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Bethel Twp.  
File copy

PROPOSED  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE  
FOR  
TOWNSHIP OF BETHEL  
BERKS COUNTY, PENNSYLVANIA

MAY, 1975

ENACTED AND ORDAINED into an Ordinance this  
, 1975.

23rd day of June

BOARD OF SUPERVISORS  
TOWNSHIP OF BETHEL  
BERKS COUNTY, PENNSYLVANIA

Edward L. Yeakley  
Supervisor

Paul H. Brown  
Supervisor

John O. Jounkes Jr.  
Supervisor

ATTEST:

Paul H. Brown  
Secretary

Work copy with suggested revisions in rear  
of book

Superseded by  
May 1975  
final copy

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

FOR

TOWNSHIP OF BETHEL  
BERKS COUNTY, PENNSYLVANIA

APRIL, 1975

5/21/75

- 1- 75 copies ordered from Glas Men's  
5.00 per copy
- 2- Public Hearing June 23, 75 8:00 PM.  
at Bethel School
- 3- Order additional copies if needed



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## ARTICLE I - AUTHORITY, TITLE, PURPOSE, AND APPLICATION

### Section 1.00 Authority

An Ordinance providing for the control of the subdivision and development of land and the approval of plats and replats of land within the jurisdiction of the Board of Supervisors of the Township of Bethel, Berks County, Pennsylvania, ordained by the Board of Supervisors of the Township of Bethel under the authority of The Pennsylvania Municipalities Planning Code, as amended.

### Section 1.05 Title

This Ordinance shall be known and may be cited as "The Subdivision and Land Development Ordinance of the Township of Bethel."

### Section 1.10 Purpose

The purpose of this Ordinance shall be to provide uniform standards to guide the subdivision, resubdivision, and development of land of the Township of Bethel in order to promote the public health, safety, and convenience and the general welfare of the residents and inhabitants of the Township of Bethel. It shall be administered to insure orderly growth and development; the conservation, protection and proper use of land; and to provide adequate provisions for traffic circulation, utilities, and services.

### Section 1.15 Application

After the effective date of this Ordinance, no subdivision or land development or any lot, 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.

The provisions of this Ordinance shall not apply to a subdivision recorded prior to the effective date of this Ordinance. The provisions of this Ordinance shall apply to and control all other subdivisions and land developments within the Township, except as may be provided in the Pennsylvania Municipalities Planning Code.

Any replatting or resubdivision of land, including a change of a recorded plan, shall be considered a new subdivision and shall comply with the provisions of this Ordinance.

## ARTICLE II - PROCEDURES

### Section 2.00 General

- 2.01 Hereafter, subdivision and land development plans shall be reviewed by the Township Planning Commission, the County Planning Commission and other Township, State, or County officials as necessary, and shall be approved or disapproved by the Township Supervisors in accordance with the procedures specified in this article and in other sections of this Ordinance.
- 2.02 For all subdivisions and land developments, except those exempted from standard procedures, a Sketch Plan, Preliminary Plan, and a Final Plan shall be submitted. Those subdivisions exempted from this procedure and the procedures to follow in the case of exempted subdivisions are found in Section 2.50 of this Ordinance.

### Section 2.10 Sketch Plan

- 2.11 Sketch plans shall comply with the requirements of Section 3.10.
- 2.12 Submission. The subdivider shall submit seven (7) black-on-white or blue-on-white prints on paper of the Sketch Plan and seven (7) copies of any supplementary data to the Township Secretary. He shall also submit the required filing fee and a copy of Application for Classification of Sketch Subdivision Plan (Form #1) to the Township Secretary. The Township Secretary shall distribute the copies as follows:
  - 2.121 Three copies to the Secretary of the Township Planning Commission.
  - ✓ 2.122 Two copies to the County Planning Commission, when requested to do so by the Township Planning Commission.
  - 2.123 One copy to the Township Engineer.
  - 2.124 One copy retained for the permanent files of the Township Supervisors
- 2.13 Review. The Sketch Plan shall be reviewed by the Township Planning Commission at one or more regularly scheduled or special meetings. If the Township Planning Commission determines that it would like the Sketch Plan to be reviewed by the County Planning Commission and/or the Township Engineer, the County Planning Commission and/or the Township Engineer shall be invited to review the Sketch Plan and submit their comments regarding the Sketch Plan to the Township Planning Commission. If a Sketch Plan is submitted to the County Planning Commission for review, the Township Planning Commission shall not issue its written report regarding the Sketch Plan until the report of the County Planning Commission is received by the Township, provided such report is received by the Township within forty-five days of the date the Township forwarded the Plan to the County for review.

- 2.14 At one or more regularly scheduled or special meetings the Township Planning Commission shall review the Sketch Plan to determine its conformance to the requirements of this Ordinance and determine whether the proposed development is permitted under the Township Zoning Ordinance. The Township Planning Commission shall suggest any modifications of the Plan which it deems necessary to secure conformance to the regulations of this Ordinance or which it believes are in the public interest.
- 2.15 Within seven calendar days after the final meeting at which the Sketch Plan is reviewed by the Township Planning Commission, the Planning Commission Secretary shall send to the following people written notice of the Planning Commission's recommended modifications in the Sketch Plan, if there are any, and any prerequisites to review of the Preliminary Plan by the Township Planning Commission:
- 2.151 The Township Supervisors
  - 2.152 The County Planning Commission
  - 2.153 The Subdivider or his agent
  - 2.154 The Township Engineer
  - 2.155 The Engineer, Surveyor or Land Planner of the Subdivider
- ✓ 2.16 The written notice of the Planning Commission shall be sent to the people listed in Section 2.15 within seventy-five days after the date the Sketch Plan is submitted to the Township Secretary.

Section 2.20 Preliminary Plan

2.21 Submission. Preliminary Plans and required supplementary data for all proposed subdivisions and land developments, except as noted in Section 2.50, shall be submitted by the Subdivider or his agent to the Township Secretary.

2.211 Official submission of a Preliminary Plan shall include:

2.2111 Submission of six completed Application for Review of Preliminary Subdivision Plan (Form #2).

✓ 2.2112 Submission of fourteen blue-on-white or black-on white prints on paper of the Preliminary Plan.

✓ 2.2113 If percolation tests are required, five copies of the Subdivision Sewage Disposal Report (Form #6) and five copies of the Soil Percolation Test Report (Form #5).

2.2114 Ten copies of all other information and plans which are required by Section 3.20.

2.2115 Evidence that an Erosion and Sediment Control Plan has been submitted to the Berks County Conservation District for review.

2.2116 Payment of the filing fee.

2.212 Where a preliminary plan shows the proposed subdivision of only a part of the Subdivider's total property, a sketch showing the proposed street system for the remainder of the property may be required so that the street system in the submitted portion can be considered in relation to future connections with the unsubmitted portion. In the case of extremely large properties, the Township Planning Commission may delimit the area for which a prospective street system on adjacent property must be shown. The Subdivider shall also include a statement indicating proposed future land use for the unsubmitted portion of his property.

2.22 Distribution. The Township Secretary shall distribute submitted information as follows:

2.221 To the County Planning Commission:

2.2211 Two prints of the Preliminary Plan.

- 2.2212 One copy of Application for Review of Preliminary Subdivision Plan.
- 2.2213 One copy of all other required information and plans.
- 2.222 To the Township Planning Commission
  - 2.2221 Three copies of the Plan.
  - 2.2222 If on-site disposal of sewage is to be used, one copy of the Subdivision Sewage Disposal Report and Soil Percolation Test Report.
  - 2.2223 One copy of Application for Review of Preliminary Subdivision Plan.
  - 2.2224 Three copies of all other required information and plans.
- 2.223 To the Township Engineer
  - 2.2231 Two copies of the Plan.
  - 2.2232 One copy of Application for Review of Preliminary Subdivision Plan.
  - 2.2233 Two copies of all other required information and plans.
- 2.224 To the Township Zoning Officer
  - 2.2241 One copy of the Plan.
  - 2.2242 One copy of Application for Review of Preliminary Subdivision Plan.

- 2.225 To the Chairman of the Township Supervisors
  - 2.2251 One copy of the Plan.
  - 2.2252 If on-site disposal of sewage is to be used, one copy of the Subdivision Sewage Disposal Report and Soil Percolation Test Report.
  - 2.2253 One copy of Application for Review of Preliminary Subdivision Plan.
  - 2.2254 One copy of all other required information and Plans.
- 2.226 To the Township Sewage Enforcement Officer
  - 2.2261 Two copies of the Plan
  - 2.2262 If on-site disposal of sewage is to be used, two copies of the Subdivision Sewage Disposal Report and Soil Percolation Test Report.
- ✓ 2.227 To the Pennsylvania Department of Transportation, whenever the property being developed abuts a State Legislative Route.
  - 2.2271 Two copies of the Plan
  - 2.2272 Two copies of all other required information and plans.
- 2.228 To be retained by the Township Secretary
  - 2.2281 One copy of the Plan.
  - 2.2282 If on-site disposal of sewage is to be used, one copy of the Subdivision Sewage Disposal Report and Soil Percolation Test Report.
  - 2.2283 One copy of Application for Review of Preliminary Subdivision Plan.
  - 2.2284 One copy of all other required information and Plans.
- 2.23 Review by Township Planning Commission. When a Preliminary Plan has been received for review the Township Planning Commission shall review the Plan at one or more regularly scheduled or special meetings to determine its conformance to the standards contained in this Ordinance and shall recommend such changes and modifications as it shall deem necessary to assure compliance with this Ordinance.

- 2.231 The Township Engineer and the Township Zoning Officer shall review each Preliminary Plan to determine whether the Plan meets the requirements of this Ordinance and the Township Zoning Ordinance, and if the Plan does not meet these requirements, recommend what modifications in the Plan are necessary to secure compliance with the requirements of this Ordinance and the Zoning Ordinance. The Township Sewage Enforcement Officer shall review all proposals for on-site sewage disposal.
- 2.232 When reviewing a Plan at a regularly scheduled or special meeting, the Township Planning Commission should consider, in addition to its own comments, written reports regarding the subdivision in questions from the following:
- 2.2321 The Township Engineer
  - 2.2322 The Township Zoning Officer
  - 2.2323 The County Planning Commission
  - 2.2324 The Township Sewage Enforcement Officer
  - 2.2325 When the property being subdivided abuts a State Legislative Route or when preliminary State highway design would affect the property, the report of the Pennsylvania Department of Transportation.
  - 2.2326 The report of the Berks County Conservation District on the erosion and sediment control plan.
- 2.233 Within ten calendar days after the final meeting at which the Preliminary Plan is reviewed by the Township Planning Commission, the Planning Commission shall notify the following of the action taken by the Township Planning Commission regarding the Preliminary Plan. If the review of the Township Planning Commission is unfavorable because the requirements of this Ordinance have not been met or because the Commission deems modifications in the Plan as submitted necessary in the public interest, the recommended modifications in the Plan and/or the specific provisions of this Ordinance which have not been met shall be noted. If the Preliminary Plan is recommended to be approved subject to conditions, those conditions shall be noted. If the Preliminary Plan is recommended to be approved as submitted, that fact shall be noted.
- 2.2331 The Township Secretary.
  - 2.2332 The Chairman of the Board of Supervisors.

2.2333 The Township Engineer

2.2334 The Subdivider or his agent

2.24 Review by Township Supervisors. After a Preliminary Plan has been reviewed by the Township Planning Commission, the Plan shall be reviewed at one or more regularly scheduled or special meetings of the Township Supervisors.

2.241 The Township Supervisors shall review the Preliminary Plan and the written reports of the Township Planning Commission, the Township Engineer, the Township Zoning Officer, the Township Sewage Enforcement Officer, and all other reports which may have been received from County and State agencies. The Township Supervisors shall either approve or disapprove the Plan. No official action shall be taken by the Township Supervisors with respect to a Preliminary Plan until the Township has received the written report of the County Planning Commission, provided that the report is received within forty-five days after the County Planning Commission received a request to review the Preliminary Plan. Failure of the County Planning Commission to act within forty-five days shall constitute County approval of the Plan as submitted and the Township Supervisors may officially act on the basis of such approval.

2.242 Before acting on a Preliminary Plan, the Township Supervisors may arrange for a public hearing on the Plan, giving public notice as defined by law.

2.243 Within five days after the final meeting at which the Preliminary Plan is reviewed by the Township Supervisors, the Township Secretary shall notify in writing the following of the action taken by the Supervisors regarding the Preliminary Plan:

2.2431 Township Planning Commission

2.2432 Township Engineer

2.2433 Township Zoning Officer

2.2434 Township Sewage Enforcement Officer

2.2435 County Planning Commission

2.2436 Subdivider or his agent

2.2437 The Engineer, Surveyor or Land Planner of the Subdivider

2.244 The Township Supervisors shall within ninety days after the date the Township received a Preliminary Plan for review notify the Subdivider or his agent of the action taken by the Supervisors.

- 2.245 The action of the Supervisors may be favorable, approving the Plan, or unfavorable, disapproving the Plan. The findings and reasons upon which the Supervisors' action is based shall be given in writing to individuals and groups listed in Section 2.243 and stated in the minutes of the meeting at which the Supervisors review the Plan. When the Plan as submitted is not approved, the report shall specify the requirements of this Ordinance which have not been met and recommend changes which should be made in the Plan to secure approval.
- 2.246 The approval of a Preliminary Plan does not authorize the recording of a Subdivision or Land Development Plan nor the construction, sale, lease or transfer of lots or dwelling units.

Section 2.30 Final Plan

- 2.31 Submission. Within twelve months after approval of the Preliminary Plan, the subdivider or his agent shall submit a Final Plan with all necessary supplementary data to the Township Secretary. An extension of time may be granted by the Township Supervisors upon written request of the Subdivider. Failure to meet the twelve month time limitation may result in a determination by the Township that it will consider any plan submitted after twelve months as a new Preliminary Plan.
- 2.311 Official submission of a Final Plan shall include:
- 2.3111 Submission of five completed Application for Review of Final Subdivision Plan (Form #3).
- 2.3112 Submission of eight black-on-white or blue-on-white prints on paper of the Final Plan.
- 2.3113 Submission of seven copies of all other supplementary data and plans as outlined in Section 3.30.
- 2.312 The Township may permit submission of a Final Plan in Sections, each Section covering a reasonable portion of the entire proposed subdivision or land development as shown on the approved Preliminary Plan. The Township Planning Commission shall approve the method of dividing the tract into Sections. If the Final Plan is submitted in Sections, the first Section shall be submitted to the Township for review within twelve months after approval of the Preliminary Plan, unless an extension of time as provided for in Section 2.31 is granted. No more than one year shall elapse between submission of Final Plan sections unless extensions of time are granted by the Township Supervisors.
- 2.313 The Final Plan shall conform to the approved Preliminary Plan, but shall incorporate all modifications required by the Township Supervisors in their approval of the Preliminary Plan.
- 2.32 Distribution. Distribution of Final Plans and supporting data submitted to the Township Secretary shall be made as follows:
- 2.321 To the Township Planning Commission
- 2.3211 One copy of Application for Review of Final Subdivision Plan.
- 2.3212 Three copies of the Plan.
- 2.3213 Three copies of all supplementary data and plans.

- 2.322 To the Township Zoning Officer
  - 2.3221 One copy of Application for Review of Final Subdivision Plan.
  - 2.3222 One copy of the Plan.
- 2.323 To the Township Engineer
  - 2.3231 One copy of Application for Review of Final Subdivision Plan.
  - 2.3232 Two copies of the plan.
  - 2.3233 Two copies of all supplementary data and plans.
- 2.324 To the Chairman of the Township Supervisors.
  - 2.3241 One copy of Application for Review of Final Subdivision Plan.
  - 2.3242 One copy of the plan.
  - 2.3243 One copy of all supplementary data and plans.
- 2.325 To be retained by the Township Secretary
  - 2.3251 One copy of Application for Review of Final Subdivision Plan.
  - 2.3252 One copy of the Plan.
  - 2.3253 One copy of all supplementary data and plans.
- 2.33 Review by Township Planning Commission. When a Final Plan has been received for review, the Township Planning Commission shall review the Plan at one or more regularly scheduled or special meetings to determine its conformance to the standards contained in this Ordinance and shall recommend such changes and modifications in the Plan as it shall deem necessary to secure compliance with the requirements of this Ordinance.
  - 2.331 The Township Engineer and the Township Zoning Officer shall review each Final Plan to determine whether the Plan meets the requirements of this Ordinance and the Township Zoning Ordinance, and if the Plan does not meet these requirements, recommend what modifications in the Plan are necessary to secure compliance with the requirements of this Ordinance and the Zoning Ordinance.
  - 2.332 When reviewing a Plan at a regularly scheduled or special meeting the Township Planning Commission should consider, in addition to its own comments, written reports regarding the subdivision or land development from the Township Engineer and the Township Zoning Officer, and any other reports which may have been received regarding the Final Plan.
  - 2.333 Within ten calendar days after the final meeting at which the Final Plan is reviewed by the Township Planning Commission, the Planning Commission Secretary shall notify the following in writing of the action taken by the Planning Commission regarding the Final Plan:

- 2.3331 Township Secretary
- 2.3332 Chairman of the Board of Supervisors
- 2.3333 Township Engineer
- 2.3334 Subdivider, or his agent
- 2.334 If the review of the Township Planning Commission is not favorable, the Planning Commission shall recommend that the Plan not be approved and explicitly state the reasons for such action. Any modifications in the Plan which the Planning Commission feels should be prerequisites to approval of the Final Plan shall also be noted. If the Planning Commission recommends that the Final Plan as submitted be approved, this fact shall be noted.
- 2.34 Review by Township Supervisors. After a Final Plan has been reviewed by the Township Planning Commission, the Plan shall be reviewed by the Township Supervisors at one or more regularly scheduled or special meetings.
  - 2.341 The Township Supervisors shall review the Final Plan and any written reports regarding the Plan from the Township Planning Commission, the Township Engineer, the Township Zoning Officer and, where applicable, State or County agencies.
  - 2.342 Before acting on a Final Plan, the Supervisors may arrange for a public hearing on a plan, giving public notice as defined by law.
  - 2.343 Within five days after the final meeting at which the Final Plan is reviewed by the Supervisors, the Township Secretary shall notify in writing the following of the action taken by the Supervisors regarding the Final Plan:
    - 2.3431 Township Planning Commission
    - 2.3432 Township Engineer
    - 2.3433 Township Zoning Officer
    - 2.3434 County Planning Commission
    - 2.3435 Subdivider or his agent
    - 2.3436 Engineer, Surveyor or Land Planner of the Subdivider
  - 2.344 Action by the Supervisors may be favorable, giving approval to the Final Plan, or the action may be unfavorable, giving disapproval to the Plan. The findings and reasons upon which the Supervisors' action is based shall be given in

writing to the persons listed under Section 2.343 and also stated in the minutes of the Board of Supervisors. Any modifications in the Plan required as prerequisites to approval of the Final Plan shall be stated.

- 2.345 The Township Supervisors shall within ninety days after the date the Township receives a Final Plan for review notify the Subdivider or his agent of the action taken by the Supervisors.
- 2.346 A Final Plan shall not be recorded until the requirements of Section 2.40, Recording of Final Plan, have been met.

Section 2.40     Recording of Final Plan

2.41     Improvements Guarantee. Within sixty days after a Final Plan is approved by the Township Supervisors and before a Plan may be recorded and before the issuance of any building permits, the Subdivider shall deliver to the Township Supervisors a performance guarantee in the form of a corporate bond or other security approved by the Township Solicitor in the amount of 120 percent of the cost, as estimated by the Township, of all improvements required by this Ordinance, their engineering, and their inspection. The performance guarantee shall guarantee the construction and installation, within one year from the deliverance of the guarantee, of those improvements to be located within that portion of the subdivision or land development for which a Final Plan has been approved by the Township Supervisors. Upon written application signed by both the obligor and surety of a performance guarantee in a form approved by the Township Solicitor, the Supervisors may at their discretion extend said period by not more than three additional years or when the improvements have been partially completed reduce the amount of the performance guarantee, by formal resolution.

2.42     Installation of Improvements. After a Final Plan is approved by the Township Supervisors, the Subdivider may install improvements required by this Ordinance and indicated as being provided by the Subdivider in the Subdivision Improvements Agreement (Form #4). The Supervisors may reduce the amount of the performance guarantee when improvements have been completed and the completed improvements have been approved by the Township. If the performance guarantee is reduced, it shall be reduced by the amount which was estimated by the Township for the completed improvements.

2.421     Remedies to Effect Completion of Improvements. In the event that any improvements which are required by this Ordinance have not been installed as provided in this Ordinance or in accord with the approved Final Plan, the Township may enforce any corporate bond or other security by appropriate legal and equitable remedies. If the proceeds of such bond or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Township may at its option 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 moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security.

2.422     Release of Performance Guarantee. When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the Township Supervisors, in writing by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof

to the Township Engineer. The Township Supervisors shall within ten days after receipt of such notice direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Township Engineer shall thereupon file a report in writing with the Township Supervisors and shall promptly mail a copy of the same to the developer by certified or registered mail.

The report shall be made and mailed within thirty (30) days after receipt by the Township Engineer of the aforesaid authorization from the Township Supervisors; said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements or any portion thereof shall not be approved or shall be rejected by the Township Engineer, said report shall contain a statement of reasons for such nonapproval or rejection.

The Township Supervisors shall notify the developer in writing by certified or registered mail of their action.

If any portion of the said improvements shall not be approved or shall be rejected by the Township Supervisors, the developer shall proceed to complete the same and upon completion, the same procedure of notification as outlined herein shall be followed.

- 2.43 Maintenance Guarantee. Within sixty days after the Township Supervisors approve the final plan and before a plan may be recorded and before the issuance of any building permit, the Subdivider shall deliver to the Township Supervisors a maintenance guarantee in an amount not less than ten percent of the Township's estimate of the cost of all improvements required by this Ordinance and to be located in that portion of the subdivision or land development for which a Final Plan has been approved by the Township Supervisors. The guarantee shall guarantee that the Subdivider shall maintain all such improvements in good condition for a period of one year after completion of construction and installation of all such improvements and after the Township inspects and accepts the improvements as satisfactorily constructed.
- 2.44 Sediment and Erosion Control Plans. No Final Plan shall be approved by the Township until a Sediment and Erosion Control Plan approved by the Berks County Conservation District is submitted to the Township by the subdivider. Such Plan shall also be approved by the Township. Provided, that in the case of a subdivision reviewed under Section 2.54 of this Ordinance in which all homes will be constructed by individual lot purchasers, in lieu of an erosion and sediment control plan the Township may permit the subdivider to place on the plan a note that the individual lot owners will be responsible for contacting the Berks County Conservation District prior to any earth-moving activities.

Before the Record Plan is released for recording, a copy of any earth-moving permits required by the rules and regulations of the Pennsylvania Department of Environmental Resources (see Title 25, Chapter 102) shall be submitted to the Township.

- ✓ 2.45 Endorsement by Township Supervisors. After the completion of the procedures required by this Ordinance the Supervisors shall place their endorsements on the Record Plan and on as many other copies of the Final Plan as may be desired. The Record Plan shall be signed by at least a majority of members of the Board of Supervisors and the Township Seal shall be affixed to the Plan. No subdivision or land development plan may be legally recorded unless it bears Township endorsement indicated by the signatures of at least a majority of the Township Supervisors and the Township seal.

The Record Plan shall be a clear and legible black-on-white or blue-on-white print on linen, or other material acceptable to the Recorder of Deeds.

- 2.46 Endorsement by County Planning Commission. After the Plan has been endorsed by the Township Supervisors, the Plan shall be submitted by the Subdivider or his agent to the County Planning Commission for endorsement. No subdivision or land development plan may legally be recorded unless it has been endorsed by the County Planning Commission and bears the County Planning Commission stamp "Reviewed". Such endorsement shall be indicated on the Record Plan. As a prerequisite for endorsement the County Planning Commission will require two paper prints bearing the Township Seal and endorsement by the Township Supervisors and copies of all earth-moving permits which may be required by the Pennsylvania Department of Environmental Resources.
- 2.47 Filing with Recorder of Deeds. After endorsement by the Township and by the County Planning Commission, the subdivider shall file the Record Plan with the County Recorder of Deeds within ninety days of the date of the meeting at which the Township Supervisors approved the Final Plan. If the subdivider fails to record the Final Plan within such period, the action of the Township shall be null and void.
- 2.48 The Township shall receive one reproducible reproduction of the Final Plan as approved prior to Township endorsement of the Plan.
- 2.49 All streets, parks or other improvements shown on the Final Plan shall be deemed to be private until such time as the same have been offered for dedication to the Township and accepted by resolution of the Township Supervisors. The acceptance of any improvements shall be by a separate action of the Township Supervisors.

Section 2.50 Plans Exempted From Standard Procedures

✓ 2.51 Minor Subdivisions. In the case of any subdivision in which all proposed lots will have frontage on and direct vehicular access to an existing improved Township or State road and the parcel being subdivided will be divided into no more than five lots or parcels, and the lots will be used for only single family detached dwellings, single family semi-detached dwellings, two family detached dwellings or two family semi-detached dwellings, the subdivider may submit only a Sketch Plan of Record to the Township, rather than submit Sketch, Preliminary and Final Plans. The Sketch Plan shall contain all information required by Section 3.10 of this Ordinance and be submitted and reviewed in accordance with Section 2.10. The Sketch Plan shall be submitted to the County Planning Commission for review. The Township Planning Commission may require the submission of the results of soil percolation tests. The Commission may also require submission to and review by the Berks County Conservation District and the Pennsylvania Department of Transportation. Further subdivision from a tract recorded under this section will require a review of Plans in accordance with the standard procedures of this Ordinance.

2.52 Resubdivision

2.521 Any replatting or resubdivision of land, including changes to recorded plans, shall be considered a subdivision and shall comply with this Ordinance, except that:

2.5211 Lot lines may be changed from those shown on a recorded plan, provided that in making such changes:

2.52111 No lot or tract of land shall be created or sold that is smaller than required by the Township Zoning Ordinance, and

2.52112 Easements and rights-of-way shall not be changed, and

2.52113 Street locations and block sizes shall not be changed, and

2.52114 No lot shall be created which does not abut a street, and

2.52115 Open space and recreation areas shall not be reduced, and

2.52116 The number of lots shall not be increased.

2.5212 In every case wherein lot lines are changed as permitted above, the Subdivider shall:

- 2.52121 Submit to the Secretary of the Township Planning Commission two copies of the original plan, two copies of the revised plan, and two copies of a report describing all changes which have been made. One copy of all plans and reports shall be submitted by the subdivider to the County Planning Commission. Within forty-five days after submission to the secretary of the Township Planning Commission, the Township Planning Commission shall in writing advise the subdivider and the Township Secretary if the revised Plan complies with Section 2.5211.
- 2.52122 When the Plan does comply with Section 2.5211, the Subdivider shall submit the Record Plan and a reproducible copy of the Record Plan (which will be retained by the Township) to the Township Secretary for the endorsement of the Township Supervisors. The Subdivider shall also submit the Record Plan to the County Planning Commission for its endorsement (which shall specifically identify the previous Record Plan thus superseded), and then record the Plan if endorsement is secured. When the Plan complies with Section 2.5211, the Township Supervisors shall endorse the Record Plan within forty-five days after submission of the Plan to the Township Secretary.
- 2.52123 The Record Plan shall be a clear and legible black-on-white or blue-on-white print on linen, or other material acceptable to the Recorder of Deeds.
- 2.5213 When on-lot sewage disposal is intended to be utilized, the Township may require that a copy of the Final Plan be submitted to the Pennsylvania Department of Environmental Resources for review, and a report from the Department received by the Township prior to endorsement of the Record Plan.
- 2.53 Auction Sale. In the case of the proposed subdivision of land by process of auction sale, the following procedure may be used by the subdivider:
- 2.531 The Subdivider shall prepare and submit Sketch and Preliminary Plans, in accordance with this Ordinance.
- 2.532 The Preliminary Plan shall comply with the requirements of Section 3.20 of this Ordinance and in addition contain the following notation:

This property is intended to be sold by auction on or about , 19 , in whole or in part according to this Plan. Sale of lots at such auction shall be in the form of agreement to purchase, and no actual transfer of ownership or interest in such lots shall proceed until a Final Plan showing such division of property shall have been approved by the Township Supervisors, in accordance with its regulations, and recorded in the office of the County Recorder of Deeds.

2.533 The auction sale may then proceed in accordance with the above notation, after which the Subdivider shall prepare and submit a Final Plan in accordance with this Ordinance.

2.54 Subdivisions Along Existing Roads, Property Divided Into More Than Five Lots or Parcels. In the case of any subdivision in which all proposed lots will have frontage on and direct vehicular access to an existing improved Township or State road and the parcel being subdivided will be divided into more than five lots or parcels and the lots will be used for only single family detached dwellings, single family semi-detached dwellings, two family detached dwellings, or two family semi-detached dwellings, the Township Planning Commission may, at its discretion, permit the subdivider to submit only Sketch and Final Plans to the Township, rather than require a subdivider to submit Sketch, Preliminary and Final Plans. The Sketch Plan shall contain all information required by Section 3.10 of this Ordinance and shall be submitted and reviewed in accordance with Section 2.10. The Final Plan shall contain all information required by Section 3.30 of this Ordinance and shall be submitted and reviewed in accordance with Section 2.30. The Sketch Plan shall be submitted to the County Planning Commission for review. The Planning Commission may require the submission of the results of soil percolation tests. Submissions to and reviews from the Berks County Conservation District and the Pennsylvania Department of Transportation may also be required by the Planning Commission. Further subdivision from a tract recorded under this section will require a review of Plans in accordance with the standard procedures of this Ordinance.

### ARTICLE III - PLAN REQUIREMENTS

#### Section 3.10 Sketch Plans

3.11 The scale and sheet size of the Sketch Plan shall be as required in Section 3.21 for Preliminary Plans. The Sketch Plan shall contain at least the following data, legibly drawn to scale:

- 3.111 Name and address of the subdivider and the record owner.
- 3.112 Name of the subdivision or land development and the date of the plan.
- 3.113 Tract boundaries, accurately labelled, and a statement of the total acreage of the tract.
- 3.114 North point and graphic and written scales.
- 3.115 The name of the person or firm responsible for the design of the subdivision or land development.
- 3.116 The names of owners of adjoining properties.
- 3.117 A location map, drawn to a scale of 1" = 800', with sufficient information to enable the Township Planning Commission to locate the property being subdivided.
- 3.118 Significant topographical and physical features (i.e., water bodies, quarries, flood plains, tree masses, rail-road tracks, existing buildings, etc.) on the tract.
- 3.119 Proposed general street and lot layout. When apartments and/or townhouses are proposed, the general building, street, recreation and parking layout shall be shown.
- 3.120 A statement telling what methods of water supply and sewage disposal will be used.
- 3.121 A statement giving the concept of development.

3.12 A soils map of the site, drawn at the same scale as the Sketch Plan, shall accompany the Sketch Plan. Soils data shall be based on the Soil Survey Berks County, Pennsylvania, prepared by the U.S. Soil Conservation Service. The Berks County Conservation District may be consulted regarding erosion and sediment controls.

- 3.13 In the case of a Sketch Plan of Record, the Plan shall bear a signed and notarized Certification of Ownership and Acknowledgement of Plan, the source of title to the land being subdivided as shown by the records of the County Recorder of Deeds, the seal of the surveyor or engineer responsible for the Plan, and an erosion and sediment control plan which shall be approved by the Berks County Conservation District and the Township. Provided that in the case of a subdivision in which all homes will be constructed by individual lot purchasers, in lieu of an erosion and sediment control plan the Township may permit the subdivider to place on the plan a note that the individual lot owners will be responsible for contacting the Berks County Conservation District prior to any earth-moving activities.

Section 3.20 Preliminary Plans

- 3.21 The Preliminary Plan of a proposed subdivision shall be clearly and legibly drawn to a scale of one (1) inch equals fifty (50) feet, except that:
- 3.211 If the average size of the proposed lots in the subdivision is five (5) acres or larger, the plan may be drawn to a scale of 1" = 100', or
  - 3.212 If the subdivision contains more than 100 acres, the plan may be drawn to 1" = 100'.
  - 3.213 If the subdivision proposes lots with an average frontage of less than fifty (50) feet, the plan may be drawn to a scale of 1" = 20'.
  - 3.214 The original drawing, and all submitted prints thereof, shall be made of sheets either:
    - 3.2141 eighteen (18) inches by twenty-four (24) inches;
    - 3.2142 twenty-four (24) inches by thirty-six (36) inches;
    - 3.2143 thirty-six (36) inches by forty-eight (48) inches.
- 3.22 If the Preliminary Plan requires more than one sheet, a key diagram showing relative location of the several section shall be drawn on each sheet.
- 3.23 The Preliminary Plan shall show:
- 3.231 Name of the proposed subdivision or identifying title, other than the name of the property owner, and of the Township.
  - 3.232 North point, graphic scale, written scale, and date, including the month, day and year that the original drawing was completed, and the month, day and year that the original drawing was revised, for each revision,
  - 3.233 Name of the record owner (and subdivider),
  - 3.234 Name, address, license number and seal of registered engineer or surveyor responsible for the subdivision plan,
  - 3.235 Names of all abutting subdivisions, if any, and the names of all adjacent unplatted land with the book and page numbers where recorded.
  - 3.236 A key map, for the purpose of locating the property being subdivided, drawn at a scale of one (1) inch equals eight hundred (800) feet and showing the relation of the property, differentiated by tone or pattern, to adjoining property and to all streets, roads, municipal boundaries, and recorded subdivision plans existing within one-thousand (1,000) feet of any part of the property.

- 3.237 Total tract boundaries of the property being subdivided, showing bearings and distances, and a statement of total acreage of the property,
- 3.238 Present zoning district lines,
- 3.239 Contour lines at vertical intervals of not more than two (2) feet for land with average natural slope of four (4) per cent or less, and at intervals of not more than five (5) feet for land with average natural slope exceeding four (4) percent,
- 3.240 Location and elevation of the datum to which contour elevations refer shall be the closest United States Coast and Geodetic established bench mark.
- 3.241 All existing sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, water courses, flood plain areas calculated using the method set forth in Appendix V of this Ordinance and other significant man-made or natural features within the proposed subdivision and within fifty (50) feet from the boundaries of the proposed subdivision,
- 3.242 All existing buildings or other structures, and the approximate location of all existing tree masses, within the proposed subdivision,
- 3.243 All existing streets, including streets of record (recorded but not constructed), on or abutting the tract, including names, right-of-way widths, cartway (pavement) widths and approximate grades.
- 3.244 The full plan of proposed development, including:
  - 3.2441 For all proposed streets, their location, suggested name, right-of-way and cartway widths, a statement of any conditions governing their use, and suggested type (i.e. collector). The designation of minor, collector, and arterial streets is subject to the approval of the Township.
  - 3.2442 Location and width of all easements and rights-of-way.
  - 3.2443 Building setback lines along each street and the proposed placement of each apartment building, townhouse and non-residential building. For each apartment building and row of townhouses the number of one, two, three and four bedroom units shall be indicated.

- 3.2444 Lot lines, with approximate dimensions, and lot numbers and a statement of the total number of lots and parcels.
- 3.2445 The location, size and intended use of all non-residential lots and parcels.
- 3.2446 The location of all common parking areas and access drives to the parking areas, the size and number of parking stalls, width of aisles and access drives, and proposed grades of parking areas and access drives.
- 3.2447 Water mains and sanitary and/or storm sewers (and other drainage facilities), with the size and material of each indicated, and any proposed connections with existing facilities.
- 3.2448 Location, size and expected use of all parks, playgrounds and recreation areas. Areas to be dedicated to the Township shall be noted. Areas to be reserved for public use, but not to be dedicated, shall be noted and any conditions governing such areas and the arrangements to be made for the administration and maintenance of these areas shall also be noted.
- 3.2449 Provisions for pedestrian circulation throughout the tract, when provided by means other than sidewalks.
- 3.25 The Preliminary Plan shall be accompanied by the following supplementary data as applicable:
  - 3.251 Typical street cross-section drawing(s) for all proposed streets. Cross-section drawings may be shown on either the Preliminary Plan or on the profile sheets required by Section 3.252.
  - 3.252 Tentative profiles along top of cartway (pavement) edges or along the top of curb for both sides of each proposed street shown on the Preliminary Plan. Such profiles shall show natural and finished grades at one of the following sets of scales:
    - 3.2521 one (1) inch equals ten (10) feet horizontal, and one (1) inch equals one (1) foot vertical, or
    - 3.2522 one (1) inch equals twenty (20) feet horizontal, and one (1) inch equals two (2) feet vertical, or

- 3.2523 one (1) inch equals forty (40) feet horizontal, and one (1) inch equals four (4) feet vertical, or
- 3.2524 one (1) inch equals fifty (50) feet horizontal, and one (1) inch equals five (5) feet vertical.
- 3.253 A plan for the surface drainage of the tract to be subdivided. Such plan shall include storm water run-off calculations for the entire property being subdivided and all property at a higher elevation in the same watershed when fully developed, and shall show the proposed method of accommodating the anticipated runoff. Storm water calculations shall be made and drainage facilities designed in accordance with Appendix IV of this Ordinance. The proposed method of accommodating the anticipated run-off shall be subject to the approval of the Township.
- 3.254 Preliminary designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements of the Water and Power Resources Board and/or the Pennsylvania Department of Transportation, and shall be subject to approval by the Township.
- 3.255 Five (5) completed copies of the Subdivision Sewage Disposal Report whenever soil percolation tests are required by Section 3.40.
- 3.256 An erosion and sediment control plan for the entire tract.
- 3.257 A plan showing soils types and natural drainage patterns throughout the tract, drawn at the same scale as the Preliminary Plan.

Section 3.30 Final Plans

3.31 The Final Plans shall include all information as required for Preliminary Plans under Section 3.20 of these regulations and the following:

3.311 The source(s) of title to the land being subdivided, as shown by the records of the County Recorder of Deeds,

3.312 The total tract boundary lines of the area being subdivided with accurate distances to hundredths of a foot and bearing to one-quarter (1/4) of a minute. These boundaries shall be determined by accurate survey in the field, which shall be balanced and closed with an error of closure not to exceed one (1) foot in ten thousand (10,000) feet; provided, however, that the boundary(ies) adjoining additional unplatted land of the subdivider (for example, between separately-submitted Final Plan sections) are not required to be based upon field survey, and may be calculated. The location and elevation of all boundary line (perimeter) monuments shall be indicated, along with a statement of the total area of the property being subdivided. In addition, the engineer or surveyor shall certify to the accuracy of the survey, the drawn plan, and the placement of the monuments,

3.313 The name (or number) and cartway width and lines of all existing public streets and the name and location of all other roads within the property,

3.314 The following data for the cartway edges (curb lines) and right-of-way lines of all recorded (except those which are to be vacated) and/or proposed streets, and for the right-of-way lines of all existing streets within the property,

3.3141 The length, in feet to the second decimal point, of all straight lines and any two functions of a chord of all curved lines, and

3.3142 The width (in feet) of the cartway, right-of-way and, if required, of the ultimate right-of-way, and (in degrees, minutes and seconds) of the delta angle of all curved lines, including curved lot lines.

3.315 All lot lines shall be completely dimensioned in feet if straight and if curved by designating length of arc and radius (in feet) and central angle (in degrees, minutes, and seconds). All internal angles within the lots shall be designated to the closest second,

- 3.316 Lot numbers and a statement of the total number of lots (and parcels),
- 3.317 A statement of the intended use of all non-residential lots, with reference to restrictions of any type which exist or will exist as covenants in the deed for the lots contained in the subdivision and if covenants are recorded, including the book and page number,
- 3.318 The proposed building reserve (setback) line for each lot, or the proposed placement of each building,
- 3.319 The location (and elevation, if established) of all existing and proposed street monuments as required by Section 5.17,
- 3.320 All easements or rights-of-way where provided for or owned by public services and any limitations on such easements or rights-of-way. Rights-of-way shall be shown and accurately identified on the plan, and easements shall either be shown or specifically described on the plan. Easements should be located in cooperation with the appropriate public utilities.
- 3.321 Location, size and invert elevations of all sanitary and/or storm sewers and location of all manholes, inlets and culverts (this data may be submitted as a separate plan),
- 3.322 If the subdivision proposes a new street or driveway intersection with a State legislative route, a letter from the Department of Transportation indicating approval of such intersection.
- 3.323 A certification of ownership, acknowledgement of plan and offer of dedication shall be lettered on the plan, and shall be duly acknowledged and signed by the owner(s) of the property and notarized,
- 3.324 Certificate for approval of the plan by the Township Supervisors and by the Township Planning Commission
- 3.325 A blank space measuring three and one-half (3-1/2) inches square shall be left, preferably adjacent to the municipal certification, in which the endorsement stamp of the County Planning Commission may be applied,
- 3.326 A space measuring three (3) inches square shall be left along the lower edge of the sheet, in order that the Recorder of Deeds may acknowledge receipt and recording of the plan when it is presented,

- 3.327 Such private deed restrictions, including building setback lines, as may be imposed upon the property as a condition to sale, together with a statement of any restrictions previously imposed which may affect the title to the land being subdivided,
- 3.328 Whenever a subdivider proposes to establish a street which is not offered for dedication to public use, the Township Planning Commission shall require the subdivider to submit, and also to record with the plan, a copy of an agreement made with the Township Supervisors on behalf of his heirs and assigns, and signed by the Township Solicitor, and which shall establish the conditions under which the street may later be offered for dedication, and shall stipulate, among other things:
- 3.3281 That the street shall conform to the Township specifications or that the owners of the abutting lots shall include with the offer of dedication sufficient money, as estimated by the Township, to restore the street to conformance with the Township specifications,
- 3.3282 That an offer to dedicate the street shall be made only for the street as a whole,
- 3.3283 That the method of assessing repair costs be as stipulated, and
- 3.3284 That agreement by the owners of 51 per cent of the front footage thereon shall be binding on the owners of the remaining lots.
- 3.329 Profile sheets for all proposed streets within the tract. Such profiles shall show at least the following information, properly labelled:
- 3.3291 Existing (natural) profiles along both cartway edges or along the center line of each street.
- 3.3292 Proposed finished grade of the center line, or proposed finished grade at the top of both curbs, or proposed finished grade at both cartway (pavement) edges.
- 3.3293 The length of all vertical curves.
- 3.3294 Existing and proposed sanitary sewer mains and manholes.
- 3.3295 Existing and proposed storm sewer mains, inlets, manholes, and culverts.

3.330 The profiles shall be drawn at one of the sets of scales as indicated in Section 3.252.

3.331 Six copies of the Improvements Agreement (Form #4)

3.332 With a proposal to change or diminish the course, current or cross section of any stream or body of water, or to construct or change any water obstruction, approval and a permit from the Water and Power Resources Board of the Pennsylvania Department of Environmental Resources.

This requirements applies to all water courses having a drainage area (basin) exceeding 320 acres.

3.333 All offers of a dedication, and covenants governing the reservation and maintenance of undedicated open space.

Section 3.40     Soil Percolation Test Requirements

- 3.41     Soil percolation tests shall be performed for all subdivisions in which buildings at the time of construction will not be connected to an operating public or operating community sanitary sewage disposal system.
- 3.42     Soil percolation tests shall be made in accordance with the procedure required by the Pennsylvania Department of Environmental Resources and all applicable Township regulations by a person meeting all qualifications of the Department of Environmental Resources.
- ✓ 3.43     Five (5) copies of the Subdivision Sewage Disposal Report (Form #6) shall be submitted with the Preliminary Plan.
- 3.44     Soil percolation tests shall be performed at or near the site of proposed on-site sanitary disposal facilities. At least one test shall be performed on each lot within the subdivision.
- 3.45     The Township may waive the requirements of soil percolation tests in whole or in part for any lot with an area of ten (10) acres or more.
- 3.46     The results of the soil percolation tests shall be analyzed by the Township and the Pennsylvania Department of Environmental Resources and the Final Plan lot layout shall be based on this analysis. If the analysis of the soil percolation test results reveals that the soil is unsuitable for the intended use at the lot size(s) originally proposed, the Township may require that the lot size(s) be increased in accordance with the test results.

## ARTICLE IV - DESIGN STANDARDS

### Section 4.10 Application and General Standards

- 4.11 The standards and requirements contained in Articles IV and V are intended as the minimum for the promotion of the public health, safety and general welfare, and shall be applied as such by the Township Planning Commission in reviewing all subdivision plans.
- 4.12 Whenever other Township regulations impose more restrictive standards and requirements than those contained herein, such other regulations shall be observed.
- 4.13 Land subject to hazards to life, health, or property, such as may arise from fire, floods, disease, or other causes, shall not be subdivided for building purposes unless such hazards have adequate safeguards against them, which shall be approved by the appropriate regulatory agencies.
- 4.14 Subdivision plans shall give due recognition to the "Official Plans" of the Township and of the County or to such parts thereof as may have been adopted pursuant to statute.

Section 4.20 Streets

4.21 General Standards

- 4.211 The location and width of all streets shall conform to the "Official Plans" or to such parts thereof as may have been adopted by the Township and/or the County.
- 4.212 The proposed streets system shall extend existing or recorded streets at the same width but in no case at less than the required minimum width of the street standards in Section 4.231.
- 4.213 Where, in the opinion of the Township Planning Commission, it is desirable to provide for street access to adjoining property, streets shall be extended by dedication to the boundary of such property.
- 4.214 New minor streets shall be so designed as to discourage through traffic, but the subdivider shall give adequate consideration to provision for the extension and continuation of major and collector streets into and from adjoining properties.
- 4.215 Where a subdivision abuts an existing street of improper width or alignment, the Township Planning Commission may require the dedication of land sufficient to widen the street or correct the alignment.
- 4.216 Private streets (streets not to be offered for dedication) are prohibited, unless they meet the design standards of these regulations.
- 4.217 If a subdivision proposes lots, all of which front on existing public roads, the Township may require the subdivider to reserve land adequate to provide for future street access from the public roads on which the lots front to the land to the rear of the proposed lots. Such reserved areas shall be of such dimensions to permit the construction of streets meeting the standards of this Ordinance.
- 4.218 If lots or parcels in the subdivision are large enough for resubdivision, or if a portion of the subdivider's property is not proposed to be subdivided but could be subdivided in the future, the Township may require the reservation of land adequate to provide for future street access to land which could be resubdivided or subdivided in the future and require that the location of land reserved for future streets be coordinated with the street system shown on the subdivision plan.

#### 4.22 Partial and Half Streets

- 4.221 New half or partial streets will not be permitted, except where essential to reasonable subdivision of a tract in conformance with the other requirements and standards of these regulations and where, in addition, satisfactory assurance for dedication of the remaining part of the street can be obtained.
- 4.222 The subdivider shall provide the entire required right-of-way (as specified by Section 4.231), or as much thereof as is possible within his property, along all existing streets which traverse or abut his property.

#### 4.23 Street Widths

- 4.231 Minimum street right-of-way and cartway (pavement) widths shall be as shown on the "Official Plans" or Comprehensive Plan, or, if not shown on such plans, shall be as follows:

##### Street Type

Major Street	
right-of-way	(a)
cartway	(a)
Collector Street	
right-of-way	60' (b)
cartway	36' (b)
Minor Street	
right-of-way	50' (e)
cartway	28' (e)
Permanent cul-de-sac	
right-of-way	50' (c) (e)
cartway	28' (d) (e)
Marginal Access Street(b)	
right-of-way	33'
cartway	24'
Service Street (b)	
right-of-way	24'
cartway	24'

Note: (a) As specified in the "Official Plans", or as determined after consulting with the municipality and the Pennsylvania Department of Transportation. A minimum 80' right-of-way shall be required in the absence of the above information.

(b) No on-street parking.

- (c) Minimum turn-around right-of-way radius shall be consistent with Section 4.2951.
- (d) Minimum turn-around cartway radius shall be consistent with Section 4.2952.
- (e) These standards reflect no on-street parking to be permitted. If parking is desired in the street, the minimum cartway width shall be increased to 36'.

4.232 Additional right-of-way and cartway widths may be required by the Township Planning Commission for the purpose of promoting the public safety and convenience, or to provide parking in commercial and industrial areas and in areas of high density residential development.

#### 4.24 Street Grades

4.241 There shall be a minimum centerline grade of one-half (1/2) per cent.

4.242 Centerline grades shall not exceed the following:

4.2421 Minor Street: ten (10) per cent;

4.2422 Collector Street: six (6) per cent;

4.2423 Major Street: six (6) per cent;

4.2424 Street Intersection: five (5) per cent.

✓ 4.243 Grades up to fifteen (15) per cent may be permitted on a through minor street where access to the street is possible over streets with grades of ten (10) per cent or less.

#### 4.25 Horizontal Curves

4.251 Whenever street lines are deflected in excess of five (5) degrees, connection shall be made by horizontal curves.

4.252 To ensure adequate sight distances, minimum centerline radii for horizontal curves shall be as follows:

4.2521 Minor Streets: one hundred fifty (150) feet;

4.2522 Collector Streets: three hundred (300) feet;

4.2523 Major Streets: five hundred (500) feet.

- 4.253 A tangent of at least one hundred (100) feet shall be introduced between all horizontal curves on collector and major streets.
- 4.254 To the greatest extent possible, combinations of the minimum radius and maximum grade shall be avoided.
- 4.26 Vertical Curves
- 4.261 Vertical curves shall be provided to permit the following minimum sight distances:
- 4.2611 Minor Streets: two hundred (200) feet;
- 4.2612 Collector Streets: three hundred (300) feet;
- 4.2613 Major Streets: four hundred (400) feet.
- 4.27 Intersections
- 4.271 Streets shall intersect as nearly as possible at right angles, and no street shall intersect another at an angle of less than sixty (60) degrees, or more than one hundred and twenty (120) degrees.
- 4.272 No more than two (2) streets shall intersect at the same point.
- 4.273 Streets intersecting another street shall either intersect directly opposite to each other, or shall be separated by at least one hundred fifty (150) feet between centerlines, measured along the centerline of the street being intersected.
- 4.274 Intersections shall be approached on all sides by a straight leveling area, the grade of which shall not exceed five (5) per cent within fifty (50) feet of the intersection of the nearest right-of-way lines.
- 4.275 Intersections with major streets shall be located not less than one thousand (1,000) feet apart, measured from centerline to centerline, along the centerline of major streets.
- 4.276 Street curb intersections shall be rounded by a tangential arc with a minimum radius of:
- 4.2761 twenty (20) feet for intersections involving only minor streets;
- 4.2762 thirty (30) feet for all intersections involving a collector street;

- 4.2763 forty (40) feet for all intersections involving a major street.
- 4.277 Street right-of-way lines shall be parallel to (concentric with) curb arcs at intersections.
- 4.28 Sight Distance at Intersections
- 4.281 Clear sight triangles shall be provided at all street intersections. Within such triangles, no vision-obstructing object shall be permitted which obscures vision above the height of thirty (30) inches and below ten (10) feet measured from the centerline grade of intersection streets. Such triangles shall be established from a distance of:
- 4.2811 seventy-five (75) feet from the point of intersection of the centerlines, except that,
- 4.2812 clear sight triangles of one hundred and fifty (150) feet shall be provided for all intersections with major streets.
- 4.282 Wherever a portion of the line of such triangles occurs behind (i.e., from the street) building setback line, such portion shall be shown on the Final Plan of the subdivision, and shall be considered a building setback line.
- 4.29 Cul-de-sac Streets
- 4.291 Dead-end streets are prohibited unless designed as cul-de-sac streets or designed for future access to adjoining properties.
- 4.292 Any street dead-ended for access to an adjoining property or because of authorized stage development shall be provided with a temporary, all weather turnaround, within the subdivision, and the use of such turnaround shall be guaranteed to the public until such time as the street is extended.
- 4.293 Cul-de-sac streets, permanently designed as such, shall not exceed five hundred (500) feet in length and/or shall not furnish access to more than twenty (20) dwelling units.
- 4.294 Unless future extension is clearly impractical or undesirable, the turnaround 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.

- 4.295 All cul-de-sac streets, whether permanently or temporarily designed as such, shall be provided at the closed end with a fully paved turnaround:
- 4.2951 If parking will be prohibited on the turnaround, the minimum radius to the pavement edge or curb line shall be forty-two (42) feet, and the minimum radius of the right-of-way line shall be fifty (50) feet.
- 4.2952 If parking will be permitted on the turnaround, the minimum radius to the pavement edge or curb line shall be fifty (50) feet, and the minimum radius of the right-of-way line shall be sixty (60) feet.
- 4.296 Drainage of cul-de-sac streets shall preferably be towards the open end. If drainage is toward the closed end, it shall be conducted away in an underground storm sewer or by other means approved by the Township.
- 4.297 The centerline grade on a cul-de-sac street shall not exceed ten (10) per cent, and the grade of the diameter of the turnaround shall not exceed five (5) per cent.

4.30 Street Names

- 4.301 Proposed streets which are obviously in alignment with others already existing and named, shall bear the names of the existing streets.
- 4.302 In no case shall the name of a proposed street duplicate an existing street name in the Township and in the postal district, irrespective of the use of the suffix street, road, avenue, boulevard, drive, way, place, court, lane, etc.
- 4.303 All street names shall be subject to the approval of the Township.

4.31 Service Streets (Alleys)

- 4.311 Service streets are prohibited in subdivisions for single-family detached residences, except where required to avoid direct driveway access to major streets. Service streets may be permitted in other types of residential development provided that the subdivider produces satisfactory evidence of the need for such service streets, provided these are not the primary means of access.
- 4.312 No part of any dwelling, garage or other structure shall be located within a minimum distance of sixteen (16) feet of the centerline of a cartway of a service street.
- 4.313 Except where other adequate provision is made for off-street loading and parking consistent with the use proposed, service street shall be required in commercial and industrial districts and shall have a minimum paved width of twenty-four (24) feet.
- 4.314 Dead-end service streets shall be avoided, but where this proves impossible, dead-end service streets shall be terminated with a paved circular turnaround:
  - 4.3141 with a minimum radius to the outer pavement edge (curb line) of forty (40) feet if parking is prohibited on the turnaround, or
  - 4.3142 with a minimum radius to the outer pavement edge (curb line) of fifty (50) feet if parking is permitted on the turnaround.
- 4.315 Service street intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be rounded or cut back sufficiently to permit safe vehicular circulation.

Section 4.40 Blocks

4.41 Layout

- 4.411 The length, width and shape of blocks shall be determined with due regard to:
- 4.4111 Provisions of adequate sites for buildings of the type proposed;
  - 4.4112 Zoning requirements;
  - 4.4113 Topography;
  - 4.4114 Requirements for safe and convenient vehicular and pedestrian circulation, including the reduction of intersections with major streets.

4.42 Length

- 4.421 Blocks shall have a minimum length of five hundred (500) feet and a maximum length of one thousand six hundred (1,600) feet.
- 4.422 In the design of block longer than one thousand (1,000) feet, special consideration shall be given to the requirements of satisfactory fire protection.
- 4.423 Where practicable, blocks along major and collector streets shall not be less than one thousand (1,000) feet long.

4.43 Crosswalks

- 4.431 Crosswalks shall be required wherever necessary to facilitate pedestrian circulation and to give access to community facilities.
- 4.432 Such crosswalks shall have a width of not less than ten (10) feet and a paved walk of not less than four (4) feet.

4.44 Depth

- 4.441 Residential blocks shall be of sufficient depth to accommodate two tiers of lots, except:
- 4.4411 Where reverse frontage lots are required, or
  - 4.4412 Where prevented by the size, topographical conditions of other inherent conditions of property, in which case the Township Planning Commission may approve a single tier of lots.

#### 4.45 Commercial and Industrial Blocks

- 4.451 Blocks in commercial and industrial areas may vary from the elements of design detailed above if required by the nature of the use. In all cases, however, adequate provision shall be made for off-street parking and loading areas as well as for traffic circulation and parking for employees and customers.

Section 4.50 Lots and Parcels

4.51 General Standards

- 4.511 The size, shape and orientation of lots shall be appropriate for the type of development and use contemplated.
- 4.512 Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines.
- 4.513 Where feasible, lot lines shall follow municipal boundaries rather than cross them, in order to avoid jurisdictional problems.
- 4.514 Generally, the depth of residential lots shall be not less than one (1) nor more than three (3) times their width.
- 4.515 Depth and width of parcels intended for non-residential uses shall be adequate for the use proposed and sufficient to provide satisfactory space for on-site parking, loading and unloading, setbacks, landscaping, etc.
- 4.516 If, after subdividing, there exist remnants of land, they shall be either:
  - 4.5161 Incorporated in existing or proposed lots, or
  - 4.5162 Legally dedicated to public use, if acceptable to the Township.

4.52 Lot Frontage

- 4.521 All lots shall have direct access to an existing or proposed public street, or to a private street if it meets the requirements of these regulations.
- 4.522 Double or reverse frontage lots shall be avoided except where required to provide separation of residential development from major streets or to overcome specific disadvantages of topography or orientation.
- 4.523 All residential reverse frontage lots shall have a rear yard with a minimum depth of seventy-five (75) feet, measured in the shortest distance from the proposed dwelling unit to the ultimate right-of-way and shall, within such rear yard and immediately adjacent to the right-of-way, have a planting screen easement of at least ten (10) feet in width, across which there shall be no right of access.

4.53 Driveways

4.531 Each proposed dwelling unit in a subdivision shall be provided with at least two off-street parking spaces per family exclusive of garage or carport.

4.5311 Each off-street parking area shall provide a usable parking space of at least two hundred (200) square feet, and where access to such area is from a collector or major street, adequate turnaround space shall be provided behind the right-of-way line. The grade of such parking area should not exceed five (5) percent.

4.532 Commercial and industrial subdivision shall provide paved parking area, in accordance with the Township Zoning Ordinance.

4.533 Private driveways on corner lots shall be located at least forty (40) feet from the point of intersection of the nearest street curb lines.

4.534 In order to provide a safe and convenient means of access, grades on private driveways should not exceed fourteen (14) per cent. In addition, driveways should be paved.

4.535 In order to provide safe and convenient ingress and egress, private driveway entrances should be rounded at a minimum radius of five (5) feet, or should have a flare constructed that is equivalent to this radius, at the point of intersection with the cartway edge (curb line).

4.54 Lot Size

4.541 Lot dimensions and areas shall be not less than specified by the provisions of the Township Zoning Ordinance.

4.542 Markers: Metal markers shall be accurately placed at all lot corners.

Section 4.60 Sanitary Sewage Disposal

- 4.61 The subdivider shall provide the highest type of sanitary sewage disposal facility consistent with existing physical, geographical and geological conditions. The following types of sanitary sewage disposal facilities are listed in order of desirability:
- 4.611 Public sanitary sewer and treatment plant system.
  - 4.612 Community sanitary sewer system with a temporary sewage treatment plant.
  - 4.613 Capped sewers with temporary, approved on-site facilities.
  - 4.614 Septic tank with tile field.
- 4.62 Each property shall connect with an approved sewer system, if accessible. Where the sewer is not yet accessible, but is planned for extension to the subdivision, the subdivider shall install sewer lines, including lateral connections as may be necessary to provide adequate service to each lot when connection with the sewer system is made. The sewer lines shall be suitably capped at the street right-of-way line. When capped sewers are provided, on-site disposal facilities shall also be provided.
- 4.63 All sewage disposal systems shall conform in all respects to the minimum requirements of the Pennsylvania Department of Environmental Resources, and all ordinances, rules and regulations of the Township, and shall be subject to the approval of the Township. Installation shall be inspected and approved by the Township with all costs of the inspection to be reimbursed to the Township by the subdivider.
- 4.64 If on-site sanitary sewage disposal facilities are to be utilized, the Township Planning Commission may require that the subdivider submit an Economic Feasibility Report if the Township Planning Commission considers that such facilities are not the highest type consistent with existing physical, geographical and geological conditions. Such Report shall compare the cost of providing such facilities and the cost of providing such higher type of facility(ies) as per Section 4.61.
- 4.65 When on-site facilities are required, a carefully engineered facility shall be installed. Before covering and backfilling, all on-site facilities must be inspected by the Township Inspector and must be so installed that they can be approved as complying with the approved engineering drawings that are part of the plans. Such approval shall be in writing.
- 4.66 Two copies of an accurate sketch of on-site facilities shall be provided showing the location of all important features, including pipe size, the run of the various pipes, the location of tile field, location of vents and cleanouts for septic tanks and septic tank capacity.

- 4.67 Whenever approval by the Pennsylvania Department of Environmental Resources is required for the sanitary sewage disposal system for a proposed subdivision, the subdivider shall submit a copy of such approval to the Township prior to final approval of a Plan.

Section 4.70 Water Supply

- 4.71 Whenever an existing public or approved community water system is geographically and economically accessible to a proposed subdivision, a distribution system shall be designed to furnish an adequate supply of water to each lot, with adequate main sizes and fire hydrant locations to meet the specifications of the Middle Department Association of Fire Underwriters. A copy of the approval of such system by the appropriate public agency or utility company shall be submitted with the Final Plan. Suitable agreement shall also be established for the ownership and maintenance of such distribution system.
- 4.72 Where such systems are not accessible, particularly where on-site sanitary disposal systems are to be used, a community water supply may be required by the Township. If such a system is provided, it shall be approved by the Pennsylvania Department of Environmental Resources, and appropriate measures provided to ensure adequate maintenance.
- 4.73 Individual on-site water supply systems shall meet all requirements of the Pennsylvania Department of Environmental Resources.
- 4.74 Whenever approval by the Pennsylvania Department of Environmental Resources is required for the water supply and distribution system for a proposed subdivision, the subdivider shall submit a copy of such approval to the Township prior to final approval of a Plan.