

Bethel Township  
Berks County, Pennsylvania

# Subdivision and Land Development Ordinance

Ordinance # 1999-3

Adopted 7-19-99  
Effective Date 7-24-99

**Bethel Township**

**Berks County**

**Pennsylvania**

**SUBDIVISION and LAND DEVELOPMENT ORDINANCE**

**TABLE OF CONTENTS**

**CHAPTER 1 PURPOSE AND AUTHORITY**

Section 1.01 Title

Section 1.02 Purpose

Section 1.03 Objectives

Section 1.04 Application of Regulations

**CHAPTER 2 DEFINITIONS**

Section 2.01 General Terms

Section 2.02 Specific Terms

**CHAPTER 3 PROCEDURES**

Section 3.01 Intent

Section 3.02 Pre-Application

Section 3.03 Minor Subdivision

Section 3.04 Major Subdivision or Land Development Preliminary Plan

Section 3.05 Major Subdivision or Land Development Final Plan

**CHAPTER 4 PLANS AND PLATS: REQUIRED INFORMATION**

Section 4.01 Intent

Section 4.02 Minor Subdivisions

Section 4.03 Major Subdivisions - Preliminary Plan

Section 4.04 Major Subdivisions - Final Plan

**CHAPTER 5 REQUIRED IMPROVEMENTS AND DESIGN STANDARDS**

Section 5.01 Intent

Section 5.02 General Standards

Section 5.03 Energy Conservation Standards (Reserved)

Section 5.04 Topography

Section 5.05 Grading

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- Section 8.01 Administration, Enforcement and Penalties
- Section 8.02 Waivers
- Section 8.03 Appeals
- Section 8.04 Fees
- Section 8.05 Amendments
- Section 8.06 Validity
- Section 8.07 Repealer
- Section 8.08 Effective Date
- Appendix - Storm Water Management Requirements
- Appendix - Illumination Standards

### CHAPTER 8 ADMINISTRATION, ENFORCEMENT AND PENALTIES

- Section 7.01 Intent
- Section 7.02 Definitions of Terms Utilized in this Chapter
- Section 7.03 Applications, Procedures and Plat Requirements
- Section 7.04 Design Standards and Improvements
- Section 7.05 Performance Guarantee
- Section 7.06 Municipal Liability

### CHAPTER 7 FLOOD PLAIN MANAGEMENT

(RESERVED)

### CHAPTER 6 PLANNED RESIDENTIAL DEVELOPMENTS

- Section 5.06 Lot Sizes and Standards
- Section 5.07 Stormwater Management and Design Criteria
- Section 5.08 Soil Erosion and Sedimentation Controls and Plan Requirements
- Section 5.09 Sewage Disposal
- Section 5.10 Water Supply
- Section 5.11 Streets
- Section 5.12 Monuments
- Section 5.13 Utilities, Curbs and Sidewalks
- Section 5.14 Required Improvements
- Section 5.15 Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval
- Section 5.16 Insurance
- Section 5.17 Building Construction and Occupancy
- Section 5.18 As-Constructed (As-Built) Plans
- Section 5.19 Traffic Impact Studies
- Section 5.20 Vehicular Parking Facilities
- Section 5.21 Prime Open Space and Recreation
- Section 5.22 Environmental Impact Assessment Reports

No subdivision or land development of any lot, tract or parcel of land located within Bethel Township shall be effected; no street, sanitary sewer, storm sewer, water main, storm water control facilities, or other facilities in connection therewith shall be laid out, constructed, opened, or dedicated

**SECTION 1.04 APPLICATION OF REGULATIONS**

Orderly development of the land to obtain harmonious and stable neighborhoods; and Safe and convenient vehicular and pedestrian circulation; and Adequate and economical provision for utilities and public services to conserve the public funds; and Ample public open spaces for schools, recreational and other public purposes; and Accurate surveying of land, preparing and recording of plats; and Discouraging of premature, uneconomical, or scattered subdivision; and Maximize conservation of all forms of energy; and Storm water management, by reducing stream erosion and maintaining natural storm water runoff characteristics; and Coordination of land development in accordance with the Zoning Ordinance, and other plans of the Municipality.

objectives:

It is intended that the provisions of these regulations shall be applied to achieve the following

**SECTION 1.03 OBJECTIVES**

The general purpose of this ordinance shall be to guide and regulate the planning, subdividing, and development of land in order to promote and protect the public health, safety, convenience, comfort, prosperity, and general welfare of the residents of Bethel Township.

**SECTION 1.02 PURPOSE**

(Ord.1999-3).

These regulations, rules, and standards for planning, subdividing, and developing land within Bethel Township, Berks County, Pennsylvania, including procedures for the application and administration, and penalties for the violation thereof, shall be known, cited and referred to as the SUBDIVISION AND LAND DEVELOPMENT ORDINANCE for Bethel Township, Berks County

**SECTION 1.01 TITLE**

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 Bethel Township Board of Supervisors, as a part of the Comprehensive plan for Bethel Township, Berks County, Pennsylvania. Now, therefore, be it ordained by the Bethel Township Board of Supervisors, Berks County, Pennsylvania, under authority of Article V and VII of the "Pennsylvania Municipalities Planning Code" of the Act of the 1968 General Assembly No. 247; as amended.

**CHAPTER 1 - PURPOSE AND AUTHORITY**

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-- END CHAPTER 1 --

No lot in a subdivision may be sold or transferred; no permit to erect, alter or repair any building upon land in a subdivision or land development may be issued; and no building may be erected in a subdivision or land development, unless and until a final subdivision or land development plat has been approved or recorded, and until construction of any required site improvements in connection therewith has been completed or guaranteed in the manner prescribed herein.

for travel or public use, until a subdivision or land development plan has been approved in the manner prescribed herein, and recorded. Furthermore, no property shall be developed, no building shall be erected and no site improvements shall be completed except in strict accordance with the provisions of this Ordinance.

**CHAPTER 2 - DEFINITIONS**

**SECTION 2.01 GENERAL TERMS**

Unless otherwise expressly stated, the following words shall, for the purpose of this Ordinance, have the meaning herein indicated.

Words in the singular include the plural and those in the plural include the singular.

Words in the present tense include the future tense.

The words "person" or "subdivider" or "developer" or "owner" include a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

The word "shall" is always mandatory; the word "may" is permissive; and the word "should" means a suggested or preferred action.

**SECTION 2.02 SPECIFIC TERMS**

Unless otherwise expressly stated, the following words shall, for the purpose of this Ordinance, have the meaning herein indicated. Undefined terms or words used herein shall have as their meaning that which is defined in the Pennsylvania Municipalities Planning Code (PA MPC). Terms or words used herein which are not defined herein nor defined in the PA MPC shall have as their meaning that which is defined in any other applicable State, County or Local acts, rules, regulations, manuals, ordinances, or similar publications. In lieu of all of the above, undefined terms or words used herein shall have their ordinarily accepted meanings or such meanings as the context of this Ordinance may imply.

**ACCELERATED EROSION** - the removal of the surface of the land through the combined action of man's activities and the natural processes at a rate greater than would occur because of the natural process alone.

**APPLICANT** - a land owner or developer, as hereinafter defined, who has filed an application for development or subdivision including his heirs, successors and assigns.

**ACT 247** - see "Pennsylvania Municipalities Planning Code";

**BUILDING (SETBACK) LINE** - a line established by municipal zoning codes or the subdivision regulations which define the required minimum distance between any building and the adjacent public or private right-of-way or lot line.

**CARTWAY** - the portion of the street right-of-way, paved or unpaved, intended for vehicular use. The shoulder is not considered part of the cartway.

**COMMON OPEN SPACE** - a parcel or parcels of land or an area of water, or a combination of land and the water within the development site, designed and intended for the use or enjoyment of

residents of the development, not including streets, off-street parking areas, and areas set aside for public facilities.

CONSERVATION DISTRICT - The Berks County Conservation District.

COUNTY - Berks County, Pennsylvania

DETENTION STRUCTURE - a vegetated pond, swale, or other structure designed to drain completely after storing runoff only for a given storm event and release it at a predetermined rate. Also, known as a dry pond and detention basin.

DESIGN STORM - The magnitude of precipitation from a storm event measured in probability of occurrence (e.g., 50-yr. storm) and duration (e.g. 24-hour), and used in computing stormwater management control systems.

DEVELOPER - any landowner, agent of such landowner or tenant with the permission of such landowner, including a firm, association, organization, partnership, trust, company, or corporation as well as an individual, who makes or causes to be made a subdivision of land or a land development.

EASEMENT - a right-of-way granted for limited use of private land for public or quasi-public or private purpose, and within which the owner of the property shall not have the right to make use of the land in a manner which violates the right of the grantee.

ENERGY DISSIPATOR - a device used to slow the velocity of storm water particularly at points of concentrated discharge such as pipe outlets.

ENGINEER, TOWNSHIP - a Registered Engineer designated by the Board of Supervisors to perform duties as required by this Ordinance on behalf of the Township.

ENGINEER - an individual licensed and registered as a Professional Engineer by the Commonwealth of Pennsylvania.

FREEBOARD - the difference between the design flow elevation in the emergency spillway and the top of the settled embankment.

GOVERNING BODY - the Bethel Township Board of Supervisors.

GRASSED WATERWAY - a natural or man-made drainage of parabolic or trapezoidal cross-section shaped to required dimensions and vegetated for safe disposal of runoff. (Also known as a swale).

HOLDING POND - a retention or detention pond.

IMPROVEMENTS - physical additions and changes to the land, necessary to produce usable and desirable lots, including, but not limited to, grading, paving, installation of stormwater facilities, curbs, sidewalks, street lights, water and sanitary facilities, and non-residential structures.

considered a lot.  
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 parcel designated as "residue" shall be considered a lot.

LOT AREA - the area contained within the property line of a lot or the allocation of land, excluding space within any right-of-way, but including any easement areas.

MAJOR SUBDIVISION OR LAND DEVELOPMENT - Any subdivision or land development involving more than (2) lots or dwelling units; or any subdivision or land development on a property after (2) or more lots or dwelling units have been subdivided from that property since the effective date of this Ordinance; or any subdivision or land development proposing the opening, widening, extension or improvement of a street shall be deemed to be a major subdivision or land development. Multi-family, mobilehome park, commercial and industrial development shall be considered major subdivision or land development, regardless of the number of lots or units created.

MINOR SUBDIVISION - A division of land to facilitate a lot addition or land exchange or a division of land which adjoins an existing public street and does not involve the opening, widening, extension or improvement of any street or the installation of any public utility outside the frontage road and does not involve more than (2) lots or dwelling units (except that subdivision of lots from a property after (2) or more lots have been subdivided is a major subdivision).  
Dedication or establishment of an unimproved right-of-way or easement shall be a minor subdivision. Replating, resubdivision or revision of (2) lots or less shall also be considered a minor subdivision. Multi-family, commercial, industrial and mobilehome park development, shall be considered a major subdivision or land development regardless of the number of lots or units created.

LANDOWNER - the legal or beneficial owner or owners of land, including the holder of an option or contract to purchase, 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.

LAND DEVELOPMENT - (i) the improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving (a) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or (b) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features; (ii) a subdivision of land; (iii) Development in accordance with section 503(1.1) of the Pennsylvania Municipalities Planning Code, as amended. The definition shall exclude: (i) The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium; (ii) the addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building; (iii) the addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park, which for this purpose is defined as a tract or area used principally as a location for permanent amusement structures or rides, but 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.



**MOBILEHOME** - a transportable, single family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

**MOBILEHOME LOT** - a parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erections thereon of a single mobilehome.

**MOBILEHOME PARK** - a parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobilehome lots for the placement thereon of mobilehomes.

**MUNICIPALITY** - Bethel Township.

**ON-SITE STORM WATER MANAGEMENT** - the control of runoff to allow water falling on a given site to be absorbed or retained on site to the extent that after development the peak rate of discharge leaving the site does not exceed the rate prior to development.

**PEAK DISCHARGE** - The maximum rate of flow of water at a given point and time resulting from a specified storm event.

**PENNSYLVANIA MUNICIPALITIES PLANNING CODE** - adopted as Act 247 of 1968, this act enables municipalities to plan for, and regulate, community development with subdivision and land development ordinances. The code also contains guidelines for subdivision and land development ordinance content. For the purpose of this Ordinance, the Code is referred to as "Act 247" and is intended to include the current code and any further amendments thereto.

**PLAN, FINAL** - a complete and exact subdivision or land development plan prepared for recording as required by statute, to define property rights, proposed streets and other improvements; a final plat.

**PLAN, PRELIMINARY** - a tentative subdivision or land development plan showing proposed street and lot layout as a basis for consideration prior to preparation of a final plat.

**PLAN, SKETCH** - an informal plan, indicating existing features of a tract and the surrounding area and outlining the general layout of a proposed subdivision or land development.

**PLANNED RESIDENTIAL DEVELOPMENT** - an area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, lot coverage and required open space to the regulations established in any one district created, from time to time, under the provisions of a municipal zoning ordinance.

**TOWNSHIP PLANNING COMMISSION** - the Bethel Township Planning Commission.

**COUNTY PLANNING COMMISSION** - the Berks County Planning Commission.

PLAT - the map or plan of a subdivision or land development, whether preliminary or final.

PUBLIC HEARING - a formal meeting held pursuant to public notice by the governing body or planning agency, intended to inform and obtain public comment, prior to taking action in accordance with this Ordinance and/or the Pennsylvania Municipalities Planning Code.

PUBLIC MEETING - a forum held pursuant to notice under the act of July 3, 1986, as amended, known as the "Sunshine Act".

PUBLIC NOTICE - a notice published once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than seven days from the date of the hearing.

RETENTION STRUCTURE - a pond, swale, or other structure containing a permanent pool of water designed to store runoff for a given storm event.

RIGHT-OF-WAY - the total width of any land reserved or dedicated for use as street, alley, or for any public purpose.

SEDIMENT BASIN - a temporary dam or barrier constructed across a waterway or at other suitable locations to intercept the runoff and to trap and retain the sediment.

SEWAGE - All references to sewage treatment, collection and disposal systems shall be as defined in applicable Pennsylvania Department of Environment Protection rules and regulations.

STORM WATER MANAGEMENT - the control of runoff to allow water falling on a given site to be absorbed or retained on site to the extent that after development the peak rate of discharge leaving the site does not exceed the rate prior to development.

STREET - a strip of land including the entire right-of-way used or intended for use as a means of vehicular and pedestrian circulation, whether public or private. The word "street" includes street, thoroughfare, avenue, boulevard, court, expressway, highway, road, lane, and alley.

STREET, PRIVATE - a strip of private land providing access to abutting properties and not offered for dedication or accepted for municipal ownership and maintenance.

STRUCTURE - any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. The word "buildings" includes "structures" and shall be construed as if followed by the words "or a part of".

SUBDIVIDER - any landowner, agent of such landowner or tenant with the permission of such landowner, including a firm, association, organization, partnership, trust, company, or corporation as well as an individual, who makes or causes to be made a subdivision of land or land development.

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WATER SURVEY - An inventory of the source, quantity, yield and use of groundwater and surface-water resources within a municipality.

WAIVER - a process for alleviating specific requirements imposed by this Ordinance.

TRIP (VEHICULAR) - a single or one direction vehicle movement with either the origin or the destination (exiting or entering) inside the study site.

SWALE - see GRASSED WATERWAY.

SURVEYOR, REGISTERED - an individual licensed and registered as a Professional Land Surveyor by the Commonwealth of Pennsylvania.

SUBSTANTIALLY COMPLETED - Where, in the judgment of the Township Engineer, at least 90% (based on the cost of the required improvements for which financial security was posted) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use.

SUBDIVISION - the division or redision of a lot, tract or parcel of land by any means into two 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 acres, not involving any new street or easement of access of any residential dwelling, shall be exempted.

**SECTION 3.01 INTENT**

The procedures established in this Ordinance are intended to define the steps by which a developer shall design, make application, record plats, and construct improvements, and by which the Planning Commission and Board of Supervisors may review, make recommendations, approve plans and otherwise administer these regulations and this Ordinance.

For those subdivisions hereinafter classified as minor subdivision, a sketch plan and abbreviated final plan procedure is established. For all others, which are classified as major subdivisions or land developments, a preliminary plan and final plat procedure is established.

**SECTION 3.02 PRE-APPLICATION**

The Township shall make available, for a fee, to developers copies of this subdivision and land development ordinance, the zoning ordinance, street maps, and other information which may affect the development of the property under consideration. Applications for approval of a subdivision or land development shall be in accord with these regulations, other codes and plans as adopted and information furnished.

Prior to the formal submission of a subdivision or land development plan for review and approval, the subdivision is urged to submit a sketch plan to the Planning Commission for advice on the requirements necessary to achieve conformity to the standards of these regulations as well as to alert the subdivision as early as possible to factors which must be considered in the design of a subdivision, such as pertinent elements of any Municipal land use or other community plans. Review of a sketch plan is an informal, advisory process to guide the subdivision in eventual preparation of a formal preliminary or final plan.

Sketch plans and subsequent official minor and major subdivision and land development plans should be accompanied by any letters of transmittal or development details necessary to explain existing or proposed site conditions which are not self-explanatory on the actual sketch, minor or major subdivision or land development plan.

**SECTION 3.03 MINOR SUBDIVISION**

**3.03.A. Classification** - A division of land to facilitate a lot addition or land exchange or a division of land which adjoins an existing public street and does not involve the opening, widening, extension or improvement of any street or the installation of any public utility outside the frontage road and does not involve more than two (2) lots or dwelling units (except that subdivision of lots from a property after two (2) or more lots have been previously subdivided is a major subdivision).

Dedication or establishment of an unimproved right-of-way or easement shall be a minor subdivision. Replating, resubdivision or revision of two (2) lots or less shall also be considered a minor subdivision. Multi-family, commercial, industrial and mobilehome park development, shall be considered a major subdivision or land development regardless of the number of lots or units created.

**CHAPTER 3 - PROCEDURES**

**3.03.B. Application** - A final plat complying with the requirements set forth in this Ordinance shall be prepared for each minor subdivision and approval of said plat shall be requested from the Planning Commission and Board of Supervisors.

When filing as application for approval of a minor subdivision, the subdivider shall submit to the Planning Commission one (1) mylar or original (at final action stage only), and eight (8) blue or black line paper prints of the proposal on 18" X 24" through 36" X 48" sheets.

A Minor Subdivision, as defined herein, requires preparation of a final subdivision plan showing only that portion of the tract being subdivided. Any further subdivisions from the parent tract requires the preparation of a final subdivision and land development plan showing the disposition of the remaining parcel.

**3.03.C. Review** - Upon receipt of the minor subdivision or land development plan application and fees, and upon acceptance for review by the Township Planning Commission at a public meeting, the Planning Commission shall begin to review the final plan for compliance with this Ordinance. Where applicable, the plan may be forwarded to the Township Engineer, or other agencies for review and comment. The plan will also be forwarded to the Berks County Planning Commission for review. The Planning Commission shall convey any comments within thirty (30) days of the date that the plan was forwarded. Review comments, conditions, and findings of the review process, the Township Planning Commission shall recommend that the Board of Supervisors grant or deny approval.

**3.03.D. Approval or Disapproval** - After an application for approval of a minor subdivision or land development has been filed with the Planning Commission, together with all maps, necessary data, and fees, the plan shall be reviewed and processed. The applicant shall pay required review fees at the time of official submission of the plat and official submission shall not be deemed to have been made until receipt of all the required review fees. The Planning Commission shall complete the review and recommend to the Board of Supervisors approval or disapproval not later than ninety (90) days after such application submission is accepted for review. Should the regularly scheduled meeting at which the plan would be accepted for review occur more than thirty (30) days after the application is filed, the said 90-day period shall be measured from the 30th day following the day the application has been filed. The decision shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.

The Planning Commission shall have the authority to impose specific conditions for approval upon a subdivision or land development plan. If such specific conditions are accepted by the Applicant, the plan shall be recommended for approval. If the Applicant fails to accept, or rejects, such conditions, the Planning Commission shall recommend the plan be disapproved by the Board of Supervisors.

All such conditions for approval shall be communicated by the Planning Commission Secretary, or such other person as designated by the Planning Commission or Board of Supervisors, within ten (10) calendar days of the imposition of such conditions by the Planning Commission. The Applicant shall respond in writing to the Planning Commission Secretary, or such other person as designated by the Planning Commission or Board of Supervisors, within fourteen (14) calendar days of the mailing of the written notice of the conditions indicating an acceptance or rejection of the conditions imposed.

3.04.A. Classification - Any subdivision or land development involving more than (2) lots or dwelling units; or any subdivision or land development on a property after two (2) or more lots or dwelling units have previously been subdivided from that property; or any subdivision or land development proposing the opening, widening, extension or improvement of a street shall be deemed to be a major subdivision or land development. Multi-family, mobilehome park, commercial and industrial development shall be considered major subdivision or land development, regardless of the number of lots or units created.

SECTION 3.04 MAJOR SUBDIVISION OR LAND DEVELOPMENT - PRELIMINARY PLAN

Copies of an approved plat shall be sent to the applicant and the county where the development is planned. Additional copies may be distributed to utility or related agencies making timely request for copies.

3.03.E. Recording - After approval of a minor subdivision plat by the Board of Supervisors, the mylar copy shall be placed on record in the Municipal office and the print shall be filed and recorded in the office of the County Recorder of Deeds, said recording to occur within ninety (90) days of the final or deemed approval date of the plan or the approval shall be null and void. Recorder of Deeds shall not accept any plat for recording unless such plat officially notes the approval of the Planning Commission and the Board of Supervisors. Likewise, whenever plan review and comment by the County Planning Commission is required (Sect. 3.03 (C)), the Recorder of Deeds shall not accept any plat for recording unless such plat officially notes the review of the Planning Commission. The applicant shall be responsible to adhere to any and all policies and procedures adopted by the Recorder of Deeds.

Failure of the Board of Supervisors to render a final decision and communicate it to the applicant within the time and in the manner required herein shall be deemed approval of the application in the terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect. However, removal or withdrawal of the subdivision or land development and/or his agent shall be considered withdrawal of plan application, shall not obligate the Board of Supervisors to approve or disapprove the plan within the herein described timetable and shall not result in a deemed approval when ninety (90) days have elapsed. Upon knowledge of plan withdrawal, the Planning Commission shall notify, in writing, the subdiviver or land developer that plan withdrawal has disrupted the approval process and no approval or disapproval will be rendered unless the subdivision or land development plan is resubmitted as a new application.

When the application is approved, it shall be appropriately signed and dated and copies shall be distributed according to Section 3.03 (E) of this Ordinance. When the application is disapproved, 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 to the provisions of the Ordinance relied upon. A disapproved copy of the subdivision or land development plan shall be sent to the county and the remaining copies shall be returned to the subdiviver, developer and/or his agent.

Failure of the Applicant to respond to the notice of conditions shall be deemed a rejection of the proposed conditions.

**3.04.B. Application** - A preliminary plat complying with the requirements set forth in this Ordinance shall be prepared for each major subdivision or land development and an approval requested from the Planning Commission and Board of Supervisors.

When filing an application for preliminary approval of a major subdivision or land development, the subdivision shall submit to the Planning Commission eight (8) blue or black line prints of the proposal. As part of the submission, the subdivision shall also submit four (4) paper prints of the improvement plan (if not contained on initial sheet) containing details of the physical site improvements (roadways, utilities, etc.) proposed for the subdivision or land development. All sheets shall be 18" X 24" through 36" X 48".

**3.04.C. Review** - Upon receipt of the preliminary plan (and improvement plan, if separate) application and fees, and upon acceptance for review by the Township Planning Commission at a public meeting, the Planning Commission shall begin to review the plan for compliance with this Ordinance. The preliminary plan shall be examined for suitable relationship to adjoining subdivisions or undeveloped land, feasibility of the program for improvements, and provide an opportunity for advice, suggestions, and adjustments to meet ordinance requirements before the plan becomes rigid. The submission of alternate plans is recommended.

Where applicable, the plan may be forwarded to the Township Engineer, Soil Conservation Service, or other appropriate agency for review and comment. The preliminary plan, plus any applicable improvement plan, will be forwarded to the county in which the development is to occur to provide comment. Review comments, conditions and findings of the county shall be received by the Township within thirty (30) days of the date the plan was forwarded to the County. These comments may be used as substantiation for plan approval or disapproval. After completion of the review process, the Township Planning Commission shall recommend that the Board of Supervisors grant or deny approval.

**3.04.D. Approval or Disapproval** - After an application for preliminary approval of a plat of a major subdivision or land development has been filed with the Planning Commission, together with all improvement plans, maps, necessary data and fees, the Planning Commission shall complete the review, and approval or disapproval of the plan shall be in accordance with the procedure outlined in Section 3.03 (D).

**3.04.E. Recording** - After approval of a preliminary plan for a major subdivision or land development plat, recording of the preliminary plan is not authorized.

Approval of the preliminary plan shall assure the subdivider for a period of five (5) years from the date of approval that:

**3.04.E.1.** The general layout of streets, lots, and other features are approved and shall be the basis for the preparation of the final plan; and

**3.04.E.2.** The general terms and any special conditions under which the approval of the plan was granted will not be changed; and

**3.04.E.3.** The subdivider may install improvements as required in Chapter 5 of this Ordinance in accordance with the approved preliminary plan and other requirements contained in this Ordinance and the ordinances of Bethel Township.

Approval of a preliminary plan does not constitute approval of the final plan, and therefore, does not authorize the recording of the subdivision or land development plan or the sale or transfer of lots. After a period of one (1) year, approval of the preliminary plan shall expire, unless extended by the Board of Supervisors.

**SECTION 3.05 MAJOR SUBDIVISION OR LAND DEVELOPMENT - FINAL PLAN**

**3.05.A. Classification** - Any subdivision or land development involving more than two (2) lots or dwelling units; or any subdivision or land development on a property after two (2) or more lots or dwelling units have previously been subdivided from that property; or any subdivision or land development proposing the opening, widening, extension or improvement of a street shall be deemed to be a major subdivision or land development. Multi-family, mobile home park, commercial and industrial development shall be considered major subdivision or land development, regardless of the number of lots or units created.

**3.05.B. Application** - Within one (1) years after the approval of the preliminary plat, a final plat with all necessary supplemental data shall be officially submitted to the Planning Commission with a request for approval. Failure to submit a final plan within one (1) years of the date of an approval of the preliminary plat shall void the preliminary approval, unless extended in writing by the Planning Commission. Said expired or voided preliminary plan shall not be used as a basis for any development or construction. Any subsequent development shall be preceded by a new preliminary plan.

When filing an application for a final approval of the major subdivision or land development, the subdivider or developer shall submit to the Planning Commission one (1) mylar copy or original (at final action stage only), and eight (8) blue or black line paper prints of the proposal on 18" X 24" through 36" X 48" sheets.

The subdivider or developer may apply for final approval of: (1) only a portion, section or phase of the entire subdivision or land development as preliminarily approved; or (2) the entire subdivision or land development.

**3.05.C. Review** - Upon receipts of the final plan application, and fees, and acceptance by the Township Planning Commission for review, the Planning Commission shall begin to review the plan for compliance with this Ordinance. The final plan shall be examined for conformity to the preliminary plan, for design and detail for required site improvements and for adherence to other standards of this Ordinance. The plan shall also be examined to determine if the required site improvements have been installed or, in lieu thereof, a bond or financial security forwarded to the Township Engineer, or other agencies for review and comment. The final plan will be forwarded to the county to provide the county planning Commission an opportunity for review and comment if deemed necessary by the county planning commission. These comments shall be conveyed to the Township within thirty (30) days of the date that the plan was forwarded.



Review comments, conditions and findings of the county may be used as substantiation for plan approval or disapproval. After completion of the review process, the Planning Commission shall recommend approval, with or without conditions, or disapproval by the Board of Supervisors.

**3.05.D. Approval or Disapproval -** After an application for final approval of a plat of a major

subdivision or land development has been filed with the Planning Commission, approval or disapproval with or without conditions shall be granted in accordance with Section 3.03 (D) of this Ordinance.

However, no plat shall be finally approved unless the streets on such plat have been improved as required in Section 5.11 of this Ordinance, and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, landscaping, water mains, sanitary sewers, storm sewers, storm water management facilities, and other site improvements as may be required by this Ordinance and any applicable municipal requirements have been installed in accordance with such requirements. In lieu of the completion of any site improvements required as a condition for the final approval of a plat, financial security shall be deposited by the subdivider/developer with the municipality and/or county in an amount to cover the costs of any site improvements which may be required by ordinance. Such financial security shall provide for and secure to the public, the completion of any site improvements which may be required for the subdivision or land development. Financial improvement guarantees shall further be subject to the requirements of Section 5.15 of this Ordinance and Sections 5.09 - 5.11 of Act 247.

**3.05.E. Recording -** After approval of a final plat for a major subdivision or land development by the Planning Commission and Board of Supervisors, the plat shall be recorded and copies distributed in the manner prescribed in Section 3.03.E of this Ordinance.

Recording shall entitle the subdivider to sell, transfer or develop the land shown on the plat in accordance with the approved plat, subject to any conditions attached thereto. Where final plans are approved for only a portion, section or phase of the entire subdivision or land development, sale, transfer or development may proceed only on that approved portion, section or phase.

When a final plat has been approved, no subsequent change or amendment in zoning, subdivision or other governing ordinance shall be applied to affect adversely the right of the subdivider or land developer to commence and complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from such approval. Where final approval is preceded by preliminary approval, the aforesaid three-year period shall be counted from the date of the preliminary approval.

When the subdivider or land developer has failed to substantially complete development of the approved plan within five (5) years of the aforesaid approval date and when changes in a zoning, subdivision, or other governing ordinance have occurred which affect the design of the approved plat, the subdivider or land development shall be subject to the changes in the zoning, subdivision, or other governing ordinance. The Planning Commission shall notify, in writing, the subdivider or land developer that approval has expired and submission and approval of a revised preliminary and/or final plan (as necessary to detail changes), illustrating compliance with the revised ordinance, is required prior to further development or lot transfer.

-- END CHAPTER 3 --

4.02.B.4. Township Engineer, where applicable

4.02.B.3. County planning Commission

4.02.B.2. Municipal governing body

4.02.B.1. Planning Commission

Space for date, signature and type of formal action by each of the following:

4.02.B. Signature Blocks

4.02.A.8. Deed reference or source of title.

4.02.A.7. Date of plan preparation and date of subsequent revisions

4.02.A.6. Name, address and phone number of plan preparer

4.02.A.5. Written and graphic scale of plan

4.02.A.4. Name of the municipality in which the subdivision or land development is located

4.02.A.3. Name, address and phone number of the record owner(s), subdivider(s), developer(s), and authorized agent(s)

4.02.A.2. Name of the development

4.02.A.1. Identification of the plan as a final plan

4.02.A. Title Block

The subdivider or land developer shall furnish, as part of an application for approval of a minor subdivision or land development plan, the following information on the required 18" X 24" through 36" X 48" final plan sheets:

**SECTION 4.02 MINOR SUBDIVISIONS**

Plans, maps, data and plats shall be prepared and furnished by the developer as required herein to assure accurate surveying, to provide adequate information for designing and preparing plans, and to facilitate review, approval and recording of plats. Plans and maps shall be neat, legible, uncluttered and easily readable to provide clear documentation of all data.

**SECTION 4.01 INTENT**

**CHAPTER 4 - PLANS AND PLATS: REQUIRED INFORMATION**

4.02.C.2.g. The building setback lines, for all property lines, prescribed in the applicable zoning ordinance.

4.02.C.2.f. The location, size and use of all existing buildings. Proposed buildings shall be shown to the extent necessary to demonstrate compliance with other ordinance criteria.

4.02.C.2.e. Square footage and acreage of all lots or parcels involved in the subdivision or land development, exclusive of land dedicated for right-of-way.

4.02.C.2.d. Lot numbers or letters in progressive order to identify each lot or tract. Numbers shall be utilized only for lots, tracts or parcels which are eligible for independent or individual use, whereas letters shall be utilized for lot additions, land exchanges and transfer of lots or parcels which are not eligible for individual use or development. Lot numbers or letters from previous plans shall be encircled by a dashed or broken line circle while currently proposed lot numbers or letters shall be encircled by a solid line circle.

4.02.C.2.c. Location and identification of all control points (iron pins, monuments, etc.) to which all dimensions, angles and bearings are to be referred.

4.02.C.2.b. Proposed lot, tract, or parcel lines in prominent, solid lines. Lot, tract, or parcel lines proposed for removal shall be shown in dashed or broken lines and clearly identified as such.

4.02.C.2.a. Bearings and dimensions for all property lines; corporation lines; center and right-of-way lines of streets; easements and other rights-of-way; natural and artificial water courses and streams; flood plain boundaries per FEMA maps (the Planning Commission may require, at its discretion, that 100 year flood plains be calculated and plotted for streams not included in FEMA mapping); wetlands; and other boundary lines with distances, radii arcs, chords and tangents of all deflection angles, nearest second and error of closure of not more than one (1) foot in 10,000 feet.

4.02.C.2. Property drawing of the parcel which is to be subdivided. The lot, tract or parcel drawing shall include:

- The location drawing shall also contain a reference to north and, where possible, be depicted in northerly alignment with the property drawing.
- 4.02.C.1. Location drawing or map section, at a scale of 1":80', showing the location of the proposed subdivision in relation to named streets, boundaries, previous subdivisions, etc.
- The proposed subdivision or land development area shall be identified by a tone or pattern differentiation and residual land of the subdivider shall be outlined.

4.02.C. Maps and Data

4.02.B.5. Other officials, where required elsewhere by this Ordinance.

4.02.C.3. Streets, utilities, topography and natural features on the proposed subdivision and within 100 feet of the boundaries, in accordance with the following:  
4.02.C.3.a. Layout, right-of-way, pavement width and name and number of all roads and streets.

4.02.C.3.b. Size and location of all existing and proposed utilities including easements.  
4.02.C.3.c. Existing and proposed on-lot well and sewage disposal system locations, as well as soil probe and percolation test locations for sewage disposal systems.

4.02.C.3.d. The topography and drainage of all proposed development sites shall be depicted. Contour intervals shall be a maximum of five (5) feet, except that development areas with a grade of less than 5% shall be depicted utilizing two (2) foot contour intervals. Lot additions and currently developed sites shall be required to stipulate only lot corner elevations or general topographic information.

4.02.C.3.e. Streams, ponds, waterways, wetlands, flood plains, quarries, and other significant topographical, physical or natural features.

4.02.C.4. Storm water management facilities, where required by Section 5.07 of this Ordinance.  
4.02.C.5. North arrow and graphic and written scale. The scale shall not exceed 50' to the inch. Deed reference and source of title to the land being subdivided shall be included, as shown by the County Recorder of Deeds.

4.02.C.6. Name of all surrounding property owners.  
4.02.C.7. Evidence that the proposed subdivision or land development will meet the requirements of any and all other Township ordinances.

4.02.D. Plan Notes and Conditions

All necessary or recommended supplementary subdivision or land development plan notes or conditions shall be prominently lettered on the plan. This shall include, but not be limited to:

4.02.D.1. Total number of lots or dwelling units proposed by the plan.  
4.02.D.2. Applicable zoning standards for front, rear and side yard setbacks, minimum lot area, minimum lot width and zoning district.

4.02.D.3. Statement of intended use for all lots.

4.02.D.4. Statement of deed restrictions or covenants which may be a condition of sale of the property.

**4.02.D.5.** Statement indicating the presence or absence of wetlands along with the name, address, and signature of the individual responsible for the determination. A note referencing wetland regulations shall be placed conspicuously on the plan to be recorded.

**4.02.E. Certifications and Dedications**

**4.02.E.1.** A certification of ownership shall be signed by the property owner(s) verifying ownership and acceptance of the plan.

**4.02.E.2.** A statement shall be signed by the owner(s) offering land for dedication to public use for all appropriate streets, rights-of-way, easements, parks etc.

**4.02.E.3.** A certification statement by the plan preparer (registered surveyor, engineer, or landscape architect) verifying the plan accuracy.

**4.02.E.4.** Seal of the registered surveyor, engineer or landscape architect responsible for plan preparation. Any plan establishing property boundaries shall be prepared and sealed by a registered surveyor.

**4.02.E.5.** PA DEP Planning Approval letter, or verification of any applicable PA DEP Planning exemptions, must be on file with the Township. Erosion and Sedimentation Pollution Control Plan approval letter for plan must be on file with the Township when applicable.

**4.02.E.6.** All required PA DOT Highway Occupancy Permit numbers.

**4.02.E.7.** If water is to be provided other than by private wells owned and maintained by the individual lot owners, evidence that the subdivision or land development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility, in accordance with the Pennsylvania Municipalities Planning Code.

**SECTION 4.03 MAJOR SUBDIVISION - PRELIMINARY PLAN**

The subdivider or land developer shall furnish, as part of an application for preliminary approval of a major subdivision or land development plan, the following information on the required preliminary plan sheets.

**4.03.A. Title Block**

**4.03.A.1.** Identification of the plan as a preliminary plan

**4.03.A.2.** Name of the development

**4.03.A.3.** Name, address and phone number of the record owner(s), subdivider(s), developer(s), and authorized agent(s)

**4.03.A.4.** Name of the municipality in which the subdivision or land development is located

4.03.A.5. Written and graphic scale of plan

4.03.A.6. Name, address and phone number of plan preparer

4.03.A.7. Date of plan preparation and date of subsequent revisions

4.03.A.8. Deed reference or source of title.

4.03.B. Signature Blocks

Space for date, signature and type of formal action by each of the following:

4.03.B.1. Planning Commission

4.03.B.2. Municipal governing body

4.03.B.3. County Planning Commission

4.03.B.4. Township Engineer, where applicable

4.03.B.5. Other officials, where required elsewhere by this Ordinance.

4.03.C. Maps and Data

4.03.C.1. Location drawing or map section, at a scale of 1":800', showing the location of the proposed subdivision in relation to named streets, boundaries, previous subdivisions, etc.

The proposed subdivision or land development area shall be identified by a tone or pattern differentiation and residual land of the subdivider shall be outlined.

The location drawing shall also contain a reference to north and, where possible, be depicted in northerly alignment with the property drawing.

4.03.C.2. Property drawing of the parcel which is to be subdivided. The lot, tract or parcel drawing shall include:

4.03.C.2.a. Bearings and dimensions for all property lines; corporation lines; center and right-of-way lines of streets; easements and other rights-of-way; natural and artificial water courses and streams; flood plain boundaries per FEMA maps (the Planning Commission may require, at its discretion, that 100 year flood plains be calculated and plotted for streams not included in FEMA mapping); wetlands; and other boundary lines with distances, radii arcs, chords and tangents of all deflection angles, nearest second and error of closure of not more than one (1) foot in 10,000 feet.

**4.03.C.2.b.** Proposed lot, tract, or parcel lines in prominent, solid lines. Lot, tract, or parcel lines proposed for removal shall be shown in dashed or broken lines and clearly identified as such.

**4.03.C.2.c.** Location and identification of all control points (iron pins, monuments, etc.) to which all dimensions, angles and bearings are to be referred.

**4.03.C.2.d.** Lot numbers or letters in progressive order to identify each lot or tract. Numbers shall be utilized only for lots, tracts or parcels which are eligible for independent or individual use, whereas letters shall be utilized for lot additions, land exchanges and transfer of lots or parcels which are not eligible for individual use or development. Lot numbers or letters from previous plans shall be encircled by a dashed or broken line circle while currently proposed lot numbers or letters shall be encircled by a solid line circle.

**4.03.C.2.e.** Square footage and acreage of all lots or parcels involved in the subdivision or land development, exclusive of land dedicated for right-of-way.

**4.03.C.2.f.** The location, size and use of all existing buildings and parking areas. Proposed buildings and parking areas shall be shown to the extent necessary to demonstrate compliance with other ordinance criteria.

**4.03.C.2.g.** The building setback lines, for all property lines, prescribed in the applicable zoning ordinance.

**4.03.C.3.** Streets, utilities, topography and natural features on the proposed subdivision and within 100 feet of the boundaries, in accordance with the following:

**4.03.C.3.a.** Layout, right-of-way, pavement width and name and number of all roads and streets, including profiles for all proposed roads.

**4.03.C.3.b.** Size and location of all existing and proposed utilities and easements, including plan and profile for all proposed stormwater, water supply, and sanitary facilities, and bearings and distance descriptions of all easements.

**4.03.C.3.c.** Existing and proposed on-lot well and sewage disposal system locations, as well as soil probe and percolation test locations for sewage disposal systems.

**4.03.C.3.d.** The topography and drainage of all proposed development sites shall be depicted. Contour intervals shall be a maximum of two (2) foot contour intervals.

**4.03.C.3.e.** Streams, ponds, waterways, wetlands, flood plains, quarries, and other significant topographical, physical or natural features.

**4.03.C.4.** Storm water management facilities, where required by Section 5.07 of this Ordinance.

**4.03.D.3.** Statement of intended use for all lots.

**4.03.D.2.** Applicable zoning standards for front, rear and side yard setbacks, minimum lot area, minimum lot width and zoning district.

**4.03.D.1.** Total number of lots or dwelling units proposed by the plan.

All necessary or recommended supplementary subdivision or land development plan notes or conditions shall be prominently lettered on the plan. This shall include, but not be limited to:

**4.03.D.** Plan Notes and Conditions

**4.03.C.9.** A hydrogeological and/or related study shall be prepared when individual wells are proposed to be utilized for water supply for a subdivision or land development in which: Individual wells are proposed to supply greater than two (2) equivalent dwelling units (EDU's) per well, or; individual wells are proposed to supply two (2) EDU's or less on lots with a size of less than one (1) acre, or; when a subdivision or land development is proposing to utilize individual wells and is proposing to utilize any sewage system other than an on-lot sewage system, including but not limited to, any type of stream discharge sewage system, or connection to a public, private or community sewage system. Such study shall be prepared by a hydrogeologist or geologist with training, education and experience in performing such studies, and shall demonstrate that adequate quantity and quality of water will be available for such subdivision or land development without adversely affecting neighboring water supplies. Such study shall be based on a drought condition rainfall recharge rate of at least 400 gpd per acre, unless otherwise justified by a professional experienced in this field. Withdrawal rates shall be based on PA DEP Rules and Regulations for sewage flows. The study shall demonstrate that the recharge rate will exceed the withdrawal rate by at least 20%.

**4.03.C.8.** A Traffic Impact Study (TIS) shall be prepared in accordance with the provisions of Section 5.19 of this Ordinance when, at a minimum, the proposed subdivision or land development: Is expected to generate 1,000 or more vehicle trips per day, or; is expected to generate 50 or more peak direction trips, or; in the opinion of the Township Planning Commission or Board of Supervisors, is expected to have a significant impact on the safety and/or traffic flow of the affected roadways.

**4.03.C.7.** Evidence that the proposed subdivision or land development will meet the requirements of any and all other Township ordinances.

**4.03.C.6.** Name of all surrounding property owners.

**4.03.C.5.a** The scale shall not exceed 50' to the inch on subdivision plans with minimum proposed lot areas of one (1) acre, and shall not exceed 20' to the inch for all other subdivision plans and for all land development plans. Waivers from the requirements of this section may be granted by the Planning Commission in accordance with the waiver procedures herein.

**4.03.C.5.** North arrow and graphic and written scale. Deed reference and source of title to the land being subdivided shall be included, as shown by the County Recorder of Deeds.



**4.03.D.4.** Statement of deed restrictions or covenants which may be a condition of sale of the property.

**4.03.D.5.** Statement indicating the presence or absence of wetlands along with the name, address, and signature of the individual responsible for the determination. A note referencing wetland regulations shall be placed conspicuously on the plan to be recorded.

**4.03.E. Certifications and Dedications**

**4.03.E.1.** A certification of ownership shall be signed by the property owner(s) verifying ownership and acceptance of the plan.

**4.03.E.2.** A statement shall be signed by the owner(s) offering land for dedication to public use for all appropriate streets, rights-of-way, easements, parks etc.

**4.03.E.3.** A certification statement by the plan preparer (registered surveyor, engineer, or landscape architect) verifying the plan accuracy.

**4.03.E.4.** Seal of the registered surveyor, engineer or landscape architect responsible for plan preparation. Any plan establishing property boundaries shall be prepared and sealed by a registered surveyor.

**4.03.E.5.** PA DEP Planning Approval letter, or verification of any applicable PA DEP Planning exemptions, must be on file with the Township. Erosion and Sedimentation Pollution Control Plan approval letter for plan must be on file with the Township when applicable.

**4.03.E.6.** All required PA DOT Highway Occupancy Permit numbers.

**4.03.E.7.** If water is to be provided other than by private wells owned and maintained by the individual lot owners, evidence that the subdivision or land development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility, in accordance with the Pennsylvania Municipalities Planning Code.

**SECTION 4.04 MAJOR SUBDIVISION - FINAL PLAN**

The subdivider or land developer shall furnish, as part of an application for final approval of a major subdivision or land development plan, the following information on the required 18" X 24" through 36" X 48" final plan sheet(s):

**4.04.A. Title Block**

**4.04.A.1.** Identification of the plan as a final plan

**4.04.A.2.** Name of the development

4.04.D.3. An Erosion Control Plan Approval Letter from the Berks County Conservation District.

4.04.D.2. Statement indicating the presence or absence of wetlands along with the name, address, and signature of the individual responsible for the determination. A note referencing wetland regulations shall be placed conspicuously on the plan to be recorded.

property.

4.04.D.1. Statement of deed restrictions or covenants which may be a condition of sale of the

All necessary or recommended supplementary subdivision or land development plan notes or conditions shall be prominently lettered on the plan. This shall include, but not be limited to:

4.04.D. Plan Notes and Conditions

4.04.C. Maps and Data - All information required under Preliminary Plan requirements, complete with all necessary detail and accuracy. The plan shall include only the phase or section of the subdivision or land development proposed for immediate recording and development.

4.04.B.5. Other officials, where required elsewhere by this Ordinance.

4.04.B.4. Township Engineer, where applicable

4.04.B.3. County planning Commission

4.04.B.2. Municipal governing body

4.04.B.1. Planning Commission

Space for date, signature and type of formal action by each of the following:

4.04.B. Signature Blocks

4.04.A.8. Deed reference or source of title.

revisions

4.04.A.7. Date of plan preparation and date of subsequent

4.04.A.6. Name, address and phone number of plan preparer

4.04.A.5. Written and graphic scale of plan

4.04.A.4. Name of the municipality in which the subdivision or land development is located

4.04.A.3. Name, address and phone number of the record owner(s), subdivider(s), developer(s), and authorized agent(s)

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-- END CHAPTER 4 --

4.04.E.6. If water is to be provided other than by private wells owned and maintained by the individual lot owners, evidence that the subdivision or land development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility, in accordance with the Pennsylvania Municipalities Planning Code.

4.04.E.5. All required PA DOT Highway Occupancy Permit numbers shall be shown on the plan at the corresponding permitted locations.

4.04.E.4. Seal of the registered surveyor, engineer or landscape architect responsible for plan preparation. Any plan establishing property boundaries shall be prepared and sealed by a registered surveyor.

4.04.E.3. A certification statement by the plan preparer (registered surveyor, engineer, or landscape architect) verifying the plan accuracy.

4.04.E.2. A statement shall be signed by the owner(s) offering land for dedication to public use for all appropriate streets, rights-of-way, easements, parks etc.

4.04.E.1. A certification of ownership shall be signed by the property owner(s) verifying ownership and acceptance of the plan.

4.04.E. Certifications and Dedications

4.04.D.4. Sewage Planning Module Approval letter (or verification of PA DEP Planning exemption) from the Department of Environmental Protection.

5.02.E. Every lot shall abut a street. Lot frontage or access shall be physically accessible by standard vehicle in existing condition or the Planning Commission shall require illustration of the site

may grant such waiver at its discretion.

5.02.D. Depth of residential lots shall be not less than one (1) nor more than three (3) times the lot width. Request for a waiver from these requirements shall be made to the Planning Commission who

shall be made to the Planning Commission who may grant such waiver at its discretion.

5.02.C. Side lot lines shall be substantially at right angles or radial to street lines, unless the purpose of lot line orientation is to obtain greater solar access. Request for a waiver from these requirements

5.02.B. Development designs shall minimize street lengths necessary to serve developed properties.

5.02.A. Existing utilities and improvements shall be utilized wherever possible. New roads and extended utility services shall be discouraged if existing services and facilities may be utilized.

In addition to the standards contained elsewhere in these regulations, the following general standards shall be observed.

**SECTION 5.02 GENERAL STANDARDS**

During the design and approval of subdivision and land development plans the Planning Commission, the municipal governing body, and the developer shall give primary consideration to all thoroughfare plans, water plans, sewer plans, community facility plans, and official maps as may be in effect in the municipality.

The guarantee of installation shall be provided by the subdivision or developer prior to final plat approval. applicable municipal ordinances shall be installed before the final plat is approved or, in lieu thereof, a body before the final plan is approved. All improvements as specified in this Ordinance or in municipality shall be followed and the improvements shall be approved by the municipal governing the subdivision or development site. In all cases, the codes, regulations and standards of the applicable codes, regulations, and standards adopted by the municipality relative to improvements to follow all

It is also the intent of this Ordinance to require subdividers and developers to follow all

installed in accordance with the subdivision or land development plan.

The guarantee shall assure the responsible body (Municipality) that the required improvements will be

guarantee of installation shall be provided by the subdivision or developer prior to final approval.

applicable municipal ordinances shall be installed before the final plat is approved or, in lieu thereof, a

body before the final plan is approved. All improvements as specified in this Ordinance or in

municipality shall be followed and the improvements shall be approved by the municipal governing

the subdivision or development site. In all cases, the codes, regulations and standards of the

applicable codes, regulations, and standards adopted by the municipality relative to improvements to

follow all

installed in accordance with the subdivision or land development plan.

The guarantee shall assure the responsible body (Municipality) that the required improvements will be

guarantee of installation shall be provided by the subdivision or developer prior to final approval.

applicable municipal ordinances shall be installed before the final plat is approved or, in lieu thereof, a

body before the final plan is approved. All improvements as specified in this Ordinance or in

municipality shall be followed and the improvements shall be approved by the municipal governing

the subdivision or development site. In all cases, the codes, regulations and standards of the

applicable codes, regulations, and standards adopted by the municipality relative to improvements to

follow all

**SECTION 5.01 INTENT**

**CHAPTER 5 - REQUIRED IMPROVEMENTS AND DESIGN STANDARDS**

improvements planned and necessary to alter steep banks, flood plains, visibility limitations, etc. to a condition that will facilitate safe and adequate access. The Planning Commission may also require that lots be arranged to reserve a right-of-way for street access to future lots.

**5.02.F.** Double or reverse frontage lots may be preferred or required when lot access to an adjoining street is not permitted or separation from the street is desired because of topographic, orientation, aesthetic, congestion, safety or high noise level considerations.

**5.02.G.** Adequate easements or rights-of-way shall be required for drainage and utilities. Easements shall be a minimum of twenty (20) feet in width and, whenever possible, shall be centered with ten (10) feet on each side of side or rear lot lines. No structure or buildings shall be erected within such easements, and said restriction shall be prominently noted on the plan.

**5.02.H.** Lots shall be suitably shaped to encourage and facilitate use and maintenance of all portions of the lot. Accordingly, lots shall be square or generally rectangular in shape. Lot configurations which result in flag lots and L-shaped, T-shaped, triangular or otherwise inappropriately shaped lots shall be avoided.

**5.02.I.** Site design and development shall include reasonable efforts to save existing trees and vegetation which shall, at a minimum, conform to the requirements for Landscaping provided in this Ordinance.

**5.02.J.** The standards of this Ordinance shall apply to all lots being subdivided or developed and residual land which is created by the subdivision or land development activity.

**5.02.K.** Lot additions, land exchanges, agricultural use only lands, and any other specific or special purpose subdivision or land development shall include prominent plan notes to avoid misinterpretation of the intent of the subdivision or land development plan. Applicable deed restrictions may be required.

**5.02.L.** Deeds filed subsequent to subdivision or land development approval shall accurately and correctly describe the property therein. Deeds shall be in complete compliance with all plan notes and conditions.

Recording a deed which omits or contradicts the information on an approved subdivision or land development plan shall be a violation of this Ordinance.

## **SECTION 5.03 RESERVED FOR ENERGY CONSERVATION STANDARDS**

## **SECTION 5.04 TOPOGRAPHY**

Subdivisions shall be planned to take advantage of the topography of land in order to: utilize the natural contours, economize in the construction of drainage facilities, reduce the amount of grading, and minimize destruction of trees and topsoil. The natural features and other distinctive characteristics of the site shall be integrated into the plan to create functional variations in the neighborhoods.

The developer shall grade each subdivision or land development to establish street grades, floor elevations of buildings, and lot grades in proper relation to each other and to existing topography. However, grading shall be kept to a minimum to avoid loss of topsoil and erosion potential. Lots shall be graded to secure drainage away from buildings. The grading shall facilitate collection of storm water in designated areas to avoid concentration of water in the sewage system location.

**SECTION 5.05 GRADING**

**5.04.D. Driveways** - All driveways shall be in conformity to the Township's Driveway Ordinance. A note shall be placed on the plan indicating that a driveway permit will be required from the Township. The applicant shall demonstrate that all proposed lots will have a driveway which conforms to the Driveway Ordinance, and the Planning Commission shall have the authority to stipulate specific driveway access location on lots with multiple road frontages.

**5.04.C.1.** For any such non-residential land development or subdivision which is adjacent to an existing residential property or is adjacent to a property for which residential use is a use permitted under the Zoning Ordinance, a buffer planting shall be provided along the entire portion of such adjacent. The buffer planting shall consist of a completely planted visual barrier composed of evergreen vegetation arranged to form both a low-level and a high-level screen between grade and to a height of at least eight (8) feet.

**5.04.C. Natural Features** - Natural features, irregularities, changes in level, brooks, lakes, hills, and other focal points within the site, and distant views outside the subdivision shall be integrated in the design to obtain variations and interest in each neighborhood and more attractive building sites. Trees, topsoil, and other natural resources shall be preserved and utilized in the development of the subdivision. Natural features shall be further enhanced and protected in non-residential land developments and subdivisions as follows:

**5.04.B. Natural Drainage** - Subdivisions shall be designed, particularly on land of very gentle slopes, to take every advantage of natural grades so that all the land can be drained without excessive grading. Unless water courses or drainage ways are enclosed, the plan shall be adjusted so that rear lot lines shall be approximately parallel to an open drainage course. Easements for drainage ways and low-lying land which are subject to flooding may be included as part of a lot but shall not be used as building sites or included in calculating the required lot area or width.

**5.04.A. Streets** - Land which is relatively flat or of very gentle slopes should be planned so that the streets follow the natural drainage courses and as many lots as possible shall be above the street grade. On more irregular topography, streets shall be designed to avoid extensive cuts and fills and follow the ridges or be planned approximately parallel to contour lines, and adjusted, however, so that lots on one (1) side of the street will not be excessively below the street grade.

Additionally, environmental safeguards may be mandated on slopes in excess of 15%. On steep slopes (in excess of 15%), site and lot design shall be adjusted, where necessary, to mitigate the detrimental effects of development on steeper slopes. The following topographic considerations shall be utilized in design of subdivisions and land developments:

5.07.A.1. Exception - Single family residential lots may be exempted from the mandatory design and installation of certain storm water management facilities when the lot improvements (house, buildings, driveway, regrading, etc.) on the proposed plan document to the satisfaction of the Planning Commission and the Township Engineer that the lot improvements will not result in detrimental storm water discharges within the lot(s) or upon adjoining lands, roads, waterways or other

5.07.A. Residential Exception

The degree of stormwater protection sought by the provisions of these requirements within this Ordinance is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study. THIS ORDINANCE DOES NOT IMPLY THAT AREAS SUBJECT TO THE FLOODING OR FLOOD DAMAGES. The making of an administrative decision shall not constitute a representation, guarantee or warranty of any kind by the Township, or by any official or employee thereof, of the practicability or safety of any proposed structure or use with respect to damage from erosion, sedimentation, stormwater runoff or floods, and shall not create liability upon, or cause of action against, the Township, its officials or employees.

herein. applied to a specific property, the Township Supervisors may grant a waiver, which is a defined literal compliance with any mandatory provisions of these regulations is shown to be unreasonable as such variation shall not have the effect of nullifying the intent and purpose of the requirements. If the cases as may be deemed necessary in the public interest as set forth herein, provided, however, that safety and welfare. The Township Supervisors may modify or extend said provisions in individual These provisions are intended as minimum standards for the protection of the public health, paragraph C of this Section prior to plan approvals.

listed in Section 5.08 of this Ordinance. A Storm Water Management Plan must be approved as per Requirements, of this Ordinance. Erosion and sedimentation controls and plan requirements are stage, and shall be prepared in accordance with the Appendix - Storm Water Management granted in accordance with Sections 5.07.A or 5.07.B, at both the preliminary and final submittal for each subdivision or land development plan, unless an exemption to these requirements has been

5.07. Scope, Warning and Disclaimer of Liability. - A Storm Water Management Plan shall be required

SECTION 5.07 STORM WATER MANAGEMENT AND DESIGN CRITERIA

The minimum lot size and lot width requirements established by municipal zoning ordinance shall be utilized as minimum subdivision standards. All lots shall satisfy the Bethel Township zoning standards for lot width and lot size at the time of subdivision. The building setback lines established by the Zoning Ordinance shall be applicable and shall be noted on each subdivision or land development plan.

SECTION 5.06 LOT SIZES AND STANDARDS

The grading of the roadway shall extend the full width of the cartway, shoulder and swale area, if applicable. Where possible, grass strips or channels between the curb or shoulder and right-of-way line should be graded at 3:1 slope; however, when unusual topographic conditions exist, good engineering practice shall prevail.

areas. Exemption may be granted by the Planning Commission provided all of the following criteria are satisfied:

**5.07.A.1.a.** The minimum lot area shall be one (1) acre, and the maximum total impervious area, existing and proposed, shall not exceed five percent (5%) of the net lot area or 5,000 square feet, whichever is smaller; and

**5.07.A.1.b.** The proposed slope of the lot shall not exceed 10% in the lot improvement area and slopes in excess of 15% shall not exist within fifty feet (50') of the lot improvement area; and

**5.07.A.1.c.** Streams, waterways and ecologically sensitive areas shall not exist within one hundred feet (100') of the lot improvement area; and

**5.07.A.1.d.** All proposed lot improvements shall be a minimum of fifty feet (50') from all lot lines, unless site conditions or other requirements necessitate greater setback.

**5.07.A.1.e.** Plan notes shall document that the soils within the lot improvement area are in the hydrologic soil group A, B, or C, as published in the current edition of TR-55, Urban Hydrology for Small Watersheds; and

**5.07.A.1.f.** Storm Water discharges shall not endanger or potentially damage the lot improvements, adjoining lands, roads or otherwise pose a threat to the health, safety or welfare of the public; and

**5.07.A.1.g.** No unique or adverse lot conditions shall exist which warrant refusal of the exemption request; and

**5.07.A.1.h.** The exemption request shall be submitted in writing with the subdivision application and shall address all the criteria cited herein; and

**5.07.A.1.i.** Subdivision plans containing any lots which have received storm water management design and installation exemptions in accordance with these provisions shall contain a prominent plan note explaining the exemption and the lot development restrictions applicable thereto, and shall be incorporated into the deeds as a restriction; and

**5.07.A.1.j.** Any lot receiving a storm water management installation exemption and subsequently found to be developed, or under development, contrary to the approved subdivision plan, contrary to these exemption provisions or otherwise evidencing a storm water runoff problem shall forthwith be subject to the following:

- Corrective action shall be taken in the lot development to eliminate the noncompliance.
- Submission of a revised subdivision plan shall be required, depicting necessary storm water management facilities, in accordance with standard plan processing procedures.



**5.07.B. Agricultural Land Development Exception**

**5.07.B.1. Exception - Agricultural Land Development** may be exempted from the mandatory design and installation of certain storm water management facilities when the lot improvements (buildings, driveway, regrading, etc.) on the proposed plan document to the satisfaction of the Planning Commission and the Township Engineer that the lot improvements will not result in detrimental storm water discharges within the lot(s) or upon adjoining lands, roads, waterways or other areas. Exemption may be granted by the Planning Commission provided all of the following criteria are satisfied:

**5.07.B.1.a.** The minimum lot area shall be fifty (50) acres, and the maximum total impervious area, existing and proposed, shall not exceed one percent (1%) of the net lot area; and

**5.07.B.1.b.** The proposed slope of the lot shall not exceed 10% in the lot improvement area and slopes in excess of 15% shall not exist within fifty feet (50') of the lot improvement area; and

**5.07.B.1.c.** Streams, waterways and ecologically sensitive areas shall not exist within two hundred feet (200') of the lot improvement area; and

**5.07.B.1.d.** All proposed lot improvements, including all concentrated storm water discharge points, shall be a minimum of three hundred feet (300') from all lot lines, unless site conditions or other requirements necessitate greater setback.

**5.07.B.1.e.** Plan notes shall document that the soils within the lot improvement area are in the hydrologic soil group A, B, or C, as published in the current edition of TR-55, Urban Hydrology for Small Watersheds; and

**5.07.B.1.f.** Storm Water discharges shall not endanger or potentially damage the lot improvements, adjoining lands, roads or otherwise pose a threat to the health, safety or welfare of the public; and

**5.07.B.1.g.** No unique or adverse lot conditions shall exist which warrant refusal of the exemption request; and

**5.07.B.1.h.** The exemption request shall be submitted in writing with the subdivision application and shall address all the criteria cited herein; and

**5.07.B.1.i.** Development plans containing any lots which have received storm water management design and installation exemptions in accordance with these provisions shall contain a prominent plan note explaining the exemption and the lot development restrictions applicable thereto, and shall be incorporated into the deeds as a restriction; and

**5.07.B.1.j.** Any lot receiving a storm water management installation exemption and subsequently found to be developed, or under development, contrary to the approved subdivision plan, contrary to these exemption provisions or otherwise evidencing a storm water runoff problem shall forthwith be subject to the following:

5.09.C. Planned Sewer Area - When a proposed subdivision or land development is located in an area not presently served by public sewers, but which has received design data preparatory to sewer system installation within eighteen (18) months, then the municipality shall determine the necessity of installing house connections and/or capped mains, even though on-site facilities will be required in the interim. Installation of house connections and capped mains shall be in accordance with municipal design data and approved by the municipal engineer prior to approval of a preliminary or final plan.

5.09.B. Existing Public Sewers - When a subdivision or land development has public sewers available on-site or within one hundred and fifty (150) feet of the site, sewer lines shall be included on the subdivision and land development plan and installation must be approved by the municipal authority responsible for the sewer system.

5.09.A. On-lot Sewage Disposal - All subdivision and land developments proposing on-lot sewage disposal shall be designed and submitted in compliance with the prevailing requirements of the Pennsylvania Sewage Facilities Act. Further, for each and every lot created by a proposed subdivision, there shall be a minimum of two areas tested (probe and perc) which yield suitable results for on-lot sewage disposal. The plan shall clearly indicate these areas, and state that disturbance of these areas is not permitted unless written approval is received by the Township Sewage Enforcement Officer. It is the intent of this section to co-ordinate a simultaneous review of subdivision and land development plans with sewage planning modules at the municipal level, thereby avoiding the approval of lots that are not suitable for sewage disposal.

5.09.A. On-lot Sewage Disposal - All subdivision and land developments proposing on-lot sewage disposal shall be designed and constructed to meet the needs of the proposed subdivision or land development. Sewage disposal facilities shall also meet all requirements of the Pennsylvania Department of Environmental Protection. Sewage disposal facilities shall also meet the following requirements which specify the design and installation standards for on-lot sewage disposal and public and private sewerage systems.

**SECTION 5.09 SEWAGE DISPOSAL**

An Erosion and Sedimentation Pollution Control (E&SPC) Plan is required for all earth moving activities. The E&SPC Plan must be approved by the Berks County Conservation District for all subdivisions with site improvements and for all land developments.

**SECTION 5.08 SOIL EROSION AND SEDIMENTATION CONTROLS AND PLAN REQUIREMENTS**

5.07.C. Review and Approval - All Storm Water Management Plans shall be reviewed by the Township Engineer prior to Township approval. A set of design plans shall be maintained on file at the site during construction, as record drawings.

-Submission of a revised development plan shall be required, depicting necessary storm water management facilities, in accordance with standard plan processing procedures.  
-Corrective action shall be taken in the lot development to eliminate the noncompliance.

Subdivision and land development plans shall contain a plan note specifying the source of water supply. Plans proposing the use of public or community water shall contain a note specifying that connection to the public or community water line, as applicable, is required. Plans proposing the use of individual wells shall contain a note specifying that the lot(s) has not been tested for the availability of water or adequate quality or quantity and no guarantee of water availability is provided.

In those cases where a public or community water system is not available or practical, a well shall be provided for each lot. Wells shall not be within one hundred feet (100') of any part of the absorption field of any existing or proposed on-site sewage disposal system and they shall not be placed within fifty feet (50') of lakes, streams, ponds, quarries, etc.

For subdivisions proposing lot sizes of less than one (1) acre, and for all non-residential developments, where public water supply is not being proposed, the developer shall demonstrate that an adequate water source is available within or adjacent to the development for fire protection. In making a determination as to the adequacy of the source being proposed by the developer, the Township shall submit the proposal to the fire chief(s) or the fire company(ies) primarily responsible for serving the development, and shall take into consideration their comments.

**SECTION 5.10 WATER SUPPLY**

**5.09.E.2. Public Sewers** - All subdivision and land development plans shall contain a plan note specifying that connection to public sewer lines is required.

**5.09.E.1. On-lot Sewage Disposal** - All subdivision and land development plans shall contain a plan note specifying that approval of the plan does not guarantee permit issuance for sewage disposal.

**5.09.E. Plan Notice**

**5.09.D. Private Sewerage System** - When a subdivision or land development is to be provided with a private sewerage system, a statement shall be submitted to the Planning Commission from the Pennsylvania Department of Environmental Protection verifying Planning Approval for the proposed facilities. Additionally, the municipality must be satisfied that adequate provisions have been made to guarantee the construction and maintenance of the proposed private sewerage system.

5.11.A.4. Local Streets - provide direct access to each lot and function to allow traffic to circulate toward the principal directions of travel, bus routes, schools and playgrounds; however, the design shall discourage through and high speed traffic. The street pattern shall be indirect and yet continuous to prevent through traffic, formed or straight, moderately winding, curved, looped or angular streets. Tee-intersections shall predominate and cross-intersections shall be minimized. There shall be an underlying systematic neighborhood pattern; however, gridiron and other rigid geometrical patterns should be avoided where possible.

5.11.A.3. Collector Streets - function to collect traffic from local streets and distribute it into major streets, and, as such, they will normally contain a relatively large number of intersections with local streets and few with main streets. A collector street system may be required wherever a residential neighborhood near a major street is over 150 acres in area or where the local street pattern is so designed as to converge and serve over 500 one-family dwellings, or 100 multi-family units, or for non-residential development. Collector streets shall be planned for continuity and to lead more or less directly to one or more focal points or centers of traffic generation, and may become bus routes.

5.11.A.2. Major (Arterial) Streets - function primarily for the movement of a large volume of traffic between points of heavy traffic generation and over long distances, but at slower speeds with traffic control devices. They are often known as arterial streets or highways. They shall be planned for continuation of existing streets in the system at the same or greater width in accordance with adopted municipal standards. Major streets shall contain as few intersections as possible.

5.11.A.1. Interstate/Other Expressways - function primarily for the movement of the greatest number of vehicles over the longest distance in the fastest allowable time. Access to these is restricted to grade-separated interchanges and the flow of traffic is uninterrupted. These generally serve either inter-state or inter-regional traffic or cross-town traffic in densely developed areas.

5.11.A. Classification and General Design Goals

The developer shall design and construct streets, including pavements, shoulders, gutters, curbs, etc., in accordance with the following regulations and any other Township Ordinance or regulations that may apply:

In addition to relating to topography, natural features and solar orientation, streets shall be designed according to the function served, the use of abutting land, and standards of width, intersections, maximum grades and curvatures. The Planning Commission shall require that all developments have adequate access. Where major subdivision is proposed or may occur because of the patterns started by minor subdivision activity, the Planning Commission shall require reservation for, or installation of, two or more streets to insure safe and convenient access. Elimination or vacation of previously approved streets shall be approved only when the Planning Commission determines that (1) alternate access has been provided in another, more suitable location, (2) further development is not possible utilizing the street, and (3) any land owners who purchased property with reliance upon the street agree in writing to its elimination.

SECTION 5.11 STREETS

The street pattern shall include extensions to the boundaries of the development to provide circulation between adjoining neighborhoods.

**5.11.A.4. Cui-de-Sac Streets** - provide direct access to properties from other streets.

Ordinarily, a cui-de-sac is a short street with only one outlet and having an appropriate terminal for safe and convenient reversal traffic movement. Drainage should be towards the open end. If drainage is toward the closed end it shall be conducted away in an underground storm sewer. Unless completely impractical, cui-de-sac streets shall be extended to adjacent property lines, or shall provide adequate right-of-way to adjacent property lines to allow for future extension of the road.

**5.11.A.5. Roadway Classifications** - For the purposes of this Section, the Township's existing roads shall be classified as follows:

INTERSTATE/OTHER EXPRESSWAYS

Interstate 78 (I-78)

MAJOR/ARTERIALS

- SR 183
- SR 419
- SR 501
- SR 645

COLLECTORS

Old 22 from SR 501 to Eastern Township Line  
Schubert Road from SR 419 to SR 501  
Rehrersburg Road

Schubert Road from SR 419 to Eastern Township Line

Brown Road from SR 501 to SR 645

Frystown Road from SR 501 to SR 4001

Meckville Road from Frystown to County Line

Meckville/County Line Roads from Frystown to County Line

Meckville Road from SR 645 to Frystown

LOCAL

All Other Roads

**5.11.B. Minimum Street Standards** - Developer shall, upon review and approval by the Township, make a determination as to the appropriate speed limit for each road, and shall provide for appropriate signs. Also, see Chart 5.11.B.

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5.11.C.3.b. The proposed street system shall be connected to the existing street system at a location which will minimize adverse effects and not place any burdens upon the functioning of the existing street system or access to other properties along the existing street system. The applicant shall install all necessary traffic control devices and shall make all necessary improvements to provide for such access which may include, but shall not be limited to, the installation of traffic signals and roadway improvements at affected intersections to regulate traffic flowing past or to and from the proposed point or points of access to the development.

5.11.C.3.a. All proposed streets within the tract shall be arranged to conform as closely as possible to original topography. Proposed streets within the development shall be laid out to provide convenient and safe access to each lot and/or structure and/or parking compound proposed as part of the development of the tract. Rigid rectangular street patterns are not required and curvilinear streets may be provided when their use will result in a more desirable layout.

5.11.C.3. Arrangement - The development shall be designed to insure coordination between the proposed street system and all existing streets and intersections studied in the traffic impact study, all planned streets and intersections included on other subdivision or land development plans and all streets included in the Comprehensive Plan or any official map adopted by the Township.

5.11.C.2. Arterial Street Design - The design standards for arterial streets shall be as specified by the PENNDOT and based upon the projected average daily traffic and speed limit.

5.11.C.1.e. That an agreement by the owners of 51% of the front footage thereon shall be binding on the owners of the remaining lots.

5.11.C.1.d. The method of assessing maintenance and repair cost.

a whole.

5.11.C.1.c. That an offer for dedication of the street shall be made only for the street as

5.11.C.1.b. That the owners of the abutting lots will include with any future offer for dedication sufficient monies, as estimated by the Township, to restore the street to conformance with the prevailing standards.

5.11.C.1.a. That the street shall be constructed and maintained to conform to the specifications of this Ordinance.

5.11.C.1. Private Streets - Private streets are prohibited unless they meet the design standards of these regulations. Applications which propose a private street shall be accompanied by an agreement which shall be submitted with the preliminary plan application and ultimately recorded with the Berks County Recorder of Deeds as part of the final plan. This agreement shall establish the conditions under which the street will be constructed and maintained, as well as conditions controlling an offer of dedication, and shall stipulate:

5.11.C. Supplementary Street Standards - In addition to the specific standards cited in Section B, the following street standards shall apply to design and construction of streets:

**5.11.C.3.C.** Where a development abuts an existing or proposed arterial street, the developer shall use marginal access streets, reverse frontage lots or other means to provide protection for abutting properties, reduce the number of intersections with the arterial street, and separate the local and through traffic.

**5.11.C.4.** Street Provisions for Future Development. Where appropriate, areas shall be reserved for future street usage in conjunction with the development of adjacent tracts. Areas reserved for future street usage will not be required to be improved; however, these areas shall be reserved for street improvements to be provided by the developer of the adjacent tract. 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 by the developer, provided this use is not adverse to the manmade or natural features of the site.

**5.11.C.4.a.** Future Rights-of-Way - Future rights-of-way shall be designed in conformance with the street design requirements of this Part and the contiguous parcels must contain proper setbacks and sight distances.

**5.11.C.4.a.(i)** The area within the future rights-of-way shall be included within the deeds to the abutting lots with an easement in favor of the Township and landowners of the land into which the future rights-of-way will extend to permit the use of the future right-of-way for public street purposes should the adjoining lands be developed.

**5.11.C.4.a.(ii)** The landowners of the lots in which the future right-of-way is included shall have the duty to maintain the area included within the future right-of-way and this duty shall be indicated in a note on the final plan and in all deeds to such lots.

**5.11.C.4.a.(iii)** The landowners of the lots in which the future right-of-way is included shall have no obligation concerning the improvement of such future right-of-way for street purposes.

**5.11.C.5.** Half Streets - Half or partial streets (less than the required right-of-way or cartway width) will not be permitted. All plans shall be designed to provide for the entire required right-of-way and cartway.

**5.11.C.6.** Street Names - Continuations of existing streets shall be known by the same name. Names for new streets shall not duplicate or closely resemble names of existing streets within the same postal area. All new street names are subject to the Berks County-Wide Communications granting its approval with all final plan applications. All street names shall conform, where applicable, to the local Township plan for street names.

**5.11.C.6.a.** Street Signs. All traffic control signs and street name signs shall be indicated on the plans and installed where identified along all new streets and intersections. The design and placement of such signs shall be in accordance with current PENNDOT standards and subject to approval by the Township.