
6. All planting shall be performed in conformance with good nursery and landscape practice including proper guying and staking.
7. Requirements for the measurements, branching, grading, quality, balling, and burlapping of trees shall follow the code of standards recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock, ANSI Z60.1-2014, as amended.
8. Street shade trees shall be selected from the Approved Shade Trees list provided in the Zoning Ordinance.

- B. Street Trees shall be provided as follows:

1. In residential land developments, one (1) street tree shall be provided for each building containing two (2) or less dwelling units and two (2) trees for buildings containing three (3) or more dwelling units
2. A minimum of one (1) street tree shall be provided for each residential lot, and spaced not less than forty (40) feet or more than sixty (60) feet apart along the entire length of each existing or proposed street. In residential subdivisions which propose attached dwellings (townhouses) and have lot widths less than forty (40) feet, the additional trees not able to be located at the above spacing may be distributed at appropriate locations throughout the remainder of the subdivision.
3. In commercial and industrial zoning districts, street trees shall be provided with each land development plan and spaced not less than forty (40) feet or more than sixty (60) feet apart along each street frontage.

- C. The developer may request that the Township not require the provision of street trees and offer to pay a fee in lieu of provision of street trees in an amount equal to the cost for the developer to provide all materials, installation and one year's maintenance of street trees required by this Section. The decision to accept an offer of a fee-in lieu of the required installation of street trees shall be at the sole discretion of the Board of Supervisors.
- D. The developer may request that the Township permit the installation of the required numbered street trees in locations other than those required by this Section.
 - 1. The request shall be accompanied by planting plan clearly showing the proposed alternate location(s) and an explanation demonstrating why the required location(s) would not be suitable for street trees.
 - 2. The decision to accept an offer to permit installation in alternate locations shall be at the sole discretion of the Board of Supervisors.

Section 511 Refuse Collection Stations

- A. Refuse collection stations shall be located and screened in accordance with the requirements of the Zoning Ordinance.
- B. Outdoor refuse collection stations shall be provided for garbage and trash removal when individual collection is not made, and indoor storage is not provided.
- C. Refuse collection stations shall be located so as to be separated adequately from habitable buildings to avoid being offensive, but at the same time be convenient for both collectors and residents and shall be screened and landscaped adequately.
- D. Refuse collection stations shall be fully enclosed with a self-latching gate to prevent the escape of refuse by wind, water or other natural elements and prevent animals, rodents, etc. from entering.

Section 512 Storm Water Management

All storm water management, collection, conveyance, and erosion control facilities shall be provided in accordance with the requirements of the North Cornwall Township Storm Water Management Ordinance, as amended.

Section 513 Floodplains

- A. Floodplain areas shall be established and preserved as provided by the Zoning Ordinance.
- B. Whenever a floodplain is located within or along a lot, the plan shall include the following:
 - 1. The boundary of the floodplain and the elevation or locational dimensions from the centerline of the watercourse;
 - 2. A plan note stating that the floodplain shall be kept free of structures, fill and other encroachments; and,

3. A plan note stating that floor elevations for all structures encroaching or touching the floodplain shall be two (2) foot above the one hundred (100) year flood elevation.

Section 514 Public Dedication of Park and Recreation Land

In accordance with the recommendations of the North Cornwall Township Recreation, Parks, and Open Space Plan, all residential subdivisions and land developments shall be provided with park and recreation land that shall be dedicated to 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 of the land, computed in accordance with the regulations provided herein, an offer to construct recreational facilities and /or an offer to privately reserve land for park or recreation purposes.

- A. The land reserved for park, recreation and open space usage shall be a single lot which shall comply with the requirements of this Ordinance and the North Cornwall Township Zoning Ordinance and which shall be accessible to the public.
- B. No more than fifteen (15) percent of the lot shall consist of floodplain, wetlands or other features that shall render the lot undevelopable. No storm water management facilities designed to retain or detain water from other portions of the development shall be permitted on such land reserved for park, recreation and open space usage.
 1. In the event that the tract contains natural features which are worthy of preservation, the developer may request that the Board permit the provision of recreational land configured in such a manner as to best preserve natural features.
 2. 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 municipality that will accept dedication of the land, the developer shall extend such utilities to the park, recreation and open space land.
 3. If the adjoining property has previously been developed and recreational land has been provided at the boundary of that previously developed property, the Board shall require that the recreational land required of the development shall be located adjoining the previously provided recreational land.
- C. A minimum of 0.029 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 one (1) acre.
- D. The developer may request that the Board permit the provision of park and recreation land other than through public dedication of land as set forth above. The developer shall set forth, in writing, the means by which he will fulfill this requirement which may include the payment of a fee in lieu of dedication of all or a portion of the amount of land required to be dedicated, construction of recreational facilities, the private reservation of land, or any combination of dedication, fees, construction of recreational facilities, or private reservation.
 1. If a fee in lieu of dedication is proposed by the developer, said fee shall be the fair market value of the land required to be dedicated under Subsection (C) above.
 2. This fee shall be in an amount per unit or lot as calculated in the Township's Recreation, Parks and Open Space Plan, as amended, and established by resolution, unless an appraisal

prepared by the developer, and determined to be acceptable at the sole discretion of the Township, indicates that a different fee is more appropriate.

- a. The developer shall provide the Board with all information necessary to determine that fair market value of the land, including but not limited to:
 - 1) A copy of the agreement of sale if the developer is an equitable owner and has purchased the land within the past two (2) years, or,
 - 2) An appraisal of the property conducted by a MAI appraiser acceptable to the Township.
- b. Fair market value shall be computed by dividing the total price for the tract by the number of acres within the tract and then multiplying that number by the amount of land required to be dedicated.
3. Payment of all such fees shall be a condition of final plan approval, and no plans shall be signed by the Board until such fees are paid.
4. All fees shall be held and used by the Township in accordance with the requirements of Article V of the Municipalities Planning Code.
5. 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.
6. 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, 58 Pa. C.S. 3101 et seq.
 - a. Such documentation shall be recorded, shall provide that the land cannot be further developed and shall give the Township the rights to maintain the land as set forth in Article VII of the Municipalities Planning Code dealing with the maintenance of common open space in planned residential developments.
 - b. Notwithstanding the foregoing, the developer may request that the Board approve transfer of the land to an organization dedicated to the conservation of natural resources with deed restrictions preventing further development acceptable to the Township Solicitor.
- D. The developer shall enter into an agreement with the Township setting the fees to be paid, the facilities to be constructed, or the land to be privately reserved and the method of its maintenance. All such agreements shall be in a form satisfactory to the Township Solicitor.

ARTICLE VI

MANUFACTURED HOME PARKS AND CAMPGROUNDS

Section 601 Manufactured Home Parks

Section 601.1 General

- A. Manufactured home park plans shall be processed in accordance with Article III of this Ordinance.
- B. The design of manufactured home parks shall comply with applicable design standards of this Ordinance and the Zoning Ordinance.
- C. Manufactured home parks shall comply with the design standards set forth in this Article, with the exception that any specific design standard will be superseded by any other Township ordinance, resolution, or regulation containing a different specific standard. Where another Township standard applies, the more stringent standard shall apply, and the plan shall note that item will be designed to such specific Township standards.

Section 601.2 Lot Size and/or Density

Lot size and density shall comply with the Zoning Ordinance.

Section 601.3 Building Setbacks and Separations

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

Section 601.4 Water Supply

- A. Source. All Manufactured home parks shall be connected to the public or a community water system. Additionally, all water supply systems shall be provided in accordance with Section 407.1 of this Ordinance.
- B. Connection. Individual water riser pipes having an inside diameter of not less than three-fourth (3/4) inches shall be provided for each mobile home stand and shall terminate no less than four (4) inches above the ground. All water facilities shall be constructed with materials and by methods approved by the Water Authority.
- C. Protection of Water Lines. Adequate provisions shall be made to protect water service lines from damage including a shut-off valve installed below the frost line at the curb line for each mobile home space.
- D. Fire Hydrants. Fire hydrants or yard hydrants shall be installed in accordance with the provisions of the Middle Department Association of Fire Underwriters and the Authority regulations, when applicable. The land development plans shall be submitted to the Fire Department that will provide service to the park, to review the locations and number of fire hydrants proposed. The Board may require additional fire hydrants to be installed if the Fire Department determines the number provided is insufficient to provide adequate fire protection for the park.

Section 601.5 Sewage Disposal

- A. Approved System. All Manufactured home parks shall conform to Section 407.2 of this Ordinance with respect to establishing an acceptable sanitary sewage disposal facility.
- B. Connection. All Manufactured homes and service buildings shall be connected to a public or community sewer system. Individual riser pipes having a minimum inside diameter of four (4) inches shall be located on each mobile home lot and shall extend four (4) inches above ground level. The sewer riser pipe shall be sealed with a securely fastened plug when the site is unoccupied. Positive surface drainage away from the plug shall be provided to ensure no infiltration of surface water will occur. All sewer lines shall be constructed with materials and by methods approved by the Sewer Authority and DEP.
- C. Protection. Adequate provision shall be made to protect sanitary sewers from storm water infiltration and damage.

Section 601.6 Storm Drainage, Erosion and Sedimentation, and Floodplain Controls

All Manufactured home parks shall conform to the North Cornwall Township Storm Water Management Ordinance, as amended.

Section 601.7 Private Access Drives

- A. All roads in the park shall be private access drives, shall be lighted, and shall be paved with a bituminous or concrete surface a minimum of twenty-four (24) feet wide, and each mobile home lot shall abut and shall access the private access drive.
- B. All private access drives shall be designed and constructed in accordance with the requirements of local streets of this Ordinance. The horizontal and vertical alignment of mobile home access drives shall be in accordance with the requirements of local streets.
- C. A clear sight triangle shall be provided and maintained at all internal and perimeter street intersections in accordance with the requirements of Section 502.10 of this Ordinance. Clear sight triangles shall be kept free of all obstructions.

Section 601.8 Vehicular Parking Facilities

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

Section 601.9 Sidewalks and Curbs

- A. Location. All manufactured home parks shall have sidewalks and curbs along parking compounds and access drives.
- B. Sidewalks. Sidewalks shall be provided from manufactured home units to service buildings.
- C. Construction. Curbs and sidewalks shall comply with the requirements of Sections 502.11 and 502.12 of this Ordinance.

Section 601.10 Lighting

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

Section 601.11 Landscaping

- A. Landscaping shall be provided in accordance with the requirements of the Zoning Ordinance. In addition to those requirements listed in the Zoning Ordinance, the following requirements shall also be required:
- B. Screening. Screening shall be provided in accordance with Section 510 of this Ordinance.
- C. Surface Protection. Ground surfaces in all parts of the mobile home park shall be paved, covered with other solid material or protected with vegetative growth that can prevent soil erosion and the emanation of dust during dry weather.

Section 601.12 Service and Accessory Buildings

- A. Accessory Buildings. Service and accessory buildings shown on an approved plan shall be erected in a mobile home park. Such buildings shall be located in conformance with Zoning Ordinance.
- B. Construction. All service and accessory buildings, including management offices, storage areas, laundry buildings and indoor recreation areas shall be adequately constructed, ventilated, and maintained so as to prevent decay, corrosion, termites and other destructive elements from causing deterioration
- C. Manufactured Home Park Office. If a manufactured home park office is proposed, the structure shall be designed for and clearly identified as the office of the mobile home park manager on the Subdivision and Land Development Plan.
- D. Storage Space. Occupants of each mobile home lot shall be provided with at least one hundred (100) cubic feet of weather-tight and secure enclosed storage space. The type of storage facility shall be approved by the Township and shall have a maximum height of ten (10) feet.
- E. Use of Service and Accessory Buildings. Service and accessory buildings shall be used only by the occupants of the mobile home park or their guests.

Section 601.13 Solid Waste Disposal

Generally, individual manufactured home owners shall be responsible for contracting their own solid waste disposal. In the event the manufactured home park operator is responsible for solid waste disposal for the manufactured home park, the following requirements shall apply:

- A. Solid waste disposal shall be performed in accordance with the requirements of the DEP.

- B. All solid waste shall be stored in dumpsters located throughout the facility, but in no case more than three hundred (300) feet from any unit served.
- C. Each dumpster shall be located within a fenced enclosure, including self latching gates, to prevent the escape of refuse by wind or other means and to prevent rodents from entering.
- D. Solid waste pickup shall occur, at a minimum, on a weekly basis by a qualified solid waste removal firm and shall be disposed of at a licensed solid waste disposal facility.

Section 602 Campgrounds

Section 602.1 General

- A. Campground plans shall be processed in accordance with Article III of this Ordinance.
- B. Campgrounds shall be subject to the following design standards in and the design standards of the Zoning Ordinance:

Section 602.2 Parking Space Requirements

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

Section 602.3 Access Requirements

Vehicular access shall be provided in all campgrounds in accordance with the requirements of the Zoning Ordinance.

Section 602.4 Water Supply and Sewage Disposal

All water supply facilities and sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Protection.

Section 602.5 Storm Water Management, Erosion and Sedimentation, and Floodplain Controls

All campgrounds shall conform to the requirements of the North Cornwall Township Storm Water Management Ordinance with respect to storm water management, erosion and sedimentation, and floodplain controls.

Section 602.6 Screening

A landscape screen shall be located within the campground immediately adjacent to all public streets, residential districts and all other existing residential uses. Screening shall be provided in accordance with the Zoning Ordinance.

Section 602.7 Lighting

- A. All lighting shall comply with the Zoning Ordinance.
- B. All access drive intersections and parking compounds shall be lighted to provide an average

minimum two (2) foot candle level of illumination at an elevation of three (3) feet above the grade for the safe movement of pedestrians and vehicles at night.

- C. All lighting shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way.

Section 602.8 Solid Waste Disposal

- A. Solid waste disposal shall be the responsibility of the campground operator and shall be performed in accordance with the requirements of the DEP.
- B. All solid waste shall be stored in dumpsters located throughout the facility, but in no case more than three hundred (300) feet from any campsite served.
- C. Each dumpster shall be located within a fenced enclosure, including self latching gates, to prevent the escape of refuse by wind or other means and to prevent rodents from entering.

ARTICLE VII
ADMINISTRATION

Section 701 Fees

A. Fee Resolution.

1. The Board of Supervisors shall establish by resolution a collection procedure and schedule of fees to be paid by the applicant at the time of submission of all plans.
2. Fees for all other permits required for and by the Township shall be established by the resolution.
3. Said schedule of fees shall be available at the Township's Office or on the Township's website.

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

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

C. Lebanon County Recording Fees. The applicant shall be responsible for all recording fees to be paid directly to Lebanon County Recorder of Deeds.

Section 702 Completion of Improvements

- A. No plan shall be finally approved unless the streets shown on such plan have been improved as may be required by this Ordinance, and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains, storm water management facilities, or other improvements as may be required by this Ordinance have been installed in accordance with this Ordinance, except that the surface course of streets shall not be completed until such time as ninety (90) percent of the lots in the subdivision or land development have been improved by the construction of a dwelling if approved for residential development or by the construction of the proposed commercial or industrial structures if the lots are approved for such uses.
- B. At such time when ninety (90) percent of the lots in the subdivision have been improved as set forth above, or when the expiration of the time agreed to by the applicant and the Board of Supervisors for completion of all improvements excepting the surface course has elapsed, less than ninety (90)

percent of the lots having been so improved, the Township may notify the developer to complete the surface course within sixty (60) days from the date of such notice. In computing the sixty (60) day requirement, the period from October 1 to April 1 shall not be counted.

- C. In addition to any other structural integrity bond that is required by the Township, if at the time the surface course is completed, less than ninety (90) percent of the lots are improved as set forth above, the developer shall post with the Township financial security in an amount equal to fifteen (15) percent of the reasonable cost of the surface course as security to guarantee that damages to the road or street would not occur during the completion of the improvements on the unimproved lots in such developer's subdivision or land development. The Township shall hold such financial security and utilize it to pay for the repair of any damage occurring to the road during the period between the commencement of improvements on any particular unimproved lot and the completion of such improvements, irrespective of whether or not it can be established that the damage to the road was caused by contractors or other persons working in and about the construction of such improvements. The financial security shall be in a form acceptable to the Township.

Section 703 Guarantees in Lieu of Completion of Improvements Prior to Final Plan Approval

- A. In lieu of the completion of any improvements required for final or preliminary/final plan approval, and as a condition prerequisite for final or preliminary/final plan approval, the developer shall execute a Developer's Improvement Guarantee Agreement prepared by the Township and/or the Authority's Solicitor and the developer shall deliver to the Township and/or Authority financial security, in a form and manner deemed acceptable to the Board of Supervisors and/or Authority, to guarantee the construction and installation of the required improvements.
- B. The Developer's Improvement Guarantee Agreement shall, inter alia, include provisions whereby the developer agrees:
 - 1. To construct or cause to be constructed, at developer's own expense, all streets, curbs, sidewalks, sanitary sewers, water supply and distribution systems, fire hydrants, stormwater management facilities, monuments and markers, street lights, street signs, street trees, buffer or screen plantings and landscaping, recreation and open space facilities, or any other improvements shown on the approved final or preliminary/final plan as depicted on the plan and in accordance with the requirements of this Ordinance, the Township's Stormwater Management Ordinance and the Township's and/or Authority's design/construction standards and specifications.
 - 2. To maintain, at developer's own cost, the said streets, curbs, sidewalks, sanitary sewers, water supply and distribution systems, fire hydrants, stormwater management facilities, street lights, street signs, street trees, buffer or screen plantings and landscaping, recreation and open space facilities, and any other improvements shown on the final or preliminary/final plan until the same are accepted by resolution of the Board of Supervisors and/or Authority.
 - 3. To repair, at developer's own expense, the required improvements for reasons of lack of structural integrity, failure to properly function, defective workmanship or materials, or otherwise, as directed by the Township for a period of eighteen (18) months after the Township's and/or Authority's inspection and certification of acceptance of the developer's

completed improvements.

4. To pay all of the Township's and/or Authority's reasonable administrative, inspection, engineering and legal fees as related to the review and processing of the subdivision or land development and the creation and enforcement of the Developer's Improvement Guarantee Agreement.
5. To obtain any easements or releases which may be necessary for the construction of any improvement which traverses lands of persons other than the developer. Any such easement or release shall inure to the benefit of the Township and/or Authority, as well as to the developer.
6. To exonerate, indemnify and hold harmless the Township and/or Authority, its officers, engineers and solicitors, its appointees and employees, and its other agents, independent contractors and assigns, from liability arising from the developer's construction or development of the subdivision or land development.
7. To prevent soil erosion, sedimentation and water damage to the subject and adjacent properties.
8. To make provisions and be responsible, at developer's own cost and expense, for removing all mud, litter and/or debris on roads in the Township resulting from any vehicles and equipment leaving the subdivision or land development and entering onto streets within the Township.
9. To be responsible for and repair, at the developer's own cost and expense, any damage done to any existing streets within the Township and the Township's and/or Authority's water and sewer systems as a result of, or in connection with, the performance of any work related to the subdivision and land development.
10. To maintain general liability, property damage and any other required insurance in forms and amounts deemed acceptable to the Township and/or Authority, naming the Township and/or Authority, its agents, building/zoning inspectors, officials, employees and authorized representatives, as an additional insured.
11. To dedicate to the Township by deed, in a form and manner deemed acceptable to the Township Solicitor, any streets, stormwater management areas and facilities, open space areas or other lands, intended for dedication to, and accepted by, the Township.
12. To transfer to the Township and/or Authority by deed of dedication or other method of conveyance, in a form and manner deemed acceptable to the Township and/or Authority Solicitor, any water, sanitary sewer and storm sewer mains, lines and facilities, and to provide to the Township and/or Authority as-built plans certified by the developer's engineer for any constructed streets, water, sanitary sewer, storm sewer mains and lines and storm sewer drainage facilities to be conveyed or transferred to the Township and/or Authority, as well as any other underground utilities constructed in or for the subdivision or land development.

Section 704 Contingent Plan Approval

When requested by the developer, in order to facilitate financing, the Board of Supervisors, may furnish the developer with a signed copy of a resolution indicating approval of the final or preliminary/final plan contingent upon the developer obtaining a satisfactory financial security.

Section 705 Release of Plan

The final or preliminary/final plan shall not be signed by the Board of Supervisors and shall not be released by the Township to the developer for recording until the developer has executed the required Developer's Improvement Guarantee Agreement and has delivered the required financial security deemed acceptable to the Township and/or Authority.

Section 706 Expiration of Contingent Plan Approval

- A. The Board of Supervisors' resolution of contingent final or preliminary/final plan approval shall expire and be deemed to be automatically rescinded and revoked upon developer's failure to accept or reject the conditions of approval within such time as shall be established by the Township.
- B. The Board of Supervisors' resolution of contingent final or preliminary/final plan approval shall expire and be deemed to be automatically rescinded and revoked if the Developer's Improvement Guarantee Agreement is not executed and financial security posted by the developer within 90 days after contingent final or preliminary/final plan approval by the Board, unless a written extension is granted by the Board, which extension shall not be unreasonably withheld and which extension request shall be initiated and placed in writing by the developer.

Section 707 Form and Amount of Financial Security

- A. In lieu of the construction and completion of the improvements required by this Ordinance as a condition for final or preliminary/final plan approval, the developer shall deposit with the Township and/or the Authority, as applicable, an irrevocable letter of credit, or other financial security authorized by the MPC and acceptable to the Board of Supervisors and/or the Authority in an amount equal to one hundred ten (110) percent of the estimated cost of the required improvements estimated for a time ninety (90) days following the date scheduled for completion of the respective improvements by the developer.
- B. Such financial security shall be posted with a bonding company or federal or Commonwealth-chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.
- C. In evaluating the reasonableness of accepting financial security proposed to be posted by the developer with a bonding company, which financial security the Township and/or Authority may approve, the Township and/or Authority shall make the determination that the bonding company satisfies at least the following criteria:
 - 1. The bonding company is financially sound.
 - 2. The bonding company is reputable, reliable and reasonably prompt in performance on its

surety bonds and any claims made on its surety bonds.

3. The bonding company has a Best rating of A, or better.
 4. The bonding company is in good standing with and authorized to transact business in the Commonwealth of Pennsylvania.
- D. Such letter of credit or other financial security shall provide for, and secure to the public, the completion of all required improvements within the time period specified in the Developer's Improvement Guarantee Agreement. If the developer fails to complete the required improvements within the time period specified in the Developer's Improvement Guarantee Agreement, said improvements shall continue to be secured by the letter of credit or other financial security until such time when the improvements are verified as complete by the Township.
- E. The developer shall deliver financial security to guarantee completion of the required improvements in the amount of 110%, (or such other amount specified in the MPC as it may hereafter be amended), of the cost of all improvements required by of this Ordinance and the Township's Stormwater Management Ordinance determined in the manner and in accordance with the procedures set forth in Section 509 of the MPC. Annually, the Township may adjust the amount of the financial security by comparing the actual cost of the required improvements which have been completed and the estimated cost for the completion of the remaining uncompleted improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to assure that the financial security equals said 110%. The amount of financial security required by the Authority shall be computed in accordance with the Authority's rules and regulations.
- F. If the developer requires more than one year from the date of delivering the financial security to complete the required improvements, the Township may require the amount of financial security to be increased by an additional 10%, (or such other amount as permitted by the MPC), for each one-year period beyond the first anniversary date from delivering the financial security, or to an amount not exceeding 110%, (or such other amount specified in the MPC as it may hereafter be amended), of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year period by using the procedures set forth in Section 509 of the MPC.

Section 708 Reduction and Release of Financial Security

- A. In General, as the work of installing the required improvements proceeds, the developer may request the Board of Supervisors to release or authorize the release, from time to time, of such portions of the financial security necessary for payment to the contractor or contractors performing the work.
- B. Notice of Completion. When the developer has completed the improvements, or any portion thereof, the developer shall, in writing, notify the Board of Supervisors by certified or registered mail of such completion and send a copy of said notice to the Township Engineer. The Board shall, within ten (10) days after receipt of such notice, direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Board shall have forty-five (45) days from receipt of notice from the developer within which to allow the Township Engineer to certify, in writing, to the Board that such portion of the work upon the improvements has been completed in accordance with

the approved final or preliminary/final plan.

1. All notices of final completion shall include a certification by the qualified design professional responsible for the design of the improvements that the improvements have been installed as designed in accordance with the approved plan.
2. All notices of final completion shall also include as-built plans as specified in Section 715 and of any other improvements to be dedicated to the Township and/or the Authority and of all streets, whether or not such streets shall be dedicated.

C. Engineer's Report.

1. Within thirty (30) days of the receipt of such request from the Board of Supervisors, the Township Engineer shall submit a written report certifying which improvements have been completed in accordance with the approved plan to the Board and mail a copy of such report by certified or registered mail to the developer at his last known address.
 2. This report shall be based on the inspections made according to the approved plan, shall be detailed and shall recommend approval or rejection of the improvements, either in whole or in part.
 3. If the Township Engineer finds any or all of the improvements to lack conformity with the approved plan or to be deficient, he shall include in the report a statement of the reasons for recommending non-approval or rejection of the improvements, or any portion thereof.
 4. The Board of Supervisors shall notify the developer within fifteen (15) days of the receipt of the Township Engineer's report, in writing by certified or registered mail, of the action of the Board with relation thereto.
 5. If the improvements, or any portion thereof, shall not be approved or shall be rejected by the Board of Supervisors, the developer shall proceed to complete the same as directed by the Township and, upon completion, the same notification procedure outlined above shall be followed.
- D. Upon certification of the completion of the improvements by the Township Engineer and the approval of same by the Board of Supervisors, the Board shall authorize a reduction in the amount of the financial security as estimated by the Township Engineer fairly representing the value of the improvements completed.
- E. If the Board of Supervisors fails to act within the aforesaid forty-five (45)-day time period, or such other time period specified in the MPC, the Board shall be deemed to have approved the improvements and the release of financial security as requested.
- F. The Board of Supervisors may, prior to final release of the financial security at the time of completion and certification by the Township Engineer, require retention of 10% of the estimated cost of the aforesaid improvements.

Section 709 Indemnification and Insurance

The written Developer's Improvement Guarantee Agreement entered into by the developer with the Township and/or Authority shall include therein an Indemnification Agreement whereby the developer agrees to indemnify and hold the Township and/or Authority harmless from any and all liability, including, but not limited to, any and all aspects of construction, water management, site grading, utility line trenching and construction, and street excavation. The Developer's Improvement Guarantee Agreement entered into by the developer with the Township and/or Authority shall also require the developer to provide to the Township and/or Authority insurance and insurance coverages in form and amounts deemed acceptable to the Board of Supervisors and/or Authority.

Section 710 Remedies to Effect Completion of Improvements

- A. In the event that any required improvements have not been installed as provided in this Ordinance in accordance with the approved final or preliminary/final plan, the Board of Supervisors may draw upon or enforce any posted financial security as specified in the Developer's Improvement Guarantee Agreement or by any appropriate legal or equitable remedies.
- B. If the 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 financial security, the Board of Supervisors may, at its option, elect to install part of such improvements in all or part of the subdivision or land development, and may institute appropriate legal or equitable action to recover the money necessary to complete the remainder of the improvements.
- C. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or other surety, shall be used solely for the installation of the improvements covered by such financial security, and not for any other Township purpose.

Section 711 Inspection During Construction

- A. The Township and/or the Authority, at their discretion, 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.
- B. It is generally required that the following phases of site construction have mandatory inspections. 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 preliminary plan.
 - 1. General Site Construction.
 - a. Pre-construction meeting prior to start of earth-moving activities.
 - b. Upon completion of preliminary site preparation including stripping of vegetation, stockpiling of topsoil and construction of temporary erosion and sedimentation control devices.

- c. Upon completion of rough grading, but prior to placing topsoil, permanent drainage, or other site development improvements and ground covers.
- d. During the construction of permanent storm water management and BMP facilities.
- e. Upon the final completion of permanent storm water management and BMP facilities, including the establishment of ground covers and plantings.
- f. After review of the as-built drawings, required by this Article, 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.

2. 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 accompany the observer when the crown and grade are checked. Proof rolling shall be performed with a fully loaded, tandem-axle dump truck.
 - 1) Based on this observation, in the event of unstable soil conditions that would affect the long-term integrity of the proposed road, North Cornwall Township reserves the right to require geotechnical evaluation of the soils in the proposed street right-of-way. Such evaluation shall be conducted in that portion of the right-of-way deemed by the Township Engineer to be an area of concern for instability. The evaluation shall include an Engineering Classification Test (ASTM D2487) for the distribution of grain size with Atterberg Limits Test (ASTM D4318) for liquid and plastic limits. The evaluation shall also include a Modified Proctor Test (ASTM D1557) for compaction. The top twelve (12) inches of existing subgrade and each eight (8) inch lift of backfill or fill material shall be compacted to not less than 95% maximum dry density as determined by ASTM D1557, Modified Proctor.
 - 2) For those road subbase sections that do not meet the above minimum densities or present soil conditions such as excessive moisture or resilience that would lead to instability in the opinion of the Township Engineer, the Township reserves the right to require alternative stabilization measures such as lime stabilization, additional aggregate depth, geotextile fabric, or geogrid reinforcement to insure a stable foundation upon which the road subbase shall be 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 days when the temperature can go below acceptable limits), the temperature of the bituminous material should be checked (if possible), and it is recommended that copies of the weight slips for each truckload are obtained. The crown and grade should also be checked again. This observation must occur prior to the wearing course being placed.

- 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.
3. Additional Inspections. In addition to the above outlined observations, additional observations will be made at the request of the developer for reduction of financial securities. Random observations should be made at the frequency desired by the municipality. At the time of any of the above listed observations, all ongoing construction (i.e. storm drainage, 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 712 Offers of Dedication

- A. Any offer to dedicate any street or portion thereof shall be made in writing, along with all required supporting documentation and required fees (if any). 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 or later than September 1 of any calendar year.
- B. The offer to dedicate streets or portions thereof in no way obligates the Township and/or Authority to accept said offer, and the Township and/or Authority has no duty to accept what it offered.
- C. The offer to dedicate streets, parks or other areas or portions thereof does not impose any duty upon the Township and/or the Authority concerning maintenance or improvement until the proper authorities of the Township and/or the Authority have made actual acceptance of the dedication by ordinance or resolution or by entry or improvement.
- D. The developer shall maintain all streets and related improvements or portions thereof in the subdivision or development in travelable condition, including the prompt removal of snow, and shall be responsible for the operation and maintenance of all street lights, until such time as the streets and related improvements or portions thereof are accepted by the Township as part of the Township highway system by ordinance or resolution 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. Nothing in this paragraph shall waive or otherwise modify the rights granted to the Township by the MPC.
- E. Where the Township accepts dedication of all or some of the required improvements following completion, the Township may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan for a term of eighteen (18) months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in this Article 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. Payment under this financial security will be available to the Township by the draft accompanied by certification, in writing, signed by any member of the Board of Supervisors, its officers or its authorized representative, that Developer has failed to correct any structural deficiency of said street and/or related improvements or portion thereof as well as the functioning of said street and/or public improvements or portion thereof to a condition and manner as set forth in the Final Plan and in accordance with Township standards.

- F. When a developer requests the Township to consider the acceptance of dedication of any street and related improvements or portion thereof and less than ninety (90) percent of the total number of lots or units of occupancy of the project are complete, and in exchange for such consideration, the developer shall enter into a Developer's Street Damage Agreement with the Township and shall be required to provide financial security, in addition to that required by Section 712.D above, to secure against street damage caused by construction of the remaining lots or units of occupancy. Said agreement shall be in a form acceptable to the Township, and the financial security shall be of the same type as otherwise required in the Pennsylvania MPC with regard to installation of such improvements, and the amount of such financial security shall be fifteen (15) percent of the actual cost of the installation of the said street and related improvements or portion thereof. The form of the Developer's Street Damage Agreement as well as the conditions to be included therein shall be developed and agreed upon by the Township and the developer at such time as the developer requests the Township to consider the acceptance of dedication of any street and related improvements or portion thereof and less than ninety (90) percent of the total number of lots or units of occupancy of the project are complete. The Township shall hold such financial security and utilize it to pay for the repair of any damage occurring to the street and related improvements or portion thereof during the period between the commencement of construction of any particular lot or unit of occupancy and the completion of such construction, 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 lot or unit of occupancy.
- G. All offers for dedication shall include the following:
1. As-built plans in paper and digital format (i.e. AutoCAD, GIS and PDF) depicting all constructed improvements within the right-of-way, including, but not limited to storm sewer pipes and structures, sanitary sewers and manholes, water distribution pipes and valves, fire hydrants, gas mains and valves, services laterals, signage, pavement markings, curbs, sidewalks, street lights (location of poles and pole numbers), utility poles, buried wire locations, transformer boxes, trees, monuments and markers.
 2. Written confirmation from the water and sewer Authorities (as applicable) confirming there are no outstanding water or sewer related issues.
 3. Confirmation of functioning street lights.
 4. Legal Descriptions for each street right-of-way and centerline or portion thereof or other real property offered for dedication.

5. Graphic exhibit for each street or portion thereof or other real property offered for dedication. Exhibits for street dedications shall detail the street centerline length, right-of-way width and cartway width.
6. Realty Tax Statement of Value for each street or portion thereof or other real property offered for dedication.
7. Maintenance Agreement for each street or portion thereof offered for dedication.
8. Street Damage Agreement (if required per Section 712.E).
9. All outstanding inspection, engineering and attorney fees due and owing related to the development shall be paid in full prior to dedication.
10. All applicable dedication fees as established by the Board of Supervisors and recording fees sufficient to record each deed of dedication; and
11. Deed of Conveyance titled "Deed of Dedication", containing the following clause after the legal description:
 - a. "The Board of Supervisors of North Cornwall Township, Lebanon County, Pennsylvania, in consideration of the within Deed of Dedication for the streets described above, and having been satisfied that the above described streets have been constructed in accordance with the specifications for streets within the Township, do hereby accept dedication of the above streets.
 - b. TOWNSHIP OF NORTH CORNWALL
 - c. By: _____
 - d. (Vice) Chairman
 - e. Attest: _____
 - f. (Assistant) Secretary

"SEAL"
12. Following submission of all required documents, plans, etc., a final inspection upon the street, park or other area offered for dedication will be conducted by the Township Engineer to assess the condition of the street, park or other area offered for dedication. The Township Engineer shall provide a report indicating the need for any repairs to the improvements or that the street has been properly constructed in accordance with applicable requirements of this Ordinance, the Developer's Improvement Guarantee Agreement, and the approved plan, and is generally acceptable for dedication by the Township.

13. Upon completion of the review of the documents, the final inspection, and the completion of any necessary repairs, the request for dedication will be scheduled for official action by the Board of Supervisors at a public meeting held between April 15 and September 1.”
- H. Where the Authority accepts dedication of some or all of the required improvements, the Authority may require the posting of financial security in accordance with its rules and regulations and applicable law.

Section 713 Effect of Plan Recording on Dedication and Reservations

Recording of the final plan after approval of the Board of Supervisors has the effect of an irrevocable offer to:

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

Section 714 Maintenance of Streets

The developer shall maintain all streets in the subdivision or development in travelable condition, including the prompt removal of snow there from, 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 715 As-Built Plan

Prior to the final release of the financial security and dedication of any street, park or other area, the developer shall provide the Township with two (2) paper prints and one (1) geo-referenced digital copy in a format acceptable to the Township of the final as-built plan showing the following:

- A. Actual location of all concrete monuments which were set at all angle breaks and points of curvature along one side of the right-of-way.
- B. 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.
- C. Actual location of all iron pins or drill holes in curbs for all individual lot lines.
- D. Actual location of paved cartway, shoulders, curbs, sidewalks and pavement markings of streets offered for dedication.
- E. Actual location of all street lights and street signs, including identification numbers.
- F. Actual cul-de-sac radius.
- G. Actual horizontal and vertical location of cartway centerline versus right-of-way centerline.

- H. Actual location of floodplain by elevation and dimension from property line.
- I. Actual location and cross section of swales and accompanying easements.
- J. Actual horizontal and vertical location of storm water management facilities including type and size of storm drainage pipes and structures (e.g. inlets, manholes, endwalls, etc.).
- K. Storm water basin:
 - 1. Actual contours of the storm water basin.
 - 2. Actual outlet structure details including type, size and inverts of outlet pipes.
 - 3. Actual elevation of the embankment and emergency spillway.
 - 4. A table showing the stage/storage/discharge curve for the constructed conditions.
 - 5. A table providing a comparison of the approved design vs. the as-built discharge rates from all detention facilities, signed and sealed by a professional engineer and land surveyor.
- L. Actual horizontal and vertical location of water distribution pipes and related structures (e.g. valves, fire hydrants, etc.).
- M. Actual horizontal and vertical location of sanitary sewer pipes and related structures (e.g. manholes, pumps, etc.).
- N. Actual horizontal and vertical location of all other underground utilities and related structures, including electric, gas and telecommunications.
- O. Actual location of all utility poles and boxes, including identification numbers.

Section 716 Enforcement

- A. The Board of Supervisors shall administer and enforce the provisions of this subdivision and land development ordinance as herein provided.
- B. The Zoning Officer shall direct, and the applicant shall be required to submit an application for a zoning permit that contains all information necessary to enable the Zoning Officer to ascertain whether the proposed building, alteration, or use is located in an approved subdivision or land development and whether the proposed building, alteration or use is in compliance with the applicable subdivision or land development plan. No zoning permit shall be issued until the Zoning Officer has determined that the site for the proposed building, alteration or use complies with all the provisions of this Ordinance and conforms to the site description as indicated on the approved and recorded final plan.

Section 717 Modifications

- A. The Board of Supervisors may grant a modification of the requirements of one or more provisions of this Ordinance if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land and/or plan in question, provided that such

modification will not be contrary to the public interest and that the purpose and intent of the Ordinance is observed.

- B. All requests for a modification shall be in writing and shall accompany and be a part of the application for subdivision and/or land development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the Ordinance involved and the minimum modification necessary.
- C. The request for modification(s) shall be referred to the Township's Planning Commission for advisory comments.
- D. The Board of Supervisors shall keep a written record of all action on all requests for modifications.

Section 718 Preventive and Enforcement Remedies

- A. Any person, partnership, corporation, or the members of such partnership or the officers of such corporation who or which has violated the provisions of this Ordinance shall, upon being found liable therefore 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 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 the District Justice. 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 determines that there was a good faith basis for the person, partnership or corporation violating the Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth (5th) day following the date of determination of a violation of the District Justice, and thereafter each day that a violation continues shall constitute a separate violation.
- B. In addition to other remedies, the Township may institute and maintain appropriate actions at law or in equity to restrain, correct or abate violations of this Ordinance, to prevent unlawful construction, to recover damages and/or to prevent illegal occupancy of a building, structure or premises.
- C. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
- D. The Township may further refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Ordinance. The authority to deny such permit or approval shall apply to any of the following applicants:
 - 1. The owner of record at the time of such violation.
 - 2. The vendee or lessee of the owner of record at the time of such violation without regard to whether such vendee or lessee had actual or constructive knowledge of the violation.
 - 3. The current owner of record who acquired the property subsequent to the time of the

violation without regard as to whether such current owner had actual or constructive knowledge of the violation.

4. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual constructive knowledge of the violation.
 5. 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.
- E. The Township will not accept new applications for subdivisions or land developments from applicants with past due or unpaid fees until all such payments in arrears are made in full including accrued interest.
- F. The Township shall not approve applications for subdivision or land developments submitted by applicants with past due or unpaid fees until such payments in arrears are made in full including any accrued interest.

Section 719 Appeals

All appeals from decisions of the Board of Supervisors in the administration of this Ordinance shall be made in accordance with the provisions of the MPC.

Section 720 Interpretation and Application of Provisions

In the interpretation and application of the provisions of this Ordinance, said provisions shall be deemed to be the minimum requirements necessary for the promotion and protection of the public health, safety and welfare. Where the provisions of this Ordinance and all standards and specifications implementing it impose greater restrictions upon subdivision or land development than those of any other Township Ordinance or any regulation or any applicable land development agreement, the provisions of this Ordinance and its standards and specifications shall be controlling. Where the provisions of any statute, regulation, other Township Ordinance or applicable land development agreement impose greater restrictions upon subdivision or land development than this Ordinance, the provisions of such statute, regulation, other Ordinance, or applicable land development agreement shall be controlling.

Section 721 Application of Ordinance

- A. Except for Section 721.B, the provisions of this Ordinance shall apply to and control all subdivisions and/or land developments whose plans have not been recorded in the Office of the Recorder of Deeds prior to the effective date of this Ordinance.
- B. If an applicant has received approval of a preliminary or final plan prior to the effective date of this Ordinance, no provision of this Ordinance shall be applied to adversely affect the right of the applicant to commence and complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from the date of such approval. When approval of the final plan has been preceded by approval of a preliminary plan, the five (5) year period shall be counted from the date of preliminary plan approval. If there is any doubt as to the terms of

approval, the terms shall be construed in light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.

Section 722 Construction

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

Section 723 Repealer

All prior Subdivision and Land Development Ordinances and amendments thereto are hereby repealed.

Section 724 Severability


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

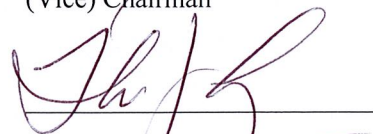
Section 725 Effective Date

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

DULY ORDAINED AND ENACTED by the Board of Supervisors of the Township of North Cornwall, Lebanon County, Pennsylvania, on the 14th day of MAY 2019, in lawful session duly assembled.

TOWNSHIP OF NORTH CORNWALL


(Vice) Chairman


Secretary

SEAL

Attest:



APPENDICES

PAGE NO.	APPENDIX TITLE
A-2	Certification of Plan Accuracy
A-2	Certification of Survey Accuracy
A-3	Certificate of Ownership, Acknowledgement of Plan, and Offer of Dedication
A-6	North Cornwall Township Board of Supervisors Preliminary Plan Approval Certificate
A-6	North Cornwall Township Board of Supervisors Final Plan Approval Certificate
A-7	North Cornwall Township Board of Supervisors Approval Certificate for a Lot Add-On Plan
A-7	North Cornwall Township Engineer Review Certificate
A-7	North Cornwall Township Planning Commission Review Certificate
A-8	Lebanon County Planning Department Review Certificate
A-8	Recorder of Deeds Certificate
A-9	Application for Consideration of a Subdivision and/or Land Development Plan
A-11	Request for Review of a Subdivision of Land Development Plan by the Lebanon County Planning Department
A-12	Notice of Completion and Approval of Improvements
A-13	Application for Consideration of a Modification
A-14	Elderly Cottage Housing Opportunity (ECHO) Guidelines
A-16	Irrevocable Letter of Credit
A-18	Demand for Final Payment
A-19	Standard Street Section Details
A-24	Typical Access Drive / Driveway Details
A-26	Typical Curb and Sidewalk Details
A-31	Road Widening Detail
A-32	Parking Spaces / Access Drive & Parking Lot Construction Materials
A-33	Pipe Placement – Excavation – Bedding – Backfill Details
A-34	Standard Plan Format
A-35	Formula Sight Distance Table

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 North Cornwall Township Subdivision and Land Development Ordinance.

_____, 20____ * _____
(Print Name)

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

CERTIFICATION OF SURVEY ACCURACY

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

_____, 20____ * _____
(Print Name)

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

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

(INDIVIDUAL)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LEBANON

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 offered for dedication to the public use.

** _____

*** _____

My Commission Expires _____, 20____

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

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

(PARTNERSHIP)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LEBANON

On this, the ____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, being the members of the firm of _____ who being duly sworn according to law, deposes and says that the partnership 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 offered for dedication to the public use.

** _____

** _____

*** _____

My Commission Expires _____, 20____

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

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

(CORPORATE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LEBANON

On this, the ____ day of _____, 20__, before me, the undersigned officer, personally appeared _____, being * _____ of ** _____ who being duly sworn according to law, deposes and says that the corporation is the *** _____ of the property shown on this plan, that he is authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, that the corporation desires the same to be recorded and on behalf of the corporation further acknowledges, that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby offered for dedication to the public use.

**** _____

***** _____

***** _____

My Commission Expires _____, 20__

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

**NORTH CORNWALL TOWNSHIP BOARD OF SUPERVISORS
PRELIMINARY PLAN APPROVAL CERTIFICATE**

At a meeting held on _____, 20____, the Board of Supervisors of North Cornwall Township, Lebanon County, Pennsylvania approved the PRELIMINARY * _____ PLAN of the property as shown hereon. Approval includes all documentation, including the comments or requirements of official reviewing individuals or agencies. Approval is based on compliance with applicable ordinances, rules and regulations, and shall not be construed as a guarantee to any person or organization that the design of any part of the plan will function as anticipated under any or all conditions or situations. Additionally, that by review and/or approval of the plan, the Township expressly declines the assumption of liability errors, omissions or mistakes in judgement in the design, engineering, construction, or expected function of the matters reviewed and/or approved. This plan may not be recorded in the office of the Lebanon County Recorder of Deeds.

** _____

** _____

* Indicate type of plan (e.g. SUBDIVISION, LAND DEVELOPMENT, OR SUBDIVISION AND LAND DEVELOPMENT)

** Signatures of the Board of Supervisors.

**NORTH CORNWALL TOWNSHIP BOARD OF SUPERVISORS
FINAL PLAN APPROVAL CERTIFICATE**

At a meeting held on _____, 20____, the Board of Supervisors of North Cornwall Township, Lebanon County, Pennsylvania approved the FINAL * _____ PLAN for the property as shown hereon. No other plan or plans shall be recognized. Approval includes all documentation, including the comments or requirements of official reviewing individuals or agencies. Approval is based on compliance with applicable ordinances, rules and regulations, and shall not be construed as a guarantee to any person or organization that the design of any part of the plan will function as anticipated under any or all conditions or situations. Additionally, that by review and/or approval of the plan, the Township expressly declines the assumption of liability errors, omissions or mistakes in judgement in the design, engineering, construction, or expected function of the matters reviewed and/or approved.

** _____

** _____

* Indicate type of plan (e.g. SUBDIVISION, LAND DEVELOPMENT, OR SUBDIVISION AND LAND DEVELOPMENT)

** Signatures of the Board of Supervisors.

**NORTH CORNWALL TOWNSHIP BOARD OF SUPERVISORS
APPROVAL CERTIFICATE FOR A LOT ADD-ON PLAN**

At a meeting held on _____, 20____, the Board of Supervisors of North Cornwall Township, Lebanon County, Pennsylvania approved this LOT ADD-ON PLAN.

* _____ *

* _____

* Signatures of the Board of Supervisors.

**NORTH CORNWALL TOWNSHIP ENGINEER
REVIEW CERTIFICATE**

Reviewed by the North Cornwall Township Engineer this ____ day of _____, 20____.

* _____

* Signature of the North Cornwall Township Engineer.

**NORTH CORNWALL TOWNSHIP PLANNING COMMISSION
REVIEW CERTIFICATE**

At a meeting held on _____, 20____, the Planning Commission of North Cornwall Township, Lebanon County, Pennsylvania reviewed this plan and a copy of the review comments is on file in the Township office.

* _____

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

**LEBANON COUNTY PLANNING DEPARTMENT
REVIEW CERTIFICATE**

The Lebanon County Planning Department, 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 Department. This certificate does not indicate approval or disapproval of the plan by the Lebanon County Planning Department, and the Department 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.

* _____
Executive Director

* Signature of the Executive Director.

RECORDER OF DEEDS CERTIFICATE

Recorded in the office for Recording of Deeds, in and for Lebanon County, Pennsylvania, in Subdivision Plan Book _____, Volume _____, Page _____. Witness my hand and seal of office this _____ day of _____, A.D., 20_____.

* _____
Recorder of Deeds

* Signature and seal of the Recorder of Deeds.

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

NCT FILE NO.

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

The undersigned hereby applies for approval under the North Cornwall Township Subdivision and Land Development Ordinance for the plan submitted herewith and described below:

1. Plan Name _____ Plan No. _____ Plan Date _____
2. Project Location _____
3. Name of Applicant (if other than owner) _____

Address _____
Phone No. _____ Email _____
4. Name of Property Owner(s) _____

Address _____
Phone No. _____ Email _____
5. Land Use and Number of Lots and/or Units (indicate answer by number):

___ Single-Family (Detached)	___ Commercial	___ Agricultural
___ Multi-Family (Attached-Sale)	___ Industrial	___ Other
___ Multi-Family (Attached-Rent)	___ Institutional	
6. Total Acreage: _____
7. Application Classification: (Check One)

_____ Preliminary Plan	_____ Final Plan
_____ Lot Add-On Plan	_____ Revised Subdivision and/or Land Development Plan
_____ Minor Plan	_____ Sketch Plan
_____ Accessory Dwelling Plan	

8. Firm That Prepared Plan _____
Address _____
Phone No. _____ Email _____
Person Responsible for Plan _____
9. Have all zoning approvals been obtained? ___Y___N Please specify approvals:

10. Type of water supply proposed: ___Public___ Community ___ Individual
11. Type of sanitary sewer disposal proposed: ___Public___ Community ___ On-Lot
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 Lebanon County Planning Department? ___Y___N
15. Have plans been submitted to the Lebanon County Conservation District? ___Y___N___N/A
16. Have plans been submitted to DEP? ___Y___N___N/A
17. Is a Stormwater Management Site Plan, Report and Application attached? ___Y___N___N/A
18. Have plans been submitted to any other review agency? ___Y___N. If so, please specify?

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

Date

Signature of Landowner(s) or Applicant(s)

**REQUEST FOR A REVIEW OF A SUBDIVISION OR LAND DEVELOPMENT PLAN BY THE
LEBANON COUNTY PLANNING DEPARTMENT
(To be Submitted by Applicant)**

LCPD FILE NO:

**DATE OF RECEIPT:
(FOR DEPARTMENT USE ONLY)**

TO: Lebanon County Planning Department
Room 206, Municipal Building
400 South 8th Street
Lebanon, PA 17042-6794

SUBJECT: Request for Review of a Subdivision or Land Development Plan, North Cornwall Township

We do hereby request the Lebanon County Planning Department to review the enclosed plan in accordance with the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, Article V, Section 502.

Plan Identification (check or complete the following items):

_____ Preliminary Plan	_____ Final Plan
_____ Lot Add-On Plan	_____ Revised Subdivision and/or Land
_____ Minor Plan	_____ Sketch Plan
_____ Accessory Dwelling Plan	Other (specify): _____

Name of Plan: _____

Name of Landowner(s): _____

Address: _____

Additional Comments: _____

Signature

Print Full Name

Title

NOTICE OF COMPLETION AND APPROVAL OF IMPROVEMENTS

DATE: _____

North Cornwall Township
Board of Supervisors
320 South 18th Street
Lebanon, PA 17042

SUBJECT: Approval of Improvements

Dear Supervisors:

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

___ Roadway Improvements ___ Storm Sewer Facilities ___ Storm Water Management Facilities
___ Sanitary Sewer Facilities ___ Water Supply Facilities ___ Fire Hydrants
___ Other (specify) _____

Authorized Signature

Print Full Name

Title

Authority or Utility

Address

Phone No.

APPLICATION FOR CONSIDERATION OF A MODIFICATION

NCT FILE NO. _____

DATE OF RECEIPT/FILING _____

(FOR TOWNSHIP USE ONLY)

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

1. Name of Project: _____
2. Project Location: _____
3. Name(s) of Applicant (if other than owner): _____

Address: _____

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

Address: _____

Phone No: _____
5. Specify section(s) of the North Cornwall Township Subdivision and Land Development Ordinance for which modification is requested: _____

6. The proposed alternative to the requirement: _____

7. Justification for the modification: _____

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

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

Date

Signature

ELDERLY COTTAGE HOUSING OPPORTUNITY (ECHO) GUIDELINES

PURPOSE

The North Cornwall Township Board of Supervisors desires to develop a policy, procedure, and guidelines to assist landowners with providing Elderly Cottage Housing Opportunities in accordance with the provisions of the Zoning Ordinance.

BACKGROUND

The use of elder cottages continues to increase within North Cornwall Township. These accessory dwellings generally take the form of a separate dwelling constructed on the site, a mobile home placed on the site, or an addition to an existing dwelling which effectively creates a two-family or duplex dwelling. This process requires approval under the Subdivision and Land Development Ordinance.

The North Cornwall Township Board of Supervisors believe that compliance with all the requirements of the North Cornwall Township Subdivision and Land Development Ordinance for the purpose of providing elder cottages can be a timely and expensive process as these projects typically have a minimal impact or be of a temporary nature.

Therefore, North Cornwall Township hereby adopts the following guidelines to reduce the time and expense necessary for approval of elder cottages:

PROCEDURE

The approval of elder cottage units shall be processed in accordance with the following procedure for Accessory Dwelling Plans:

1. The applicant shall prepare a sketch plan and a narrative explaining the proposed use. The plan and narrative needs to be detailed enough to demonstrate compliance with the applicable provisions of the Zoning Ordinance and these guidelines.
2. The applicant shall submit the plan and narrative along with an Application for Consideration for Subdivision and/or Land Development Plan as provided in the Appendix.
3. If deemed appropriate, and at the sole discretion of the Township, the Accessory Dwelling Plan shall be approved subject to the continued compliance with these and any other conditions the Planning Commission or Board of Supervisors deems necessary to carry out the intent of the Township's ordinances.
4. The Township and the landowner shall enter into a mutually beneficial Agreement, as provided for by the Township, that sets forth the purpose of the accessory dwelling unit, the limitations on the re-use of the accessory dwelling, an annual inspection of the dwelling unit by the Township to insure continued compliance with approvals, and the level of and types of approvals necessary for the construction or installation of the accessory dwelling.
5. The Agreement shall be recorded in the office of the Recorder of Deeds. Upon proof of recordation of the Agreement, the applicant shall have the necessary approvals under the Subdivision and Land Development Ordinance for North Cornwall Township for the placement of an accessory dwelling unit.

ECHO GUIDELINES

ECHO housing shall be subject to the following guidelines:

1. The elder cottage shall comply with applicable requirements of the Zoning Ordinance.
2. The elder cottage shall be provided with safe and suitable access and parking that complies with the requirements of applicable Township ordinances.
3. Sewage disposal, water supply and all other utilities for the elder cottage shall be physically connected to those systems serving the principal dwelling. No separate utility systems or connections shall be constructed or used. All connections shall meet the applicable utility standards.
4. The elder cottage shall be subject to yearly reviews and/or inspections to insure compliance with the approvals.
5. The landowner shall enter into an agreement with the Township, which shall be recorded, that sets forth the understandings and limitations of the elder cottage.
6. The change in use of the elder cottage to any use not specifically approved by the Township shall require additional approvals by the Township, including, but not limited to approval under the North Cornwall Township Subdivision and Land Development Ordinance.
7. The elder cottage shall comply with applicable requirements of the North Cornwall Township Stormwater Management Ordinance.

IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER: _____

Page 1

Issue Date: _____

Initial Expiry Date: _____

Amount: \$ _____ USD

Beneficiary: North Cornwall Township
Board of Supervisors
320 South 18th Street
Lebanon, Pa 17042

Applicant: _____

Ladies and Gentlemen:

We hereby establish our Irrevocable Standby Letter of Credit No. _____ up to an aggregate amount of \$[*letter of credit amount in numbers*] (*letter of credit amount in words U.S. Dollars*) in favor of North Cornwall Township for the account of [*name of applicant*]. This standby letter of credit is established to guarantee site improvements on the Subdivision and/or Land Development for [*project name and location*], North Cornwall township, Lebanon County, Pennsylvania.

In the event that [*name of applicant*] does not install, or cause to be installed, the required site improvements as shown on the approved plan, we hereby agree that the submission of a statement purportedly signed by North Cornwall Township certifying that: “[*name of applicant*] has failed to install the improvements required by the Subdivision and/or Land Development for [*project name and location*], and North Cornwall Township is entitled to receive payment up to \$[*amount*], as necessary to complete the installation” accompanied by a sight draft marked “drawn under [*name of bank*] Standby Letter Of Credit No. _____ dated [*issue date*]” will be duly honored if presented to [*name of bank and address*] on or before [*initial expiry date*], by [*specific time*] (“expiration date”) or any automatically extended expiration date.

Irrevocable Standby Letter of Credit Number: _____

Page 2

This standby letter of credit shall remain in effect for a period of one (1) year, with an initial expiration date of [*initial expiration date*]. This standby letter of credit is automatically extended without written amendment annually for one (1) year from the expiration date or any automatically extended expiration date provided herein, unless at least sixty (60) days prior to such expiration date [*name of bank*] notifies North Cornwall Township by overnight courier that [*name of bank*] elects not to consider this standby letter of credit extended for any such additional period. Upon receipt of such notice, North Cornwall Township may draw against this standby letter of credit prior to expiration, in the manner described herein, if the required improvements are incomplete.

The stated amount of this standby letter of credit shall be increased by ten percent (10%) of the outstanding balance upon each automatic one-year extension of the expiration date but increases shall not exceed a total of more than 20% of the amount of this letter of credit in the aggregate in any event.

The original of this standby letter of credit must be presented to us with any drawings hereunder for our endorsement of any payments effected by us.

If cancellation of this standby letter of credit is required before the expiry date herein or any extended expiry date, the original of this standby letter of credit and all amendments, if any, must be returned to us with the beneficiary's letter requesting cancellation.

Payment of this letter of credit shall be made without determination of conditions or facts pertaining to related contractual agreements between North Cornwall Township Board of Supervisors and *[name of applicant]*.

Any correspondence regarding this standby letter of credit should be addressed to *[name of bank and address]*. Telephone inquiries regarding this standby letter of credit should be directed to *[name of department and phone number]*.

Irrevocable Standby Letter of Credit Number: _____

Page 3

Except as otherwise expressly stated herein, this standby letter of credit is subject to the uniform customs and practice for Documentary Credits (2007 Revision) International Chamber of Commerce Publication No. 600.

Very Truly Yours,

[Name of bank]

AUTHORIZED SIGNATURE

DEMAND FOR FINAL PAYMENT

TO: _____ Bank

Attention: _____

We hereby demand payment to the Township of North Cornwall, Lebanon County, Pennsylvania the sum of _____ Dollars and _____ Cents (\$_____) and certify that this demand is due to failure of _____ to complete to our satisfaction improvements on _____, Drawing No. _____, dated _____, 20____, for the subdivision and/or development known as _____, recorded in Plan Book _____, Page _____, Office for Recording of Deeds, Lebanon County, Pennsylvania.

ATTEST:

NORTH CORNWALL TOWNSHIP SUPERVISORS

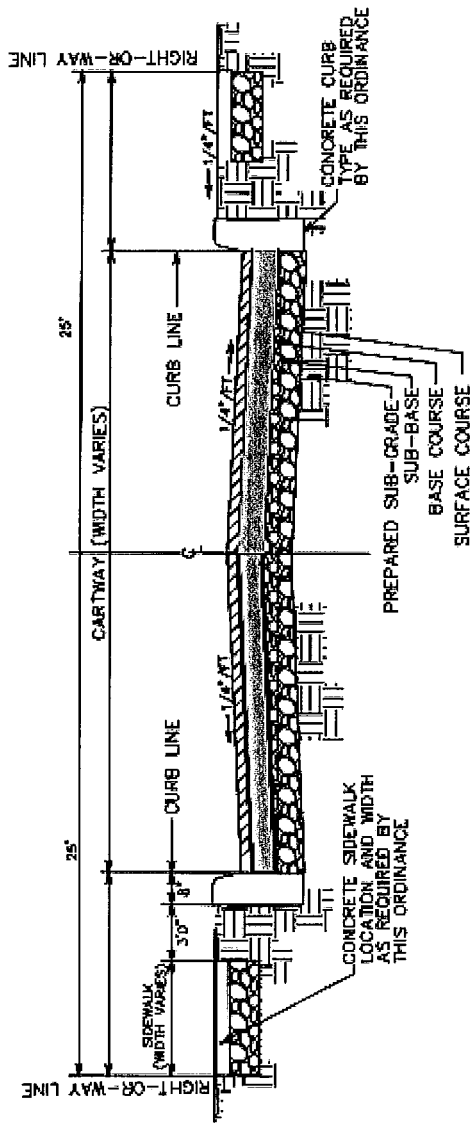
BY: _____

BY: _____

BY: _____

BY: _____

DATE: _____



NOTES:

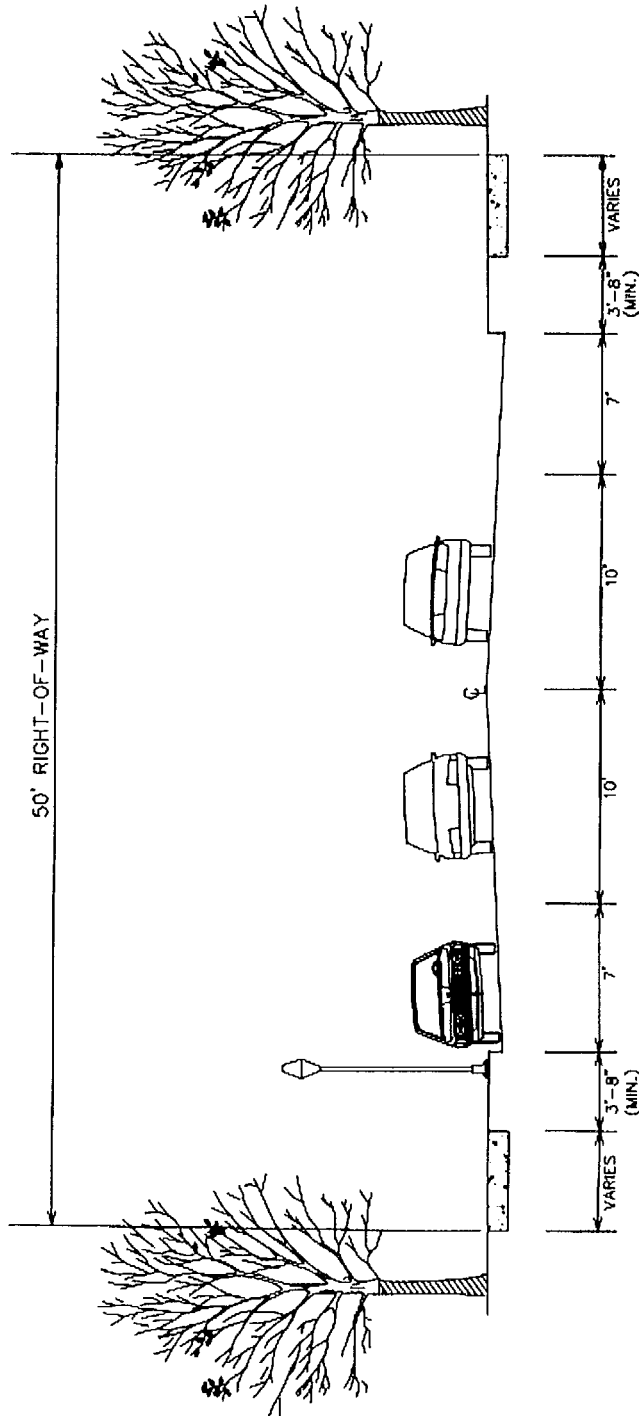
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLES COVERS, ETC. ARE TO BE SEALED WITH PG 64-22 FOR A DISTANCE OF TWELVE (12) INCHES FROM CURB, ETC.
2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
3. THE MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENN DOT PUB 406, CURRENT VERSION.
4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
5. STORM SEWER INLETS SHALL BE PENN DOT TYPE-C IN ALL CURBED STREETS.
6. PEDESTRIAN EASEMENTS, A MINIMUM OF SIX (6) FEET IN WIDTH SHALL BE PROVIDED WHEN THE SIDEWALK IS NOT LOCATED ENTIRELY WITHIN THE STREET RIGHT-OF-WAY.

STREET CONSTRUCTION MATERIALS

SUBGRADE	SUBBASE	BASE COURSE	SURFACE COURSE
COMPACT TOP 12" OF EXISTING SUBGRADE AND EACH 8" LIFT OF BACKFILL OR FILL SOIL MATERIAL TO NOT LESS THAN 95% MAX DRY DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR.	8" NO. 2A AGGREGATE	4" SUPERPAVE BASE COURSE, PG 64-22, 0 TO 0.3 MILLION ESALS, 25.0MM	0.5" +/- SUPERPAVE SCRATCH/LEVELING COURSE, PG 64-22, 0 TO 0.3 MILLION ESALS 9.5MM 1.5" SUPERPAVE WEARING COURSE, PG 64-22, 0 TO 0.3 MILLION ESALS 9.5MM. SRL TBD* *SKID RESISTANCE LEVEL (SRL) SHALL BE ESTABLISHED IN ACCORDANCE WITH SRL DETERMINATION LEVELS REQUIRED BY PENN DOT BASED ON AVERAGE DAILY TRAFFIC (ADT)

TYPICAL LOCAL STREET CROSS SECTION DETAIL

NOT TO SCALE



NOTES:

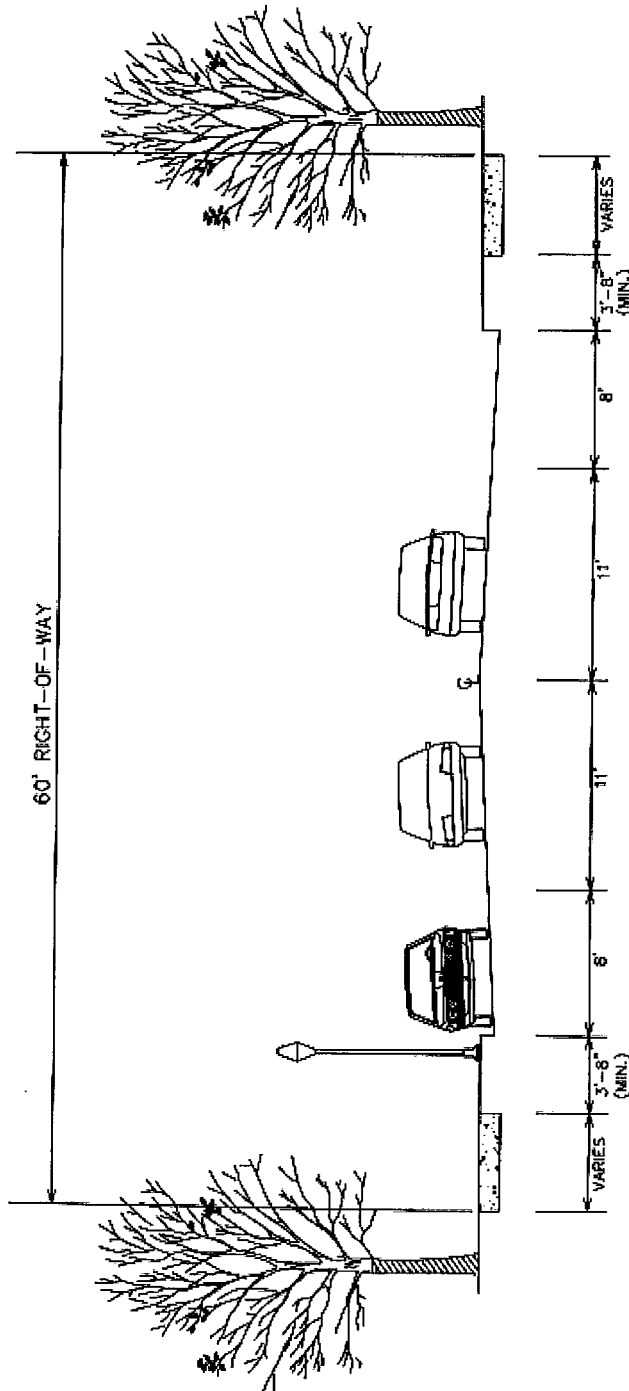
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLES COVERS, ETC. ARE TO BE SEALED WITH PG 64-22 FOR A DISTANCE OF TWELVE (12) INCHES FROM CURB, ETC.
2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENN DOT PUB 408, CURRENT VERSION.
4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
5. STORM SEWER INLETS SHALL BE PENN DOT TYPE-C IN ALL CURBED STREETS.
6. PEDESTRIAN EASEMENTS, A MINIMUM OF SIX (6) FEET IN WIDTH SHALL BE PROVIDED WHEN THE SIDEWALK IS NOT LOCATED ENTIRELY WITHIN THE STREET RIGHT-OF-WAY.

STREET CONSTRUCTION MATERIALS

SUBGRADE	SUBBASE	BASE COURSE	SURFACE COURSE
COMPACT TOP 12" OF EXISTING SUBGRADE AND EACH 8" LIFT OF BACKFILL OR FILL SOIL MATERIAL TO NOT LESS THAN 95% MAX DRY DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR.	8" NO. 2A AGGREGATE	4" SUPERPAVE BASE COURSE, PG 64-22; 0 TO 0.3 MILLION ESALS, 25.0MM	0.5" +/- SUPERPAVE SCRATCH/LEVELING COURSE, PG 64-22, 0 TO 0.3 MILLION ESALS, 9.5MM 1.5" SUPERPAVE WEARING COURSE, PG 64-22, 0 TO 0.3 MILLION ESALS, 9.5MM, SRL T80+ *SKD RESISTANCE LEVEL (SRL) SHALL BE ESTABLISHED IN ACCORDANCE WITH SRL DETERMINATION LEVELS REQUIRED BY PENN DOT BASED ON AVERAGE DAILY TRAFFIC (ADT)

STREET SECTION FOR LOCAL STREET WITH PARKING

NOT TO SCALE



NOTES:

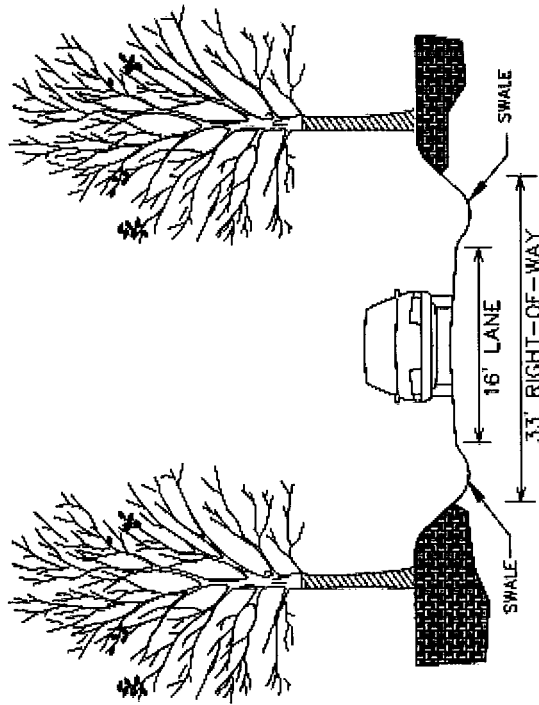
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLES COVERS, ETC. ARE TO BE SEALED WITH PG 64-22 FOR A DISTANCE OF TWELVE (12) INCHES FROM CURB, ETC.
2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENN DOT PUB 408, CURRENT VERSION.
4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
5. STORM SEWER INLETS SHALL BE PENN DOT TYPE-C IN ALL CURBED STREETS.
6. PEDESTRIAN EASEMENTS, A MINIMUM OF SIX (6) FEET IN WIDTH SHALL BE PROVIDED WHEN THE SIDEWALK IS NOT LOCATED ENTIRELY WITHIN THE STREET RIGHT-OF-WAY.

STREET CONSTRUCTION MATERIALS

SUBGRADE	SUBBASE	BASE/BINDER COURSE	SURFACE COURSE
COMPACT TOP 12" OF EXISTING SUBGRADE AND EACH 8" OF NEW BACKFILL OR ALL SOIL MATERIAL TO NOT LESS THAN 95% MAX DRY DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR.	8" NO. 2A AGGREGATE	4" SUPERPAVE BASE COURSE, PG 64-22, 0.5 TO 3.0 MILLION ESALS, 9.5MM 2" SUPERPAVE BINDER COURSE, PG 64-22, 0.5 TO 3.0 MILLION ESALS, 19.0MM	0.5" 1/2" SUPERPAVE SCRATCH/LEVELING COURSE, PG 64-22, 0.5 TO 3.0 MILLION ESALS, 9.5MM 1.5" SUPERPAVE WEARING COURSE, PG 64-22, 0.5 TO 3.0 MILLION ESALS, 9.5MM RESISTANCE LEVEL (RSL) SHALL BE ESTABLISHED IN ACCORDANCE WITH PENN DOT DETERMINATION LEVELS REQUIRED BY PENN DOT BASED ON AVERAGE DAILY TRAFFIC (ADT)

STREET SECTION FOR COLLECTOR STREET WITH PARKING

NOT TO SCALE

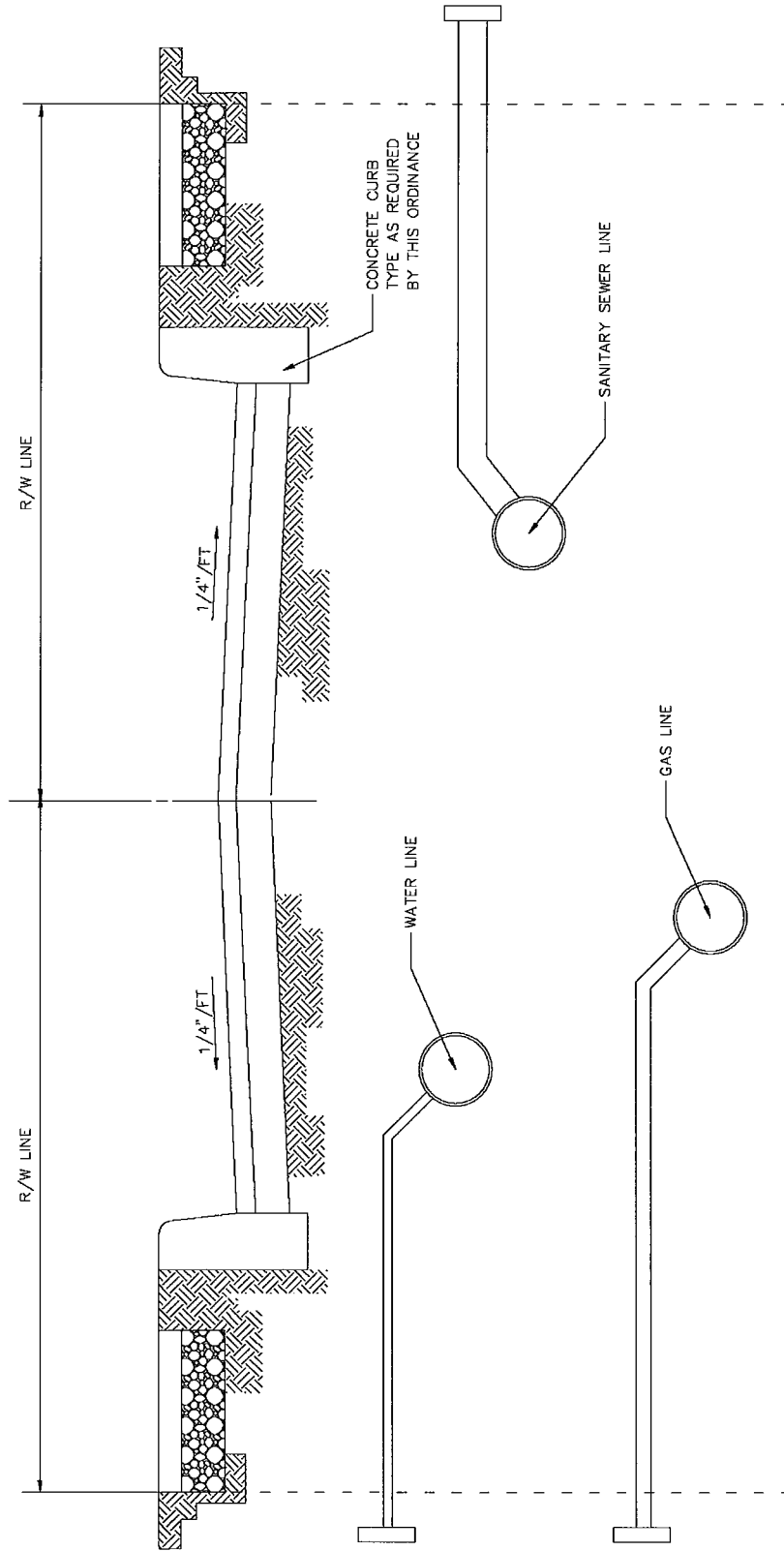


- NOTES:
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLES COVERS, ETC. ARE TO BE SEALED WITH PG 64-22 FOR A DISTANCE OF TWELVE (12) INCHES FROM CURB, ETC.
 2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
 3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENN DOT PUB 408, CURRENT VERSION.
 4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
 5. STORM SEWER INLETS SHALL BE PENN DOT TYPE-C IN ALL CURBED STREETS.
 6. PEDESTRIAN EASEMENTS, A MINIMUM OF SIX (6) FEET IN WIDTH SHALL BE PROVIDED WHEN THE SIDEWALK IS NOT LOCATED ENTIRELY WITHIN THE STREET RIGHT-OF-WAY.

STREET CONSTRUCTION MATERIALS			
SUBGRADE	SUBBASE	BASE COURSE	SURFACE COURSE
COMPACT TOP 12" OF EXISTING SUBGRADE AND EACH 8" LIFT OF BACKFILL OR FILL SOIL MATERIAL TO NOT LESS THAN 95% MAX DRY DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR.	8" NO. 2A AGGREGATE	4" SUPERPAVE BASE COURSE PG 64-22, 0 TO 0.3 MILLION ESALS, 25.0MM	0.5" +/- SUPERPAVE SCRATCH/LEVELING COURSE, PG 64-22, 0 TO 0.3 MILLION ESALS, 9.5MM 1.5" SUPERPAVE WEARING COURSE, PG 64-22, 0 TO 0.3 MILLION ESALS, 9.5MM, SRL TBD* *SKID RESISTANCE LEVEL (SRL) SHALL BE ESTABLISHED IN ACCORDANCE WITH SRL DETERMINATION LEVELS REQUIRED BY PENN DOT BASED ON AVERAGE DAILY TRAFFIC (ADT)

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

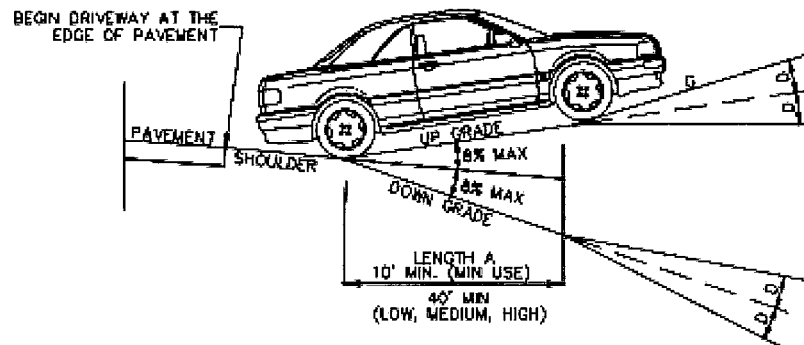
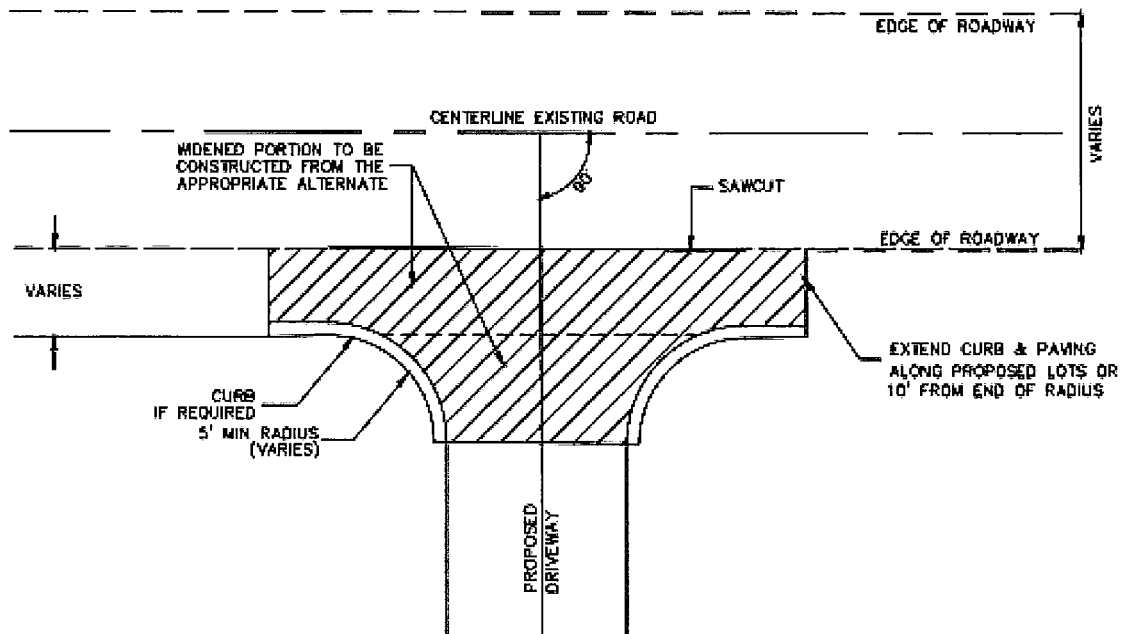
NOT TO SCALE



TYPICAL UTILITY INSTALLATION

NOT TO SCALE

NOTES:
1. ALL UTILITY LATERALS TO EXTEND BEYOND R/W.



MAXIMUM GRADE CHANGE (D)

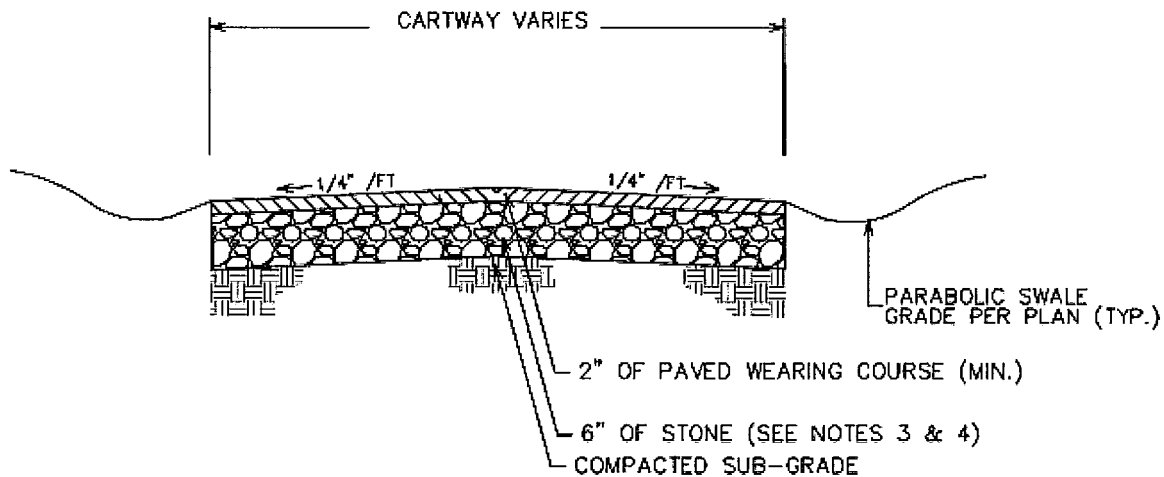
	<u>DESIRABLE</u>	<u>MAXIMUM</u>
HIGH VOLUME DRIVEWAY	0%	+/-3%
MEDIUM VOLUME DRIVEWAY	+/-3%	+/-6%
LOW VOLUME DRIVEWAY	+/-6%	CONTROLLED BY VEHICLE ORDINANCE

NOTES:

1. 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.
2. FOR GRADE CHANGES GREATER THAN THOSE SHOWN ABOVE, VERTICAL CURVES AT LEAST 10 FEET LONG SHALL BE CONSTRUCTED AND LENGTH "A" SHALL BE INCREASED.
3. GRADES (G) SHALL BE LIMITED TO 15% FOR DRIVEWAYS AND 10% FOR ACCESS DRIVES.

TYPICAL ACCESS DRIVE / DRIVEWAY

NOT TO SCALE

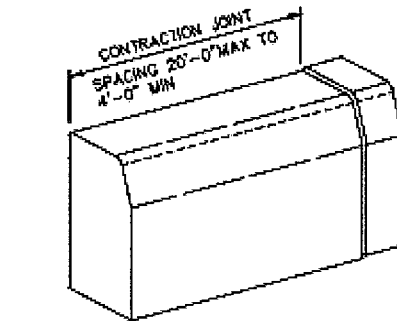
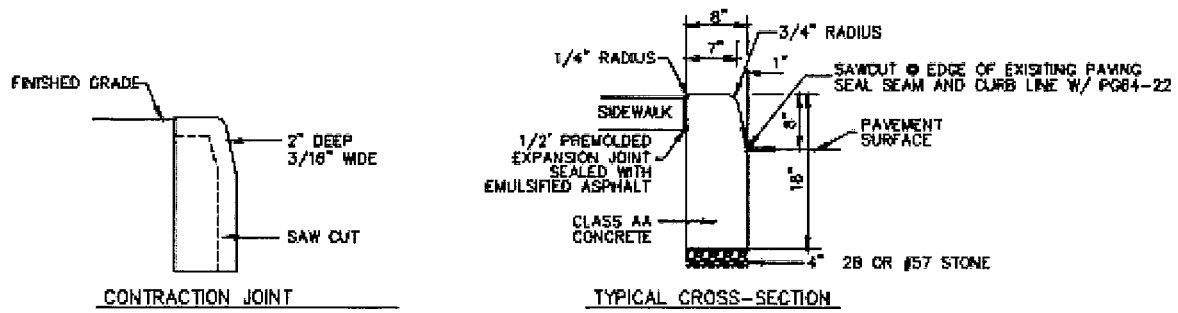


NOTES:

1. ALL DRIVEWAYS SHALL BE PAVED OR CONSTRUCTED WITH A PAVED APRON THAT EXTENDS AT LEAST TWENTY (20) FEET DEEP FROM THE STREET CARTWAY ONTO THE SUBJECT PROPERTY.
2. ALL DRIVEWAYS IN EXCESS OF 10% GRADE SHALL BE PAVED.
3. USE 2A OR 3A CRUSHED STONE UNDER ASPHALT PAVEMENT.
4. AASHTO #8, #57, #67 OR PENNDOT 2A STONE MAY BE USED FOR STONE DRIVEWAY SURFACE.
5. DRIVEWAY MAY BE CROWNED OR SLOPED TO ONE SIDE TO ACCOMMODATE DRAINAGE DESIGN.
6. COMPACTED DEPTHS SHOWN ABOVE.

TYPICAL DRIVEWAY CROSS SECTION

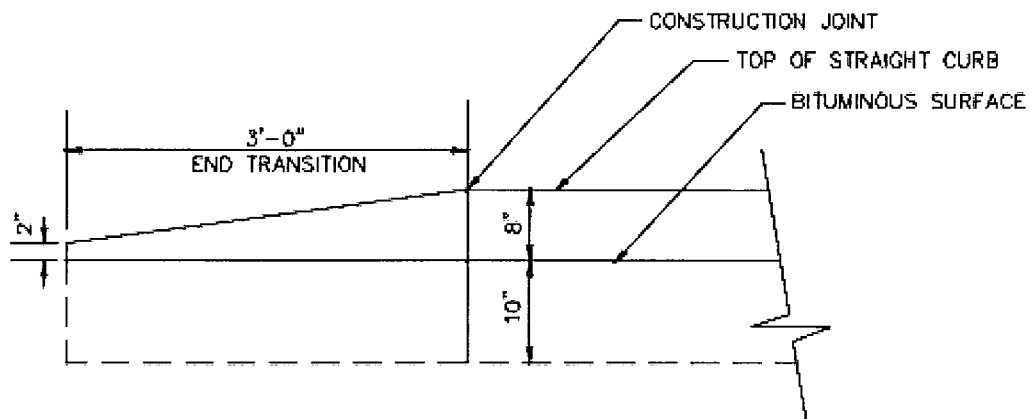
NOT TO SCALE



PLAIN CEMENT CONCRETE CURB

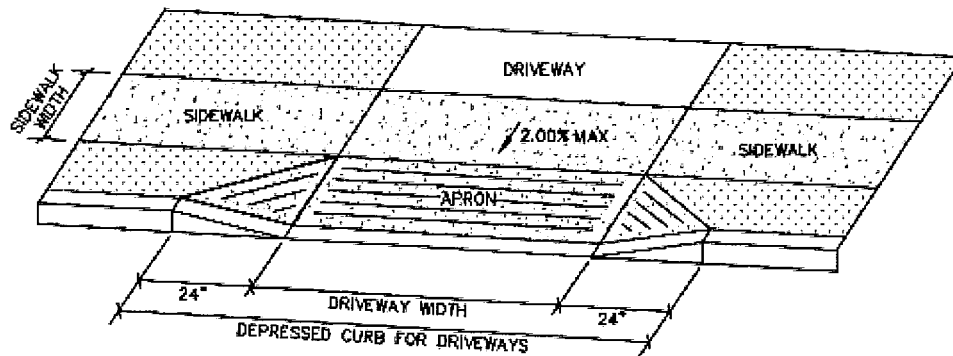
TYPICAL VERTICAL CURB DETAIL

NOT TO SCALE

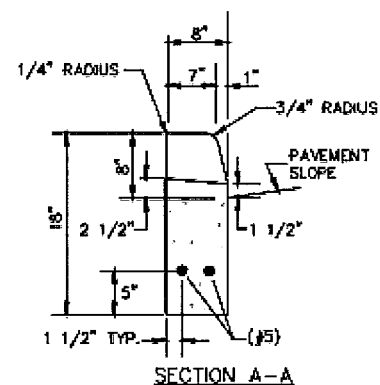
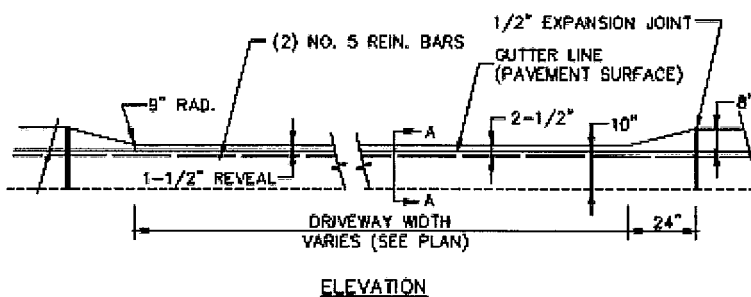
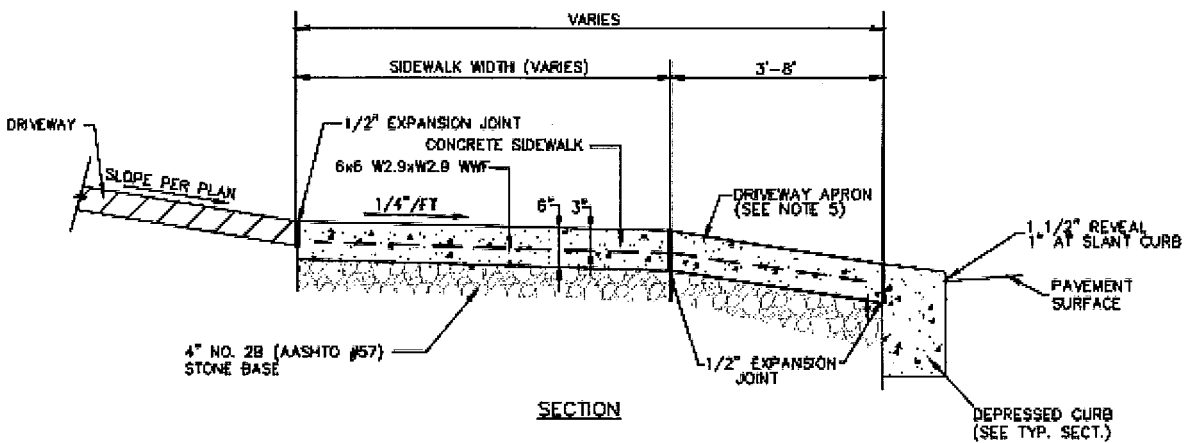


TYPICAL CURB END

NOT TO SCALE



TYPE 1 DRIVEWAY APRON
NOT TO SCALE



NOTES:

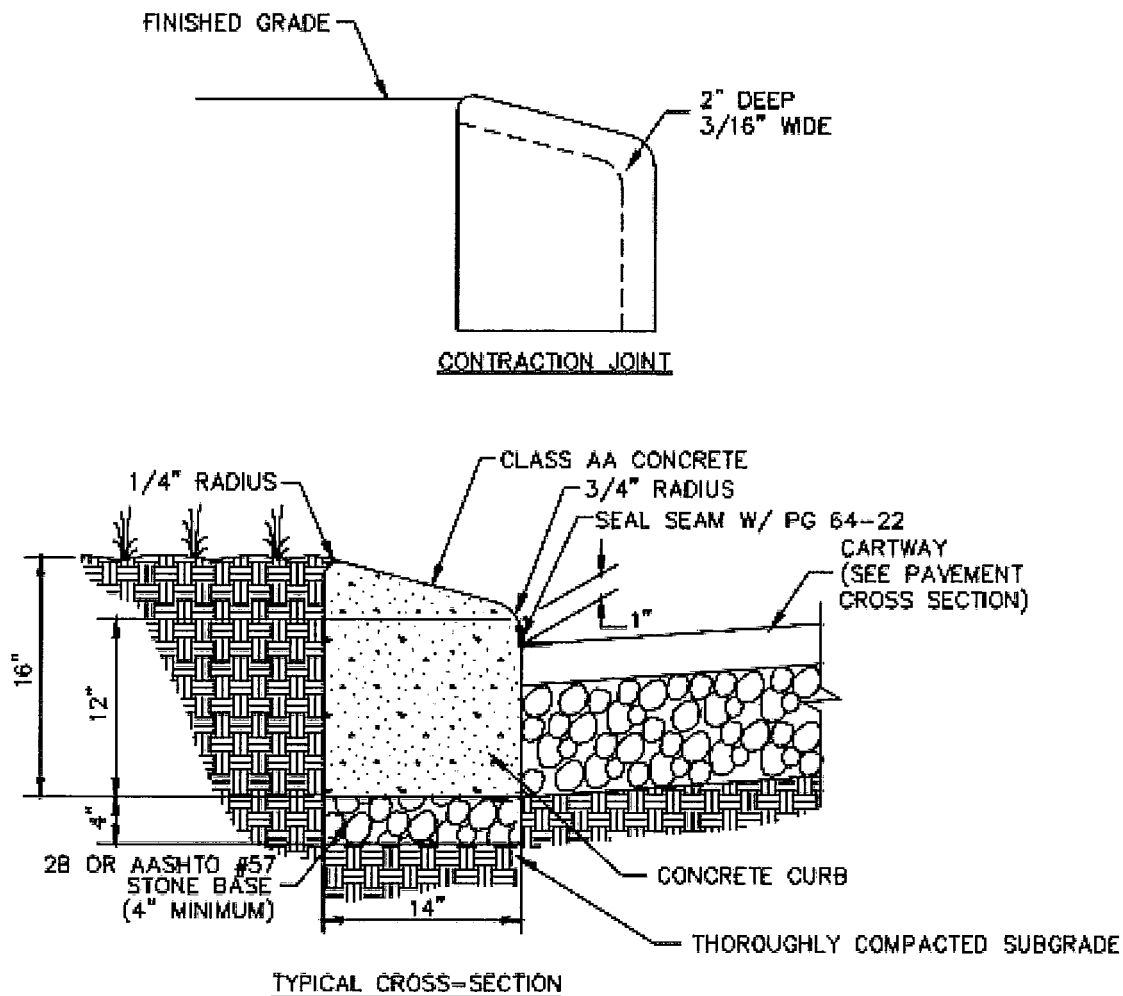
1. LOCATE EXPANSION JOINTS AT 20' O.C. MAXIMUM.
2. SCORE CONTROL JOINTS AT 5' O.C. MAXIMUM.
3. WHERE SLABS ARE MORE THAN 5' WIDE THEY SHALL BE SCORED LONGITUDINALLY IN THE CENTER.
4. SIDEWALK SHALL BE LIGHT BROOM FINISHED IN THE DIRECTION OF SIDEWALK WIDTH.
5. THE CHANGE IN GRADE BETWEEN DRIVEWAY AND ROAD SURFACE SHALL NOT EXCEED 8.00%.

DEPRESSED CURB/ DRIVEWAY APRON

NOT TO SCALE

Refer to PennDOT Publication #72M, Standards for Roadway Construction, RC-67M (latest revision) for curb ramp details and specifications.

CURB RAMP DETAILS

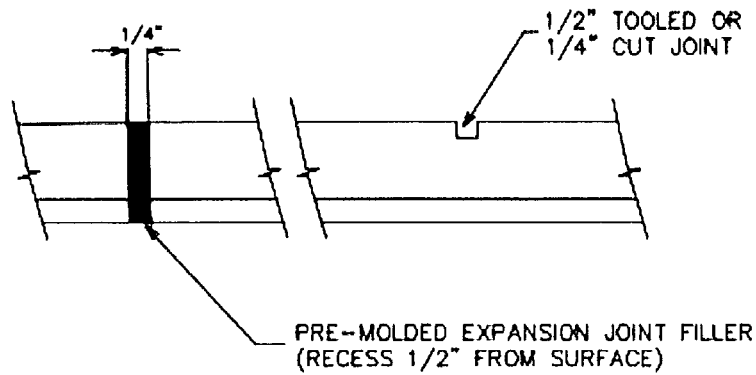


NOTES:

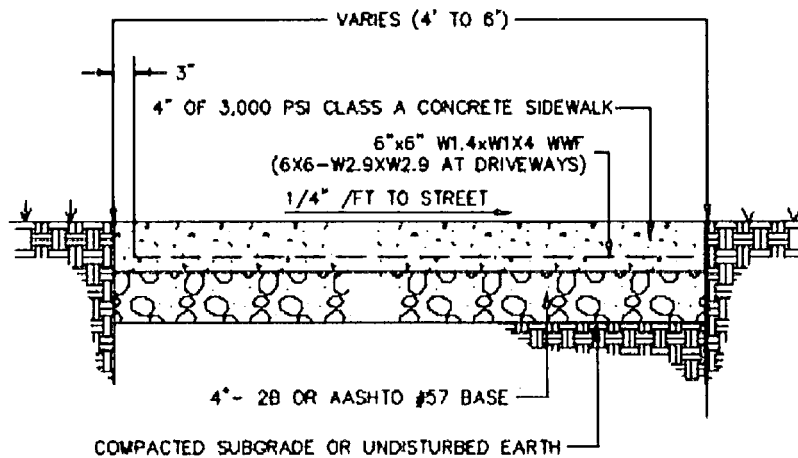
1. A SMOOTH CURB TRANSITION SHALL BE PROVIDED AT THE INTERSECTION OF SLANT CURBS AND ROADWAY INLETS.
2. BACK OF CURB TO BE IN LINE WITH BACK OF INLET.
3. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS (20' MAX. TO 4' MIN. SPACING)
4. PLACE 3/4" THICK PREMOLDED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT END OF EVERY WORK DAY, CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.

SLANT CURB DETAIL

NOT TO SCALE



TYPICAL EXPANSION & CONTRACTION JOINTS
NOT TO SCALE

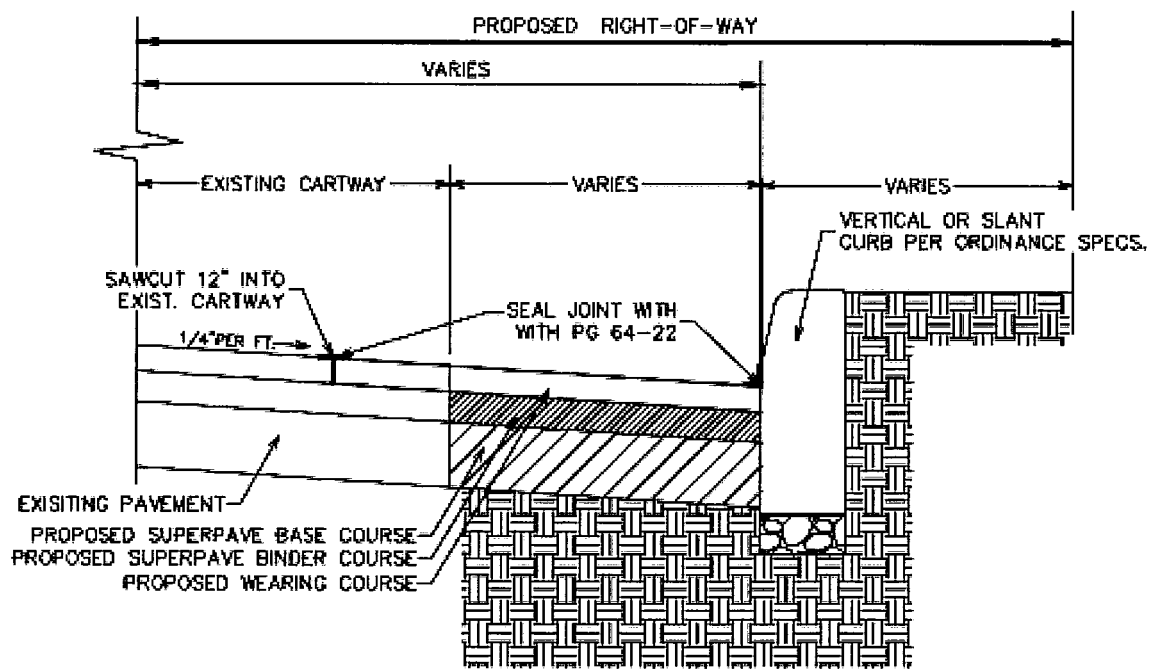


NOTES:

1. $\frac{3}{4}$ " EXPANSION JOINTS LOCATED AT 10' TO 20' (MAX.) O.C. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
2. TOOLED JOINTS LOCATED AT 5' O.C.
3. SIDEWALK SHALL BE LIGHT BROOM FINISHED IN DIRECTION OF SIDEWALK WIDTH.
4. SIDEWALK SHALL HAVE A 2% CROSS SLOPE TOWARD THE STREET.
5. INCREASE CONCRETE DEPTH TO 6" AT DRIVEWAYS.

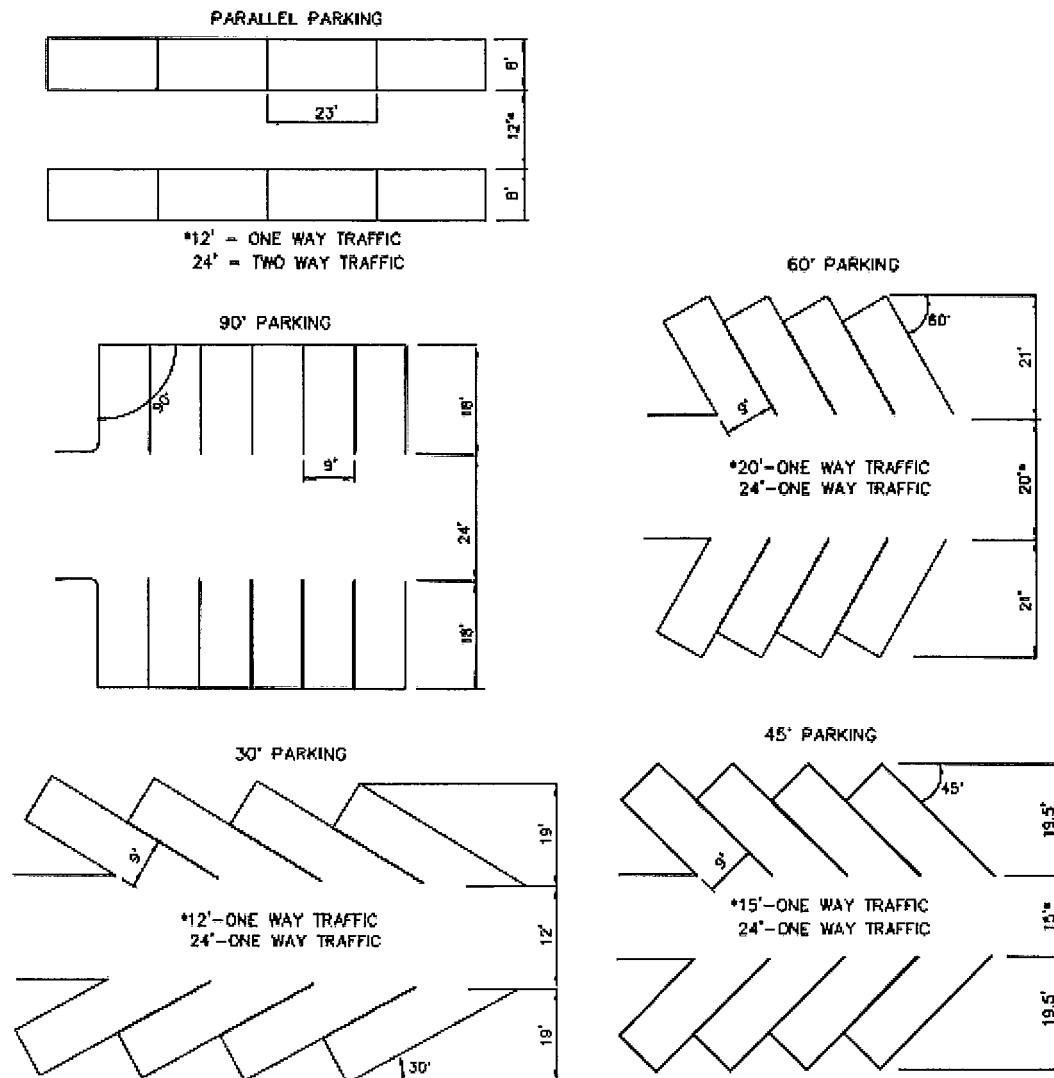
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



ROAD WIDENING DETAIL

NOT TO SCALE



ACCESS DRIVE/PARKING LOT CONSTRUCTION MATERIALS (MINIMUM STANDARDS)

SUBGRADE	SUBBASE	BASE/BINDER COURSE	SURFACE COURSE
COMPACT TOP 12" OF EXISTING SUBGRADE AND EACH 8" LIFT OF BACKFILL OR FILL SOIL MATERIAL TO NOT LESS THAN 95% MAX DRY DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR.	6" NO. 2A AGGREGATE	2 1/2" SUPERPAVE BINDER COURSE, PG 64-22, 0.3 TO 3.0 MILLION ESALS, 19.0MM	1.5" SUPERPAVE WEARING COURSE, PG 64-22, 0 TO 0.3 MILLION ESALS, 9.5MM

PARKING SPACES / ACCESS DRIVE AND PARKING LOT CONSTRUCTION MATERIALS

NOT TO SCALE

Refer to PennDOT Publication #72M, Standards for Roadway Construction, RC-30M (latest revision) for required pipe placement, excavation, bedding and backfill details.

PIPE PLACEMENT – EXCAVATION – BEDDING – BACKFILL DETAILS

<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> CERTIFICATES <hr/> <div style="display: flex; flex-direction: column-reverse; align-items: center;"> <div style="width: 100%; text-align: center;">PLAN CERTIFICATE</div> <div style="width: 100%; text-align: center;">CERTIFICATE OF SURVEY ACCURACY</div> <div style="width: 100%; text-align: center;">STORM WATER MANAGEMENT CERTIFICATE</div> <div style="width: 100%; text-align: center;">OWNERSHIP CERTIFICATE</div> <div style="width: 100%; text-align: center;">BOARD OF SUPERVISORS CERTIFICATE</div> <div style="width: 100%; text-align: center;">NORTH CORNWALL TOWNSHIP PLANNING COMMISSION CERTIFICATE</div> <div style="width: 100%; text-align: center;">LEBANON COUNTY PLANNING COMMISSION CERTIFICATE</div> <div style="width: 100%; text-align: center;">RECORDS OF DEEDS</div> </div> </div> <div style="width: 35%; text-align: center;"> STANDARD PLAN FORMAT <div style="display: flex; align-items: center; justify-content: center;"> <div style="text-align: center;"> <h2 style="margin: 0;">SUBDIVISION AND/OR LAND DEVELOPMENT PLAN</h2> <p style="font-size: small; margin-top: 10px;">THIS GENERAL LAYOUT/ORIENTATION SHALL BE USED FOR ALL PLAN SUBMITTALS IN NORTH CORNWALL TOWNSHIP.</p> </div> </div> </div> </div>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> NOTES: <hr/> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> GENERAL NOTES: <div style="border: 1px solid black; height: 40px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 40px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 40px;"></div> </div> <div style="width: 45%;"> STORM WATER NOTES: <div style="border: 1px solid black; height: 40px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 40px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 40px;"></div> </div> </div> </div> <div style="width: 30%;"> LIABILITY NOTES: <div style="border: 1px solid black; height: 40px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 40px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 40px;"></div> </div> <div style="width: 30%;"> IMPROVEMENT SCHEDULE: <div style="border: 1px solid black; height: 40px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 40px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 40px;"></div> </div> </div>	<div style="display: flex; flex-direction: column-reverse; align-items: center;"> <div style="width: 100%; text-align: center;"> LOCATION MAP <small>(Min. 1"=2000')</small> </div> <div style="width: 100%; text-align: center;"> ZONING DATA <hr/> </div> <div style="width: 100%; text-align: center;"> SITE DATA <hr/> </div> <div style="width: 100%; text-align: center;"> OWNER <hr/> </div> <div style="width: 100%; text-align: center;"> EQUITABLE OWNER <hr/> </div> <div style="width: 100%; text-align: center;"> TABLE OF CONTENTS <hr/> </div> </div>	
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> PRELIMINARY OR FINAL SUBDIVISION OR LAND DEVELOPMENT PLAN <div style="display: flex; justify-content: space-between; font-size: x-small;"> DATE: _____ BY: _____ </div> </div> <div style="width: 30%;"> FIRM THAT PREPARED PLAN <div style="display: flex; justify-content: space-between; font-size: x-small;"> DATE: _____ BY: _____ </div> </div> <div style="width: 30%;"> CLIENT <div style="display: flex; justify-content: space-between; font-size: x-small;"> DATE: _____ BY: _____ </div> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="display: flex; align-items: center;"> SCALE </div> </div> <div style="width: 45%;"> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="width: 50%;"> <div style="display: flex; justify-content: space-between;"> <div> REVISION <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px;"></div> </div> </div> <div style="width: 50%;"> <div style="display: flex; justify-content: space-between;"> <div> DATE <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px;"></div> </div> </div> </div> </td></tr></table></div> </div>	<div style="display: flex; justify-content: space-between;"> <div> REVISION <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px;"></div> </div> </div> <div style="width: 50%;"> <div style="display: flex; justify-content: space-between;"> <div> DATE <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px;"></div> </div> </div> </div>
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FORMULA SIGHT DISTANCE TABLE

Speed (V) (Miles Per Hour)	Average Grade (G) (Percent)										
	Use plus grades when approaching vehicle is travelling upgrade.										
	0.0	+1.0	+2.0	+3.0	+4.0	+5.0	+6.0	+7.0	+8.0	+9.0	+10.0
25	147	145	144	143	142	140	139	138	137	136	135
30	196	194	191	189	187	185	183	182	180	178	177
35	249	245	242	239	236	233	231	228	226	224	221
40	314	309	304	299	295	291	287	284	280	277	274
45	383	376	370	364	358	353	348	343	339	334	330
50	462	453	444	436	429	422	415	409	403	397	392
55	538	527	517	508	499	490	482	475	468	461	454
	Use negative grades when approaching vehicle is travelling downgrade.										
	0.0	-1.0	-2.0	-3.0	-4.0	-5.0	-6.0	-7.0	-8.0	-9.0	-10.0
25	147	148	150	151	153	155	157	159	161	164	166
30	196	199	201	204	207	210	214	217	221	226	230
35	249	252	256	260	265	269	275	280	286	292	299
40	314	319	325	331	338	345	352	360	369	379	389
45	383	390	398	406	415	425	435	447	459	472	487
50	462	471	481	492	504	517	531	546	563	581	600
55	538	550	562	576	590	606	622	641	661	682	706

