

January 14, 1992

The Hopewell Board of Supervisors met for their regular monthly meeting on Tuesday January 14 at 7:00 P.M. in the Municipal Building.

The meeting was called to order by chairman Robert Cowden.

Roll Call was taken present were Robert Cowden, Alexander Hamilton, Ed Allen, Susan Paul. Visitors were Homer Denning, Rick Rush, Don Voytek, Russell Crupe.

The minutes of the previous meeting were present. Mr. Hamilton made the motion to accept the minutes as present with the correction " the tax increase for 1992 will be 2.8 mills not 1.7 mills as s stated in the December 10th minutes." Second by Mr. Cowden.  
Vote: Cowden-yea, Hamilton-yea, Allen-yea.

The Financial Report was submitted. Mr. Cowden made the motion to have the Financial Report filed for review by the auditors. Second by Mr. Allen.

Mr. Voytek was present to present the Board with the West Middletown Fire Departments 1992 proposed contract. The Fire Department would like a \$500.00 increase in the annual contract plus have the township supply the needed gasoline for the year. The Supervisors took all the proposed increase and gasoline supply under advisement.

Mr. Rush asked that speed limit signs be placed on Fox Drive. The supervisors stated that Mont would be told to place 35 mile per hour speed signs on Fox Drive.

Mr. Cowden made the motion to adopt HOPEWELL TOWNSHIP ORDINANCE 12-92-9 THE HOPEWELL TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. This ordinance is to take effect immediately upon its adoption. Second by Mr. Hamilton.  
Vote: Cowden-yea, Allen-yea, Hamilton-yea.

Discussion followed on the steps to be taken to change set back line in Hopewell Township/.

The Zoning Report was submitted. Mr. Hamilton made the motion to accept the Zoning Report as present. Second by Mr. Cowden  
Vote: Cowden-yea, Allen-yea, Hamilton-yea.

A workshop for February 5th was set to get feed back from the Zoning Officer and the Township Planning Commission. The workshop is to be at 7:00P.M.

Hopewell Township  
Washington County, Pennsylvania

**SUBDIVISION AND  
LAND DEVELOPMENT  
ORDINANCE**

TABLE OF CONTENTS

ARTICLE I - GENERAL PROVISIONS . . . . .	1
Section 101 - Short Title and Effective Date . . . . .	1
Section 102 - Purpose . . . . .	1
Section 103 - Interpretation . . . . .	1
Section 104 - Authority and Control . . . . .	1
Section 105 - Jurisdiction . . . . .	2
Section 106 - Validity and Severability . . . . .	2
Section 107 - Repealer . . . . .	2
ARTICLE II - DEFINITIONS . . . . .	3
Section 201 - General . . . . .	3
Section 202 - Definitions . . . . .	3
ARTICLE III - PLAN PROCESSING PROCEDURES . . . . .	7
Section 301 - General Procedures . . . . .	7
Section 302 - Official Submission Date . . . . .	8
Section 303 - Application Forms and Fees . . . . .	8
Section 304 - Sketch Plan . . . . .	12
Section 305 - Preliminary Plan . . . . .	12
Section 306 - Final Plan . . . . .	13
Section 307 - Agricultural Subdivision Plan . . . . .	14
Section 308 - Recording Plans . . . . .	15
Section 309 - Resubdivision Procedure . . . . .	15
Section 310 - As-Built Plan Procedure . . . . .	15
Section 311 - Selling of Lots . . . . .	16
Section 312 - Occupancy Permits . . . . .	16
Section 313 - Immunity To Ordinance Changes . . . . .	16
ARTICLE IV - PLAN REQUIREMENTS . . . . .	18
Section 401 - Sketch Plan . . . . .	18
Section 402 - Preliminary Plan . . . . .	18
Section 403 - Final Plan . . . . .	23
Section 404 - Record Plan Final . . . . .	23
Section 405 - Improvement Construction Plan . . . . .	25
Section 406 - As-Built Plan . . . . .	26
Section 407 - Sediment/Erosion Control Plan . . . . .	26
ARTICLE V - DEVELOPMENT DESIGN STANDARDS . . . . .	27
Section 501 - General . . . . .	27
Section 502 - Survey Monuments and Markers . . . . .	28
Section 503 - Streets . . . . .	28
Section 504 - Lots . . . . .	30
Section 505 - Blocks . . . . .	30
Section 506 - Sanitary Sewers . . . . .	31
Section 507 - Water Supply . . . . .	31
Section 508 - Storm Drainage . . . . .	32
Section 509 - Landscaping . . . . .	34
Section 510 - Flood Area Controls . . . . .	35
Section 510.1 - Abrogation and Greater Restrictions . . . . .	35
Section 510.2 - Municipal Liability . . . . .	35
Section 510.3 - Pre-Application Procedures . . . . .	35
Section 510.4 - Preliminary Plan Requirements . . . . .	36
Section 510.5 - Final Plan Requirements . . . . .	36
Section 510.6 - General . . . . .	37
Section 510.7 - Excavation and Grading . . . . .	38

Section 510.8 - Drainage Facilities . . . . .	38
Section 510.9 - Street . . . . .	38
Section 510.10 - Sanitary Sewer Facilities . . . . .	38
Section 510.11 - Water Facilities . . . . .	39
Section 510.12 - Other Utilities and Facilities . . . . .	39
ARTICLE VI - CONSTRUCTION AND DEDICATION OF PUBLIC IMPROVEMENTS	39
Section 601 - Construction . . . . .	39
Section 602 - Release from Improvement Guarantee . . . . .	39
Section 603 - Maintenance Guarantee . . . . .	40
Section 604 - Dedication of Public Improvements . . . . .	40
Section 605 - Proper Maintenance of Sites and Improvements	40
ARTICLE VII - ADMINISTRATION . . . . .	41
Section 701 - Revision and Amendment . . . . .	41
Section 702 - Inspections . . . . .	41
Section 703 - Penalties . . . . .	41
Section 704 - Remedies . . . . .	42
Section 705 - Enactment . . . . .	43
APPENDIX A - SUBDIVISION AND LAND DEVELOPMENT FEES . . . . .	44
APPENDIX B - PLAN PROCESSING PROCEDURE . . . . .	46
APPENDIX C - CLEAR SIGHT TRIANGLE . . . . .	48
APPENDIX D - CUL-DE-SAC . . . . .	49
APPENDIX E - COMMON DRIVEWAY DETAIL . . . . .	50
APPENDIX F - SURVEYORS CERTIFICATE OF ACCURACY . . . . .	51
APPENDIX G - LANDSCAPING . . . . .	52
APPENDIX H - STANDARD NOTES . . . . .	53

## ARTICLE I - GENERAL PROVISIONS

### Section 101 - Short Title and Effective Date

This Ordinance shall be known and may be cited as the Hopewell Township Subdivision and Land Development Ordinance of \_\_\_\_\_. This Ordinance shall become effective immediately upon its adoption.

### Section 102 - Purpose

This Ordinance is adopted for the following purposes:

- A. To promote, protect and facilitate public health, safety and welfare of the community.
- B. To promote, coordinated, piratical and efficient community development of the Township.
- C. To ensure sites suitable for building purposes and human habitation.
- D. To facilitate efficient movement of people and goods.
- E. To ensure subdivision and land development plans conform to public improvement standards of the Township.
- F. To provide a systematic and uniform procedure for reviewing plans to ensure equitable handling of all subdivision and land development proposals.

### Section 103 - Interpretation

In interpreting and applying the provisions of this Ordinance, all requirements shall be held to be minimum requirements for promoting the above mentioned purposes. Where the provisions of this Ordinance impose greater restrictions than those of any other act, statute, ordinance or regulation, the more restrictive regulation shall be controlling.

### Section 104 - Authority and Control

- A. The Board od Supervisors of Hopewell Township shall have the authority to regulate subdivision and land development within the Township upon enacting the Subdivision and Land Development Ordinance. This is in accord with the provisions of the Municipalities Planning Code, as amended (Act 247 of 1968).
- B. No subdivision or land development of any lot, tract or parcel of land shall be made, nor improvements carried out, except in accordance with the provisions of this Ordinance.
- C. No lot within a subdivision or land development may be sold, nor a permit to construct issued, unless and until such time as

subdivision or land development plan has been approved and, where required, recorded for public record.

- D. Where, due to special conditions existing on a property, a literal enforcement of the provisions of this Ordinance and/or its accompanying Appendices and regulations would result in unnecessary hardship the Board of Supervisors may make such reasonable exceptions thereto as will not be contrary to the public interest and will be in conformity with existing community development. Such exceptions may be made subject to such reasonable conditions as the Board in its discretion may determine. Such exceptions as the Board of Supervisors may make from time to time shall be taken as isolated cases and not as precedent setting.

#### Section 105 - Jurisdiction

The Board of Supervisors shall have jurisdiction over subdivision and land development within the Township limits. In order that the actions of the Board of Supervisors under this Subdivision and Land Development Ordinance may be correlated with all relevant date and procedures, the Board of Supervisors hereby designates the Township Planning Commission as the agency of the Board of Supervisors.

- A. All major land developments and subdivisions shall be referred upon submission to the Board of Supervisors to the Planning Commission for review. All other applicants relating to subdivision and/or land development plans may be referred upon request by the Board of Supervisors.
- B. The Planning Commission shall make recommendations to the Board of Supervisors concerning approval, disapproval, modifications and conditions of approval of such plans.
- C. The Planning Commission shall make recommendations to the Board of Supervisors concerning the interpretation or modifications to provisions and standards of this Ordinance.

#### Section 106 - Validity and Severability

Should any section or provision of this Ordinance be declared by the courts as unconstitutional or invalid for any reason, such a decision shall not affect the validity of the Ordinance as a whole or of any part thereof.

#### Section 107 - Repealer

All Ordinances, or parts thereof, inconsistent herewith are hereby repealed upon the legally effective date of this Ordinance.

## ARTICLE II - DEFINITIONS

### Section 201 - General

Unless otherwise expressly stated, the following terms shall, for the purpose of this Ordinance, have the meaning indicated. Words in the singular include plural, as plural forms include the singular. The word "person" includes a corporation, unincorporated association and a partnership, as well as an individual. The words "shall" and "will" are mandatory, whereas the word "may" is permissive.

### Section 202 - Definitions

Alley: A strip of land over which there is a right-of-way municipally or privately owned on which no building fronts, serving as a secondary means of access of two (2) or more properties.

Applicant: A landowner/s/, or agent or the landowner/s/, who has submitted application for development, including his heirs, successors and assigns.

Application: Every application required to be filed and approved prior to the commencement of development, containing information used for administrative purposes to aid in the review of subdivision and land development plans and applications for building permits.

Block: An area of land bounded by a newly created street system within a subdivision or land development.

Board of Supervisors or Board: The Board of Supervisors of Hopewell Township.

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

Clear Sight Distance: The required length of cartway visible to a driver at any given point along a street when the view is unobstructed by traffic. Sight distance shall be measured from a point three and one-half (3.5) feet above the centerline of a street to the nearest obstructed point four (4) inches above the same centerline.

Cartway: The paved surface of a street or alley available to vehicular traffic.

Clear Sight Triangle: An area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of street centerlines. (See Appendix C).

Construction: Any disturbance to the existing surfaces of land or the erection of building thereon.

Cul-De-Sac: A street originating at a through street at one end and terminating at the other end with a vehicular turnaround. (See Appendix D).

Date of Filing: The date on which a properly completed application together with all required information, supporting documentation and appropriate filing fees are received by the Board of Supervisors at a regularly scheduled meeting.

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

Development: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of mobile homes, streets and other paving, utilities, mining, dredging, filling, grading, excavation, or drilling operations and the subdivision of land.

Driveway: A private cartway providing for vehicular and pedestrian access between a public street and a parking area within a single lot or property. Adjoining lots may have combined driveways along their common boundary. (See Appendix E).

Dwelling: A building designed and constructed for residential purposes in which people live.

Easement: A right-of-way or other right granted for the use of private land for certain public or quasi-public purposes.

Identified Flood Plain Area or District: Those flood plain areas specifically designated in the Hopewell Township Zoning Ordinance or Flood Plain Management Ordinance as being inundated by the one hundred (100) year flood.

Improvements: Activities involving permanent changes to land including but not limited to grading, paving, curbing, fire hydrants, water mains, sanitary sewers, sidewalks, parking areas, monuments, storm run-off control structures and other items for public use required by this Ordinance.

Land Development: Any of the following activities:

1. The improvement of one (1) lot or more contiguous lots, tracts or parcels of land for any purpose involving:
  - a. A group of two (2) or more residential or non-residential building, 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 (2) or more existing or prospective occupants by means of or for the purpose of streets, common areas, leasehold, condominiums, building groups or other features.
2. A subdivision of land.
3. Development in accordance with Section 503(1.1) of the Municipalities Planning Code.

Landowner: The legal or beneficial owner or owners of land, including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), or other person having a proprietary interest in land, shall be deemed to be a landowner for the purposes of this Ordinance.

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.

Major Subdivision: Any subdivision not classified as a minor subdivision.

Minor Subdivision: The subdivision of land into not more than two (2) parcels located on an existing improved street that does not involve:

Installation of improvements as required by this Chapter; extension of utilities; frontage on an arterial or collector street; adverse effect to the development of the remaining parcel; adverse effect to adjoining properties; and conflict with Hopewell Township's Comprehensive Plan, Zoning Ordinance, any portion of this Chapter or other State, County or Hopewell Township Chapters, laws or regulations.

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

Plan:

1. Plan, Sketch: A conceptual plan showing proposed streets and lots related to topography, to be used as the basis for informal discussion between the representatives of the Board of Supervisors and the applicant.
2. Plan, Preliminary: A plan of a subdivision or of a land development (including all required supplementary data) showing the approximate proposed street and lot or site layout, deed restrictions, easements and projected improvements for the entire tract being subdivided or developed as a basis for consideration by

the Board of Supervisors prior to the preparation of a Record Final Plan.

3. Plan, Improvement Construction: A plan certified by a registered professional engineer showing the construction details of streets, drains, sewers, bridges, culverts and other improvements as required by these regulations and shall include a horizontal plan, profiles and cross-sections.
4. Plan, Final: A complete and exact subdivision plan or site development plan (including all required supplementary data), defining property lines, proposed streets and other improvements which may properly be a matter of definition; bearing the approvals of the Planning Commission and the Board of Supervisors, which is prepared for official recording in the Recorder of Deed's Office.
5. Plan, "As Built": A revised working drawing corrected to show all changes in design, sizes or location of improvements which may have been made during actual consideration.

Regulatory Flood Elevation: The one hundred (100) year flood elevation plus a freeboard safety factor of one and one half (1-1/2) feet.

Planning Commission: The Planning Commission of Hopewell Township.

Right-of-Way: A strip of land granted for public or private use.

Right-of-Way, Ultimate: A width measured from the centerline of any public street which is reserved for accommodating future improvements.

Run-Off: The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but flows along the surface of the land.

Site Development: The improvement of a single lot, tract or parcel of land for any purpose, including, but not limited to, buildings, sanitary and water facilities.

Street or Road: A strip of land, including the entire right-of-way, intended for use as a means of vehicular and pedestrian circulation.

1. Minor Arterial: Serves high volumes of traffic (5,000-15,000 Average Daily Traffic Volume (ADT) for intrametropolitan travel. Links boroughs and villages and provides high degree of mobility.
2. Major Collector: Serves moderate levels of traffic (3,000-8,000 ADT) including some local-oriented travel. Collects traffic from local streets for distribution or arterial.
3. Minor Collector: Serves lower levels of traffic (1,000-3,000 ADT), collecting traffic from local roads for distribution to the arterial road network.

4. Local: Serves low levels of traffic (less than 1,000 ADT) for short-distance travel. Provides access to collectors and larger parcels.
5. Subdivision: Serves very low levels of traffic for access to parcels within a subdivision. Preferred for safety reasons to be a through road, but not intended for through traffic.
6. Private: A road not accepted for public dedication.

Structure: Anything constructed or erected on the ground or attached to the ground, including but not limited to, buildings, factories, sheds, cabins, mobile homes, man-made ponds, swimming pools, and other similar items.

Subdivision: The division or redivision of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisee, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Township: Hopewell Township.

Wetlands: Areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support - and that under normal conditions do support - a prevalence of vegetation typically adapted for life in saturated soil conditions. Another indication is the presence of hydric soils. Wetlands generally include swamps, marshes, bogs, and other similar areas.

### ARTICLE III - PLAN PROCESSING PROCEDURES

#### Section 301 - General Procedures

- A. The Board of Supervisors has adopted the following procedures which shall be observed by all applicants.
- B. Whenever any subdivision of land development is proposed and before any construction improvement is commenced and any building permit is requested, the applicant shall apply for and secure approval in accordance with the following procedures:
  1. Minor Subdivision or Land Development Proposal
    - (a) Sketch Plan

(b) Final Plan

2. Major Subdivision or Land Development Proposal

- (a) Sketch Plan
- (b) Preliminary Plan
- (c) Final Plan

Section 302 - Official Submission Date

- A. For the purpose of these regulations, for both minor and major subdivision and land development plans, whether preliminary or final, the date of the regularly scheduled meeting of the Board of Supervisors next following the date application is filed shall represent the official submission date of a plan. The Board shall render a decision and communicate it to the applicant no later than ninety (90) days from such filing date in the time, manner and form required by Section 508 of the Municipalities Planning Code. Should the next regular meeting occur more than thirty (30) days following the filing of the application, the statutory period shall commence on the thirtieth (30th) day following the day the application has been filed.
- B. The official submission date shall not be assigned prior to municipal receipt of a complete application. If the Board holds any portion of the submission, pending receipt of the balance, the application shall not be deemed to have been officially received until the next regularly scheduled Board of Supervisors' meeting following the date of completing an application.

Section 303 - Application Forms and Fees

- A. Application. The Board shall make available to applicants a form upon which all applications for approval of subdivision and land development plans shall be made.
- B. To defray the expenses of plan review, fees shall be payable to the Board of Supervisors at the time of filing an application. Fees shall be established or amended from time to time by resolution to the Board of Supervisors.
- C. Engineering and Planning. For engineering and planning services required for plan review, the applicant shall pay the actual cost of the engineering and planning review. At the time of filing an application, the applicant shall deposit an escrow amount, as set forth in Appendix A, to cover the initial engineering and planning review costs with the Board of Supervisors. If the initial amount is exhausted, the additional monies required for the engineering and planning review shall be paid either by
  - 1. Additional escrow amounts, or

2. By monthly invoices to the applicant covering the cost of the engineering and planning services.

The choice of payment method is at the sole discretion of the Board of Supervisors. All funds in excess of actual engineering and planning review fees will be returned to the applicant at the end of the application review.

- D. Inspection and Testing. For inspection and testing of site improvements during or after construction, the applicant shall pay the actual costs of inspection and testing. Upon final approval of the plans the applicant shall deposit an escrow amount, as set forth in Appendix A, to cover the initial inspection and testing costs with the Board of Supervisors. If the initial escrow amount is exhausted, the additional monies required for the inspection and testing shall be paid either by

1. Additional escrow amounts, or
2. By monthly invoices to the applicant covering the cost of inspection and testing.

The choice of payment method is at the sole discretion of the Board of Supervisors. All funds in excess of actual inspection and testing fees will be returned to the applicant upon dedication of the street.

- E. Completion of improvements or guarantee thereof prerequisite to final plan approval.

1. No plan shall be finally approved unless the streets shown on such plan have been improved to a mud-free or otherwise permanently passable condition, or improved as may be required by this Ordinance and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains and other improvements as may be required by this Ordinance have been installed in accordance with the specifications of this Ordinance. In lieu of the completion of any improvements required as a condition for the final approval of a plan, the owner shall provide for the deposit with the Township of a corporate bond or other financial security acceptable to the Board of Supervisors in an amount sufficient to cover the costs of any improvements or common amenities, including, but not limited to, roads, storm water retention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements or buffer or screen plantings which may be required, which financial security may include among others, a lending institution letter of credit or a restrictive or escrow account in a lending institution. Without limitation as to other types of financial security which the Township may approve, Federal or Commonwealth chartered lending institution

irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security for the purposes of this section. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided such bonding company or lending institution is authorized to conduct such business within the Commonwealth. Such bond or other security shall provide for and secure to the public the completion of any improvements which may be required within one (1) year of the date fixed in the plan for completion of such improvements. The amount of financial security shall be equal to one hundred and ten percent (110%) of the cost of the required improvements for which financial security is to be posted. The cost of the improvements shall be established by submission to the Board of Supervisors of a bona fide bid or bids from the contractor or contractors chosen by the party posting the financial security to complete the improvements or, in the absence of such bona fide bids, the costs shall be established by an estimate prepared by the Township's engineer. If the party posting the financial security requires more than one (1) year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional ten percent (10%) for each one (1) year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred and ten percent (110%) of the cost of completing the required improvements as re-established on or about the expiration of the preceding one (1) year period by using the above bidding procedure. In the case where development is projected over of period of years, the Board of Supervisors may authorize submission of final plans by section or stages of development, subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.

2. As the work of installing the required improvements proceeds, the party posting the financial security may request the Board of Supervisors to release, or authorize the release from time to time, such portions of the financial security necessary for payment to the contractor or contractors performing the work. Any such requests shall be in writing addressed to the Board of Supervisors, and the Board shall have forty-five (45) days from receipt of such request within which to allow the Township Engineer to certify, in writing, to the Board that such portion of the work upon the improvements has been completed in accordance with the approved plan. Upon such certification, the Board shall authorize release by the bonding company or lending institution of an amount as estimated by the Township Engineer fairly representing the

value of the improvements completed or, if the Board fails to act within said forty-five (45) day period, it shall be deemed to have approved the release of funds as requested.

The Board may, prior to final release at the time of completion and certification by its engineer, require retention of ten percent (10%) of the estimated cost of the aforesaid improvements. Said amount, if retained, shall be refunded one (1) year from the project's completion date.

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

If financial security has been provided in lieu of the completion of improvements required as a condition for the final approval of a plat as set forth in Section 303 (E) (1), the Township shall not condition the issuance of building, grading or other permits relating to the erection or placement of improvements, including buildings, upon the lots or land as depicted upon the final plan upon actual completion of the improvements depicted upon the approval final plan. If said financial security has been provided, occupancy permits for any building or buildings to be erected shall not be withheld following the improvements of the streets providing access to and from existing public roads to such building or buildings to a mud-free or otherwise permanently passable condition, as well as the completion of all other improvements as depicted upon the approved plan, either upon the lot or lots, or beyond the lot or lots in question, if such improvements are necessary for the reasonable use of or occupancy of the building or buildings.

3. Where the Board accepts dedication of all or some of the required improvements following completion, it may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan for a term not to exceed eighteen (18) months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in Section 303 (E) (1) with regard to installation of such improvements, and the amount of the financial security shall not exceed fifteen (15) percent of the actual cost of installation of said improvements. If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority, separate and distinct from the Township, financial security to assure proper completion and maintenance thereof shall be

posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this section.

#### Section 304 - Sketch Plan

- A. All applicants submitting subdivision and land development plans are urged to submit a sketch plan to the Township. Such a submission should include sufficient information for a determination by the Board of Supervisors concerning the classification of the proposal, as a major or minor subdivision. The submission of a sketch plan shall not preclude the applicant from proceeding with preliminary and final application as required by this Ordinance.
- B. The submission of a sketch plan is not mandatory, but is intended to facilitate the review and approval of preliminary and final plans by providing an informal discussion between the applicant and the Board of Supervisors.
- C. Submission of a sketch plan shall not constitute formal filing of a plan with the Township for purposes of Section 302.
- D. Two (2) copies of the sketch plan accompanied by a request for review shall be submitted to the Board of Supervisors. The request shall come from the applicant and include the name, address and telephone of an individual who shall be authorized to receive all notices required by these regulations.

#### Section 305 - Preliminary Plan

- A. Applicants proposing a major subdivision shall submit a preliminary plan and application to the Township for review in accord with the provisions of this Ordinance.
- B. Application for consideration and approval of a preliminary or final plan shall be as set forth in Appendices A (Fees) and B (Procedure) as the same may be established and modified by resolution of the Supervisors.
- C. Township Planning Commission Review. Each properly filed preliminary plan shall be submitted for review by the Township Planning Commission at its next regularly scheduled meeting. During the review of the preliminary plan, the Township Planning Commission shall consider written reports of the Township Engineer and Zoning Officer, and other appropriate agencies, prior to formulating a recommendation. The Planning Commission may recommend approval, disapproval or approval with conditions. Such recommendation shall be submitted in writing to the Board of Supervisors, Township Engineer and the Township Zoning Officer as soon as possible after review is complete, but in all events to



later than sixty (60) days after the filing date as established by Section 302.

- D. Review Agency Recommendations. Where deemed desirable by the Township Planning Commission or Supervisors, other agencies may be requested to review certain aspects of the plan. In such case, the applicant shall, upon request, provide such agencies with copies of the appropriate plan or other information.
- E. Board of Supervisors Review and Decision.
  - 1. Upon receipt of the plans, recommendations, reports and supporting materials from the Township Planning Commission, the Board of Supervisors shall consider the same and may request such additional information as may be necessary and proper to complete its review and decision. The Supervisors shall not be bound by any statement, determination or recommendation of the Planning Commission or other reviewing agency, except as may be specifically provided for in this Ordinance or other applicable law. The Board of Supervisors may approve as submitted, approve with conditions or reject the plan.
  - 2. The Board shall take action within ninety (90) calendar days from the official filing date of the final plan. Failure to do so will be deemed on approval.
  - 3. The decision of the Supervisors shall be made at a regular or special meeting and shall be communicated in writing, personally to the applicant or mailed to his last known address no later than fifteen (15) days following the Supervisors' decision.
  - 4. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the ordinance relied upon.
  - 5. Any extension of the time limits of this section must be consented to in writing by the applicant, otherwise the same shall be of no effect.
  - 6. A preliminary plan filed hereunder shall be clearly marked as such and shall not be recorded or employed as a final plan.

#### Section 306 - Final Plan

- A. All applicants submitting subdivision and land development applications shall submit a final plan to the Township.

- B. Within one (1) year of the Board of Supervisors approval of the preliminary plan, a final plan shall be submitted to the Township in conformity with this Ordinance. Unless an extension of time in writing has been granted by the Board of Supervisors upon written request, plans submitted after the one (1) year period shall be classified as a new preliminary plan.
- C. The final plan shall consist of two parties: the Record Final Plan and the Improvements Construction Plan.
- D. The final plan shall conform to the approved preliminary plan and shall incorporate all modification required by the Township in its review of the preliminary plan.
- E. Application. Application procedures shall be as referred to in Section 305 B.
- F. Township Planning Commission Review. The final plan may be reviewed as required within Article III, Section 305 C for preliminary plans. Should the plan satisfy all the requirements of this Ordinance and approval recommended, the Planning Commission, by general or special resolution, may authorize the Chairman and Secretary to date and endorse such approval on a minimum of five (5) copies of the final plan. Copies of the final plan with the endorsement of the Township Planning Commission shall be forwarded to the Board of Supervisors.
- G. Application for approval of the final plan shall be reviewed and a decision made thereon on the time and manner as provided in Section 305.

Section 307 - Agricultural Subdivision Plan

- A. Such plans shall be required to be submitted to the Board of Supervisors for classification. Submittals will be treated as sketch plans.
- B. In the event that a plan is determined as an agricultural subdivision, the plan shall be exempt from both minor and major subdivision review processes.
- C. Agricultural subdivision plans shall be recorded prior to the sale, lease or lease purchase of any tract created by the plan. Such agricultural subdivision plan shall be clearly marked as such and shall not authorize any construction, improvement or land development as a major or minor subdivision hereunder.

## Section 308 - Recording Plans

- A. After the approved plan has been signed by not less than two (2) Supervisors, attested by the Secretary and signed and approved by the Township and County Planning Commission pursuant to the requirement of the Municipalities Planning Code §502(B), the applicant shall record the Record Final Plan in the Office of the Recorder of Deeds, Washington County, Pennsylvania, within the time set forth below.
- B. The approved Record Final Plan shall be recorded within ninety (90) days following the date of the official Township approval of the Record Final Plan. Should the plan not be recorded within such a period, the Record Final Plan shall become null and void unless an extension of time is granted by the Board of Supervisors and endorsed on the Record Final Plan to be recorded. Recordation will be accomplished consistent with the Recorder of Deeds procedure.
- C. Prior to recording a minimum of three (3) copies of the approved Record Final Plan shall be taken to the Washington County Planning Commission by the applicant for its endorsement to acknowledge a County review has been completed. One (1) approved copy shall be retained by the County Planning Commission and two (2) shall be retained by the Recorder of Deeds Office.
- D. The applicant shall file Recorder of Deeds receipts with the Township for the Record Final Plan recordation and for any declaration of covenants required by said plan, showing the date and deed record and/or microfilm number. If the applicant has elected to provide a corporate bond or other financial security acceptable to the Board of Supervisors in an amount sufficient to cover the costs of improvements, in lieu of constructing the improvements prior to final plan approval, then no building permits shall be issued until said receipts are filed with the Township.

## Section 309 - Resubdivision Procedure

Any revision or resubdivision of land which includes changes to a recorded plan shall be considered a subdivision and require a resubmission of the plan in accordance with the applicable provision of this Ordinance. Any revision or resubdivision of a lot created by a final plan that used the lot averaging option as outlined in the Zoning Ordinance, if applicable, shall be governed by the lot averaging requirements for the original subdivision.

## Section 310 - As-Built Plan Procedure

After final plan approval and upon completion of all required improvements, the developer shall submit an as-built plan, showing

the location, dimension and elevation of all improvements. In addition, the Plan shall indicate that the resultant grading, drainage structures and/or drainage systems and erosion and sediment control practices (including vegetative measures) are in substantial conformance with the previously approved drawings and specifications. The Plan shall note all deviation from the previously approved drawings. Three (3) copies of the plan shall be submitted to the Secretary of the Board of Supervisors who shall distribute them as follows:

- A. One (1) copy to the Township Engineer.
- B. One (1) reproducible copy to the Township files.
- C. One (1) copy to the Planning Commission.

#### Section 311 - Selling of Lots

- A. If the applicant decides to construct the streets shown on the final plan to a mud-free or otherwise permanently passable condition, or improved as may be required by this Ordinance and to construct whatever other improvements are shown on the final plan prior to submitting the final plan for final approval, then no lots may be sold until such approval is granted.
- B. If the applicant decides to provide a guarantee, which meets the requirements of Section 303 E, to the Township for the construction of proposed streets and all other proposed improvements, then lots may be sold once the guarantee is accepted by the Township.

#### Section 312 - Occupancy Permits

No occupancy permits shall be issued for any building or buildings until, and unless, the streets providing access to and from existing roads to such building or buildings are constructed to a mud-free or otherwise permanently passable condition, as well as all the other improvements as depicted upon the approved plan, either upon the lot or lots or beyond the lot or lots in question, if such improvements are necessary for the reasonable use of or occupancy of the building or buildings constructed.

#### Section 313 - Immunity To Ordinance Changes

From time to time an application for approval of a plat, whether preliminary or final, is duly filed as provided in the subdivision and land development ordinance, and while such application is pending approval or disapproval, no change or amendment of the zoning, subdivision or other governing ordinance or plan shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance

with the provisions of the governing ordinances or plans as they stood at the time the application was duly filed. In addition, when a preliminary application has been duly approved, the applicant shall be entitled to final approval in accordance with the terms of the approved preliminary application as hereinafter provided. However, if an application is properly and finally denied, any subsequent application shall be subject to the intervening change in governing regulations. When an application for approval of plat, whether preliminary or final, has been approved or approved subject to conditions acceptable to the applicant, no subsequent change or amendment in the zoning, subdivision or other governing ordinance or plan shall be applied to effect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the term of such approval within five years from such approval. Where final approval is preceded by preliminary approval, the terms shall be construed in the light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed. Where the landowner has substantially completed the required improvements as depicted upon the final plat within the aforesaid five year limit, or any extension thereof as may be granted by the governing body, no change of municipal ordinance or plan enacted subsequent to date of filing of the preliminary plat shall modify or revoke any aspect of the approved final plat pertaining to zoning classification or density, lot, building, street or utility location. In the case of a preliminary plat calling for the installation of improvements beyond the five year period, a schedule shall be filed by the landowner with the preliminary plat delineating all proposed sections as well as deadlines within which applications for final plat approval of each section are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plat approval, until final plat approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to approval of the governing body in its discretion. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of twenty-five percent of the total number of dwelling units as depicted on the preliminary plan, unless a lesser percentage is approved by the governing body in its discretion. Provided the landowner has not defaulted with regard to or violated any of the conditions of the preliminary plat approval, including compliance with landowner's aforesaid schedule of submission of final plats for the various sections, then the aforesaid protections afforded by substantially completing the improvements depicted upon the final plat within five years shall apply and for any section or sections, beyond the initial section, in which the required improvements have not been substantially completed within said five year period the aforesaid protections shall apply for an additional term or terms of three years from the date of final plat approval for each section. Failure of landowner to adhere to the aforesaid schedule of submission of final plats for the various

sections shall subject any such section to any and all changes in zoning, subdivision and other governing ordinance enacted by the Township subsequent to the date of the initial preliminary plan submission.

#### ARTICLE IV - PLAN REQUIREMENTS

##### Section 401 - Sketch Plan

- A. Scale. The sketch plan for a proposed subdivision shall be clearly and legibly drawn.

A scale of either fifty (50) or one hundred (100) feet to an inch is recommended to facilitate preliminary and final plan preparation. In the event that the tract contains more than one hundred (100) acres, it is recommended that the sketch plan be drawn to a scale no less than two hundred (200) feet per inch.

- B. Data. The sketch plan data shall be at the discretion of the applicant. It is recommended that the following information be included to assist in plan discussions and classification:

1. Tract boundaries as per the legal description within the deed.
2. Municipality in which subdivision is located.
3. North arrow.
4. Proposed general lot layout.
5. Proposed street layout.
6. Significant topographical and physical features.
7. Contours at ten (10) foot intervals. Contours may be taken from U.S.G.S quadrangle maps.
8. Location map to aid in identifying the tract.
9. Area of the total tract.
10. Proposed average lot size as a note on the plan.

##### Section 402 - Preliminary Plan

- A. Sheet Size: The original plans, and all submitted prints thereof, shall be on sheets either:

1. Eight (8) inches by fourteen (14) inches, or

2. Twenty-four (24) inches by thirty-six (36) inches, or
  3. Twenty-four (24) inches by forty-two (42) inches.
- B. Scale: The Preliminary Plan shall be clearly and legibly drawn to a scale of one inch equals fifty (50) feet, except that.
1. If the average size of the proposed lots in the subdivision is five acres or larger, the plan may be drawn to a scale of one inch equals one hundred feet, or
  2. If the subdivision contains more than two hundred acres, the plan may be drawn to a scale of one inch equals two hundred feet.
- C. Data. The preliminary plan shall include the following information as a minimum.
1. Title block including:
    - a. Name of the proposed subdivision or land development or identifying title.
    - b. Name of municipality in which tract is located.
    - c. Date at which plan was prepared, including all revisions and a description of each.
    - d. Name, address, license number and seal of the registered engineer, surveyor or landscape architect who certified the plan.
    - e. Statement identifying the plan to be a preliminary plan.
    - f. Scale of plan: written and graphic.
  2. A location map drawn at a scale no less than eight hundred (800) feet to the inch, showing the relationship of the tract to surrounding properties, roads and water courses.
  3. If the proposed subdivision or site development covers more than one (1) sheet, key maps shall be shown on all plan sheets showing the relationship of the plan sheets to each other.
  4. Zoning District lines.
  5. Tract boundaries as per the legal description within the deed, including bearings and distances for each property line.
  6. Consecutively numbered lots throughout the subdivision and consecutively lettered blocks.

7. Approximate distances for proposed subdivision lines; approximate centerline radii for proposed roads.
8. Areal data for each lot: gross area, area with Rights of Way, and net area.
9. Setback lines and rear yard lines.
10. Site Topography
  - a. The source or site topography shall be recent field survey or topography generated through aerial photogrametry.
  - b. The contour interval shall be to (2) feet for land with an average natural slope of twenty-five (25) percent or less and five (5) feet for land with an average natural slope in excess of twenty-five (25) percent. Areas of distinct average natural slopes shall not be combined together but shall be contoured at the appropriate contour interval.
  - c. The sources of contours, contour interval, and elevation datum shall be noted on the plans. The National Geodetic Vertical Datum is preferred.
11. Site grading showing extent of cuts and fills.
12. Significant planimetric and physical features.
13. Soil types and boundaries as indicated within the Soil Survey for Washington County, Soil Conservation Service.
14. All tree masses within the tract boundaries.
15. All existing buildings and facilities within the tract including sewer and water systems.
16. All existing streets, including names, width of cartway and right-of-way.
17. All existing and proposed utility lines and easements within the tract boundaries, including those for streets and drainage.
18. All storm water management structures, sewers, swales, and easements.
19. Names of all owners of all properties adjacent to the tract.
20. North arrow.



21. Notarized signature of landowner awareness of the proposed subdivision.
22. All Streets recorded but not constructed on or abutting the property, including names and right-of-way widths; and in the case of constructed streets, names, right-of-way widths, and if available, cartway (pavement) widths.
23. All areas within the site where tree stumps and/or other debris is intended to be buried shall be clearly identified and limited by specifying the maximum acreage and dimensions of such area. When such a use directly affects a proposed building site, sufficient data shall be submitted indicating its effect on the area intended for construction. In no case shall any structure or street be constructed on an area where materials have been buried unless engineering data are submitted to and approved by the Board of Supervisors demonstrating that no adverse condition will result from such filing and construction. If no debris is to be buried on-site, add a note to the data column saying so.
24. In the case of Site Development Plans, the following additional data shall also be required on the plan:
  - a. The approximate location of all proposed structures.
  - b. The approximate location, size and capacity of all proposed off-street parking areas.
25. All existing natural and man-made watercourses showing existing 100 year flood lines and existing "project" flood lines, if latter is available, wet areas, any springs, all drainage easements, culverts or drainage structures.
26. A Data Column, containing:
  - a. Gross Acreage
  - b. Total number of lots
  - c. Approximate average lot size
  - d. Approximate average lot area and minimum lot area
  - e. Approximate total area in lots and in streets
  - f. Existing zoning
  - g. Schedule of zoning regulations
  - h. Proposed source of water supply
  - i. Proposed types of sewage disposal
  - j. Approximate total linear feet of proposed streets measured along the centerline by the various right-of-way widths
  - k. Name and address of legal owner
  - l. Name and address of equitable owner
  - m. Source of title
  - n. Number of monuments and lot markers by type to be set

- o. Number of trees to be set
  - p. For site development plans, the following additional data:
    - i. Area and percentage of building coverage
    - ii. Area and percentage of impervious surfaces
    - iii. Number of parking spaces required and provided
  - q. Other data as may be required
27. Accompanying Data. Where applicable, the following information will be submitted to accompany the preliminary plan.
- 1. A sediment/erosion control plan conforming to the requirements of
  - 2. If new roads are proposed, road profiled showing the following:
    - a. Plan view showing:
      - i. North Arrow
      - ii. Centerline stationing (to include horizontal PC's and PT's and road intersections)
      - iii. Storm drainage structures and sewers
      - iv. Location of existing and proposed sanitary sewers
      - v. Location of existing and proposed water lines
      - vi. Location of any underground utility within right-of-way
      - vii. Location of sight triangles at all intersections
    - b. Profile view showing:
      - i. Profile of existing ground along centerline and along both right-of-way lines
      - ii. Profile of proposed grade showing grades at fifty (50) foot stations on tangents and at twenty-five (25) on vertical curves
      - iii. Vertical Curve Data: Point of vertical intersection, length of vertical curve, vertical correction, grade on vertical curve
      - iv. Station and elevation of turning point on crests or sag curves
      - v. Profile view of sanitary and storm sewers showing with structure types and elevations; pipe type, class, length and slope
      - vi. Profile view of water lines showing: waterline type and class; appurtenances (water valves, blow-offs, etc); depth from finished grade to top of waterline.

7. Complete survey data for all street centerline and street right-of-way line curves proposed on a plan, including radius, delta, arc, chord and chord bearing.
8. Required sight triangle areas of all proposed intersections.
9. Street names.
10. Location and material of all permanent monuments and lot markers.
11. Setback lines not less than the minimum fixed by the Township Zoning ordinance or by any deed restriction on the tract, whichever is greater.
12. All existing, natural or man-made watercourses with existing 100 year flood line and existing "project" flood line if the latter is available.
13. Signature block including space for:
  - (a) Approval by the Township Board
  - (b) Review by the Township Planning Commission
  - (c) Review by the County Planning Commission
14. The appropriate labeling of all areas intended for dedication or reservation.
15. All easements or rights-of-way accurately labeled with a title describing their intended use and specifically described with bearings and distances, where provided for or owned by public service agencies, and any limitations on such easements or right-of-way, and
16. Parks, playgrounds, and other open areas to be dedicated for public use or to be reserved for private use, appropriately labeled and accurately described with bearings and distances, and including any conditions governing such use; and parks, playgrounds, and other open areas to be reserved for private use and allocated to individual lots, appropriately labeled and accurately described by lot with bearings and distances, and including any conditions governing such use;
17. If a deed of restrictions is intended to be recorded, the following phrase; "For restrictions binding the lots shown on this plan, see deed of restrictions by \_\_\_\_\_, dated \_\_\_\_\_, and of record in the office of the Recorder of Deeds in and for Washington County, Pennsylvania, Deed Record \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_."
18. The phrase "Recorded in the office of the Recorder of Deeds in and for Washington County, Pennsylvania" lettered on the plan

c. Street Cross-Section showing:

Pavement section, cartway, shoulders, roadside swales, cross slopes and tie-in slopes

4. If sanitary sewers, storm sewers or drainage ways extend beyond the road right-of-way, profiles conforming to the requirements of Subsection 402 D.3.b.v.
5. If waterlines extend beyond the road right-of-way, profiles conforming to the requirements of Subsection 402 D.e.b.vi.
6. Storm drainage calculations.
7. Preliminary designs of any bridges or culverts that may be required. Such designs shall meet all applicable requirements of PennDOT.

Section 403 - Final Plan

- A. The final plan shall consist of two parts: the record final plan and the improvements construction plan. For minor subdivisions the two parts may be combined on one plan.
- B. The final plan shall conform in all important details with the preliminary plan as approved by the Board of Supervisors and shall incorporate any and all conditions specified under the preliminary plan approval.

Section 404 - Record Final Plan

- A. Sheet Size and Scale: The Record Final Plan shall conform to the Preliminary Plan requirements for sheet size and scale.
- B. Data: The Record Final Plan shall include the following information as a minimum:
  1. A statement identifying the plan to be the Record Final Plan.
  2. Tract boundaries and area per a recent survey by a Professional Land Surveyor registered in Pennsylvania.
  3. Signed and sealed survey's certificate of accuracy using the form in Appendix F.
  4. Exact bearing and distances for all proposed subdivision lines to the nearest hundredth of a foot.
  5. Exact lot areas to the nearest thousandth of an acre.
  6. Approximate distance to the intersection of the centerlines of the nearest established street intersection.

along the lower edge of the sheet, so that the Recorder of Deeds may acknowledge receipt and recording of the plan when it is presented.

19. A Data Column, containing:
  - a. Gross Acreage
  - b. Total number of lots
  - c. Average lot size
  - d. Average lot area and minimum lot area
  - e. Total area in lots and in streets
  - f. Existing zoning
  - g. Schedule of zoning regulations
  - h. Proposed source of water supply
  - i. Proposed types of sewage disposal
  - j. Total linear feet of proposed streets measured along the centerline by the various right-of-way widths
  - k. Name and address of legal owner
  - l. Name and address of equitable owner
  - m. Source of title
  - n. Number of monuments and lot markers by type to be set
  - o. Number of trees to be set
  - p. For site development plans, the following additional data:
    - i. Area and percentage of building coverage
    - ii. Area and percentage of impervious surfaces
    - iii. Number of parking spaces required and provided
  - q. Other data as may be required
20. Standard notes as contained in Appendix H.
21. Debris disposal area locations.
22. Other data as required.

#### Section 405 - Improvement Construction Plan

- A. An improvement construction plan shall be required whenever an improvement is to be constructed or installed.
- B. Sheet size and scale: the Improvement Construction Plan shall conform to the Preliminary Plan requirements for sheet size and scale.
- C. Data. The Improvement Construction Plan shall show all the required data listed for the Preliminary Plan except as modified below:
  1. All of lines, street right-of-ways and easements shall be in accordance with the Record Final Plan.

2. No areas need to be shown.
  3. The data column need not be shown.
- D. The Improvement Construction Plan shall be submitted with the Record Final Plan for approval.

#### Section 406 - As-Built Plan

As-built plans shall be prepared showing the actual location dimensions, and elevations of all completed improvements. The as-built plans shall consist of all Improvement Construction Plans marked up with the appropriate as-built data.

#### Section 407 - Sediment/Erosion Control Plan

- A. Size and Scale: The sediment/erosion control plan shall conform to the preliminary plan requirements for sheet size and scale.
- B. Date: The Sediment/Erosion Control Plan shall include the following information as a minimum:
  1. Statement identifying plan as the sediment/erosion control plan.
  2. All information required for a preliminary plan except:
    - a. Bearings and distances on lot lines
    - b. Lot areas
    - c. Notarized signature of landowner awareness of the proposed subdivision
    - d. Data Column
    - e. Road profiles
    - f. Utility profiles
  3. A sediment/erosion control narrative on the plan covering:
    - a. Intent of conservation program
    - b. General description of sediment/erosion control measures to be employed
  4. A planned sequence of construction narrative on the plan covering:
    - a. Sequence of installing sediment/erosion control measures in relation to sequence of general construction
    - b. Date project is to begin and expected date final stabilization is to be completed
  5. Sediment/Erosion Control measures
  6. Sediment/Erosion Control details and specifications

7. Calculations for sizing sediment/erosion control measures

ARTICLE V - DEVELOPMENT DESIGN STANDARDS

Section 501 - General

The following principals of subdivision and land development, general requirements and minimum standards of design shall be observed by the applicant in all instances.

- A. All portions of a tract being subdivided shall be taken up in lots, streets, public lands or other proposed uses so that remnants and land locked areas shall not be created.
- B. When less than an entire tract is being subdivided or developed, the application shall make adequate provision for the balance of the tract to be logically developed in conformity with the requirements of this Ordinance, the Zoning Ordinance and all other applicable Ordinances.
- C. Applicants shall use best efforts to preserve tree stands, waterways, scenic points, historic sites and other community assets and landmarks.
- D. Subdivision and land developments shall be planned to minimize cut or fill in connection with the installation of improvements.
- E. In all respects in which standards for requirements are not set forth herein or referenced hereunder, the applicable requirements of the Pennsylvania Department of Transportation and Environmental resources shall govern. All work shall be performed in the manner prescribed in the standard specifications of said departments.
- F. Where, due to special conditions existing on the subject property, a literal enforcement of the provisions of this Ordinance and/or its accompanying Appendices and regulations would result in unnecessary hardship the Board of Supervisors may make such reasonable exceptions thereto as will not be contrary to the public interest and will be in conformity with existing community development. Such exceptions may be made subject to such reasonable conditions as the Board in its discretion may determine.
- G. The applicant shall construct and install, with no expense to the Township, the streets and improvements specified within this Ordinance. Construction and installation of such improvements shall be subject to inspection by appropriate Township officials during the progress of the work and the subdivider, developer or builder shall pay for such inspection.

## Section 502 - Survey Monuments and Markers

- A. Monuments shall be indicated on all final plans on all corners of the original tract except when the corners fall within a road right-of-way and on one side of the right-of-way of new streets at angle points, beginning and end of curves, corners and as otherwise required. Monuments shall be installed upon completion of a new street. Monuments shall be thirty (30) inch long concrete hexahedron with a four (4) inch square top and a six (6) inch square bottom. A drill hole shall indicate the exact location of the point.
- B. Markers shall be indicated on all final plans and located at all lot corners that are not monuments. Markers shall be thirty-six (36) inch long iron or steel pipes or bars.

## Section 503 - Streets

### A. Public Streets

#### 1. General

- a. Streets shall be graded to the full width of the right-of-way and improved to the grades and dimensions shown on the approved final plans, profiles and cross-sections for the tract.
- b. Street name signs, as well as other appropriate streets signs shall be provided by the developer. Their design and location shall be approved by the Board of Supervisors.
- c. Streets shall follow natural contours of the land where practical, so as to reduce excessive ground disturbance.
- d. The developer shall consider solar access when locating streets so as to provide a lot design which facilitates utilizing natural illumination and heating of buildings.
- e. New half or partial streets shall be prohibited, except where essential to reasonable subdivision of a tract. Satisfactory assurance for dedication of the remaining part of the street shall be given. Such partial street shall be provided with a temporary turnaround.

#### 2. Design

- a. Streets shall be designed and constructed in accordance with standards and specifications adopted from time to time by the Board of Supervisors.



- b. No more than two (2) streets shall intersect at the same point.
- c. Right angle intersections shall be used where possible and the angle of intersection shall not be less than 75 degrees.
- d. Whenever a subdivision abuts an arterial or collector street or road, the Board of Supervisors may require restriction of access to said street or road.
- e. Where it is determined that public safety will be promoted, the following shall be required:
  - i. Clear sight triangles at intersections, including driveway intersections.
  - ii. Deceleration and acceleration lanes adjacent to subdivision entrances.
  - iii. Left-turn lanes to serve subdivision entrances.
- f. Sheet pavement width:

<u>Type of Street</u>	<u>Minimum Pavement Width</u>
Arterial Highways and Major Streets, Four Lanes	48'
Arterial Highways, Two Lanes	20' - 24'
Collector Streets	22'
Minor Streets and Rural Roads	20'
Alleys	14'

3. Cul-De-Sac Streets

- a. Dead-end streets are prohibited, unless designed as cul-de-sac streets.
- b. Streets permanently designed with a cul-de-sac shall not exceed seven hundred and fifty (750) feet in length, nor be less than two hundred and fifty (250) feet in length.
- c. A cul-de-sac shall be provided with a right-of-way having a radius of sixty (60) feet and a cartway width having a radius of forty-five (45) feet.

- d. When planting circles are proposed, cartway width within the cul-de-sac turnaround shall be a minimum of thirty (30) feet. Where future extension is considered practical and desirable by the Board of Supervisors, the turnaround right-of-way shall be placed adjacent to the tract boundary to provide for the extension.
- e. Drainage of cul-de-sac streets shall preferably be towards the open end.

B. Private Streets

1. Private streets are prohibited within subdivisions unless adequate off-street parking is shown to exist and proper maintenance of all improvements is guaranteed by the developer or landowner organization.
2. A maintenance agreement forming a private corporation of all involved lots shall be presented to the Board, noted on the final plan and included in the deed to each participating lot.
3. There shall be a note on each preliminary and final plan, indicating those streets that are not intended for dedication.
4. Private streets shall adhere to all design standards of a public street.

Section 504 - Lots

- A. Insofar as reasonably practical, side lot lines should be at right angles to straight street lines and radial to curved street lines.
- B. Lot lines should follow municipal boundaries where practical.
- C. Lots shall conform to the provisions of the Hopewell Township Zoning Ordinance.
- D. Reverse frontage lots are required if feasible by reasonable design and engineering standards along all streets except subdivision streets.

Section 505 - Blocks

- A. The length, width and shape of blocks shall be based on providing sale and convenient vehicular and pedestrian circulation and the natural features of a tract.
- B. Blocks shall have a minimum length of five hundred (500) feet and a maximum length of fifteen hundred (1500) feet.
- C. Blocks shall have a depth which accommodates two (2) lots of minimum size. Where the block fronts on an arterial road, the

block depth may be reduced to one (1) lot deep to permit reverse frontage access.

#### Section 506 - Sanitary Sewers

- A. At the time of construction, all principal buildings shall be provided with an onsite sanitary sewage disposal system meeting the design standards of Title 25, Chapter 73, Rules and Regulations of the Pennsylvania Department of Environmental Resources. Systems shall be in accord with any County or Local Plan.
- B. Where on-site sanitary sewage facilities are to be utilized, each lot shall be supplied with adequate area and dimensions to accommodate two absorption fields least twenty (20) feet apart, designated as primary and backup absorption areas and with appropriate isolation distances. The backup absorption areas and with appropriate isolation distances. The backup absorption area shall be made an easement and restricted to be free of all structures. Both absorption areas shall meet the Standards set by the Pennsylvania Department of Environmental resources or other Commonwealth agencies.
- C. Soil percolation tests shall be performed for all subdivisions. Tests shall be made in accordance with the procedure required by the Department of Environmental Resources, as executed by the County Health Department, at a minimum rate of one (1) test per lot, area of said test to be considered the primary absorption area. Deep hole tests shall be performed for both the primary and backup absorption areas. For each proposed lot in an On lot Sewage Management District, as defined in the On lot Sewage Systems Ordinance No. 1 of 1986, a percolation test of the backup absorption area must be performed in addition to tests mandated in Section 506 of this Ordinance. Percolation tests of backup absorption areas on lots not in On lot Sewage Management Districts may be performed at the discretion of the governing health department.

#### Section 507 - Water Supply

- A. Each lot shall be provided with an individual on-site water supply system. Lots shall be of appropriate area and dimensions to provide proper isolation distances.
- B. The developer will provide a minimum of one (1) test well for each ten (10) proposed dwelling units, with a minimum of one (10) test well for each major subdivision, to assure an adequate supply of water is available. This is required for subdivisions in formations noted for marginal water yields or adjacent to developed lands which rely on individual wells.
- C. For subdivisions with 50 or more units or operations each requiring a well with anticipated use in excess of 3000 gallons per day, a

water resources impact study shall be submitted, including but not limited to:

1. Site hydrology analysis;
  2. Anticipated water needs;
  3. Projected "draw down" effect on the aquifer;
  4. Type and number of wells proposed;
  5. Determination of the system that would have the least effect on the aquifer.
- D. If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence that the subdivision or 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. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such Certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.

#### Section 508 - Storm Drainage

- A. Storm drainage facilities shall be provided, as necessary, to permit unimpeded flow of natural water courses, insure adequate drainage of low points along streets and provide drainage away from sewage tile fields and foundations.
- B. Storm drainage facilities shall be designed to maintain the existing peak rate of flow off the property. Subsurface drainage facilities (dry wells, infiltration trenches, etc.) are required unless soil conditions render them impractical.
- C. Design Criteria
  1. Drainage System
    - i. Design Element: catch basins, gutters, pipes, swales, etc.
    - ii. Return Period: ten (10) years; twenty-five (25) years in and from sump
    - iii. Methodology for discharge determination: Rational Method
  2. Culverts
    - i. Design Element: pipe or box culverts

iii. Methodology: Standards and Specifications for infiltration practices prepared by Maryland Department of Natural Resources

- D. Other design methodologies than those specified in C, above, may be used if adequate documentation is furnished demonstrating their validity.
- E. Pipes are required under driveways crossing the roadside swale. The minimum pipe size is 15". The driveway pipe shall have adequate cover to avoid crushing under normal traffic. A detail on the driveway pipe shall be shown on the preliminary and improvement construction plans.
- F. Driveways shall be designed so that storm water runoff does not result in erosion debris being carried onto the street.

Section 509 - Landscaping

- A. Ground disturbance during construction shall be kept to a minimum so as to preserve natural vegetation. All ground surfaces not covered by paving or structures shall be protected with vegetative growth.
- B. All streets shall be provided with shade trees planted within the right-of-way not more than three (3) feet from the edge of the right-of-way. Trees shall be planted on each side of the street with a minimum of one (1) tree per fifty (50) linear feet except that no trees shall be planted within the clear sight triangles of intersections.
- C. Shade trees shall be at least eight (8) feet in height and one and one-half (1.5) inches in caliper, measured four and one-half (4.5) feet from the ground.
- D. No portion of tree masses having a caliper of four (4) inches or greater, measured four and one-half (4.5) feet from the ground, shall be removed, unless diseased or aged, or clearly necessary for completion of a subdivision or land development. Applicants shall make all reasonable efforts to protect and preserve existing trees and desirable vegetation.
- E. See Appendix G for acceptable landscaping materials.

## PART 1 GENERAL PROVISIONS

### Section 510 - Flood Area Controls

The specific purposes of these provisions are:

- A. To regulate the subdivision and/or development of land within any designated flood plain district on order to promote the general health, welfare and safety of the community.
- B. To require that each subdivision lot in flood prone areas include a safe building site with adequate access; and that public facilities which serve such uses be designed and installed to minimize flood damage.
- C. To protect individuals from buying lands which are unsuitable for use because of flooding by prohibiting the improper subdivision and/or development of unprotected lands within the designated flood plain districts.

### Section 510.1 - Abrogation and Greater Restrictions

This Ordinance supersedes any Ordinances currently in effect in flood areas. However, any other applicable ordinances shall remain in full force and effect to the extent that those provisions are more restrictive.

### Section 510.2 - Municipal Liability

The grant of a permit or approval of a plan for any proposed subdivision and/or land development to be located within any identified flood plain area or district shall not constitute a representation, guarantee, or warranty of any kind by the municipality or by any official or employee thereof the practicability or safety of the proposed use, and shall create no liability upon the municipality, its officials or employees.

## PART 11 APPLICATION PROCEDURES AND REQUIREMENTS

### Section 510.3 - Pre-Application Procedures

- A. Prior to the preparation of any plans, it is suggested that prospective developers consult with the Pennsylvania Department of Environmental Resources concerning soil suitability when on-site sewage disposal facilities are proposed.
- B. A map showing the location of the proposed subdivision and/or land development with respect to any identified flood plain area or district, including information on the one hundred (100) year flood elevations.

C. Where the subdivision and/or land development lies partially or completely with any identified flood plain area or district, the preliminary plan map shall include the following information:

1. The location and elevation of proposed roads, utilities and building sites, fills, flood or erosion protection facilities.
2. The one hundred (100) year flood elevations.
3. Areas subject to special deed restrictions.

All such maps shall show contours at intervals of two (2) or five (5) feet depending upon the slope of the land and identify accurately the boundaries of the identified flood plain areas or districts.

#### Section 510.4 - Preliminary Plan Requirements

The following information shall be required as part of the Preliminary Plan and shall be prepared by a registered engineer or surveyor.

- A. Name of engineer, surveyor or other qualified person responsible for providing information required in this section.
- B. A map showing the location of the proposed subdivision and/or land development with respect to any identified flood plain area or district, including information on the one-hundred (100) year flood elevations.
- C. Where the subdivision and/or land development lies partially or completely within any identified flood plain area or district or where such activities border on any identified flood plain area or district, the preliminary plan map shall include the following information:

1. The location and elevation of proposed roads, utilities and building sites, fills, flood or erosion protection facilities.
2. The one-hundred (100) year flood elevations.
3. Areas subject to special deed restrictions.

All such maps shall show contours at intervals of two (2) or five (5) feet depending upon the slope of the land and identify accurately the boundaries of the identified flood plain areas or districts.

#### Section 510.5 - Final Plan Requirements

The following information shall be required as part of the Final Plan and shall be prepared by a registered engineer or surveyor:

- A. All information required for the submission of the Preliminary Plan incorporating any changes requested by The Board.
- B. A map showing the exact locations and elevation of all proposed buildings, structures, roads and public utilities to be constructed within any identified flood plain area or district. All such maps shall show contours at intervals of two (2) feet and identify accurately the boundaries of the flood plain areas.

Submission of the Final Plan shall also be accompanied by all required permits and related documentation required by the Department of Environmental resources, and any other Commonwealth agency or local municipality where any alteration or relocation of a stream or watercourse is proposed. In addition, documentation shall be submitted indicating that all affected adjacent municipalities have been notified of the proposed alteration or relocation. The Department of Community Affairs and the Federal Insurance Administrator shall also be notified whenever any such activity is proposed.

### PART III DESIGN STANDARDS FOR IMPROVEMENTS IN DESIGNATED FLOOD PLAIN DISTRICTS

#### Section 510.6 - General

- A. Where not prohibited by this or any other laws or ordinances, land located in any identified flood plain area or district may be platted for development with the provision that the developer construct all buildings and structures to preclude flood damage in accordance with this and other laws and ordinances regulating such development.
- B. Building sites for residences or any other type of dwelling or accommodation shall not be permitted in any identified flood plain area or district. Sites for these uses may be permitted outside the flood plain if the sites or dwelling units are elevated up to the Regulatory Flood Elevation. If fill is used to raise the elevation of a site, the fill areas shall extend out laterally for a distance of at least fifteen (15) feet beyond the limits of the proposed structure.
- C. Building sites for structures or buildings other than for residential uses shall also not be permitted on any flood plain area or district. Also, such sites for structures or building outside the flood plain shall be protected as provided for in "B" above. However, the governing body may allow the subdivision and/or development of areas or sites for commercial and industrial uses at an elevation below the regulatory Flood Elevation if the developer otherwise protects the area to that height or assures that the building or structures will be flood-proofed at least up to that height.



- D. If Hopewell Township determines that only a part of the proposed plat can be safely developed, it shall limit development to that part and shall require that development proceed consistent with this determination.
- E. When a developer does not intend to develop the plat himself and Hopewell Township determines that additional controls are required to insure safe development, it may require the developer to impose appropriate deed restrictions on the land. Such deed restrictions shall be inserted in every deed and noted on every recorded plat.

#### Section 510.7 - Excavation and Grading

Where any excavation or grading is proposed or where any existing tree, shrubs or other vegetative cover will be removed, the developer shall consult with the County Conservation District representative concerning plans for erosion and sediment control and also obtain a report on the soil characteristics of the site so that a determination can be made as to the type and degree of development the site may accommodate. Before undertaking any excavation or grading, the developer shall obtain a Grading and excavation Permit if such is required by the municipality.

#### Section 510.8 - Drainage Facilities

Storm drainage facilities shall be designed to convey the flow of storm water runoff in a safe and efficient manner. The system shall insure proper drainage along streets, and provide positive drainage away from buildings.

Plans shall be subject to the approval of the Township. The Township may require a primarily underground system to accommodate frequent floods and a secondary surface system to accommodate larger, less frequent floods. Drainage plans shall be consistent with local and regional drainage plans. The facilities shall be designed to prevent the discharge of excess runoff onto adjacent properties.

#### Section 510.9 - Street

The finished elevation of proposed streets shall not be more than the one (1) foot below the Regulatory Flood Elevation. The Township may require profiles and elevations of streets to determine compliance with the requirements. Drainage openings shall be sufficient to discharge flood flows without unduly increasing flood heights.

#### Section 510.10 - Sanitary Sewer Facilities

All sanitary sewer systems, whether public or private, shall be flood proofed up to the Regulatory Flood Elevation.

- A. The installation of sewage disposal facilities requiring soil absorption systems shall be prohibited where such systems will not function due to high ground water, flooding, or unsuitable soil.

characteristics or within designated flood plain areas or districts. The Township may require that the developer note on the face of the plat and in any deed of conveyance, the soil absorption fields are prohibited in any such area or district.

- B. The Township may prescribe adequate methods for waste disposal. If a sanitary sewer system is located on or near the proposed subdivision and/or land development, the Township shall require the developer to provide sewage facilities to connect to this system where practical, and shall prescribe the procedures to be followed by the developer in connecting to the system.

#### Section 510.11 - Water Facilities

All water systems, whether public or private, shall be flood proofed up to the Flood Elevation. If there is an existing public water supply system on or near the subdivision, the Township shall require the developer to connect to this system where practical, and shall prescribe the procedures to be followed by the developer in connecting to the system.

#### Section 510.12 - Other Utilities and Facilities

All other public and private utilities and facilities, including gas and electric, shall be elevated or flood proofed up to the Regulatory Flood Elevation.

### ARTICLE VI - CONSTRUCTION AND DEDICATION OF PUBLIC IMPROVEMENTS

#### Section 601 - Construction

All streets, storm drains, sewers and sewer laterals, water mains and services, monuments, street signs and other public improvements required shall be installed in accordance with the approved plans, and the applicable regulations of the Pennsylvania Department of Transportation specifications. The construction or installation of all public improvements shall at all times be subject to inspection by a designated representative of the Township. If such inspection reveals that work is not in accordance with the approved plans and specifications or that construction is not being done in a workmanlike manner, the said representative shall stop the work and require that corrections be made. The developer shall notify the Board of the schedule of anticipated road or other improvement construction and upon completion of subgrade, base course and surface course.

#### Section 602 - Release From Improvement Guarantee

When the applicant has completed all or part of the required improvements, the applicant shall notify the Board, in writing, by

certified or registered mail, of the completion of the improvements and shall send a copy thereof to the Township Engineer. The Township Engineer shall inspect all of the aforesaid improvements and shall, within forty-five (45) days, submit a report of his findings in writing to the Board. A copy of the same shall be delivered or mailed to the applicant. The report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part. If improvements, or any portion thereof, shall not be approved or shall be rejected by the Township Engineer, the report shall identify the reasons for such non-approval or rejection.

The Board shall notify the developer in writing of the action of the Board with respect to approval or rejection of improvements. The developer shall thereafter proceed to complete the improvements as set forth in the report of the Engineer. Upon such completion, the foregoing procedure shall be followed:

#### Section 603 - Maintenance Guarantee

The Board shall require that an eighteen (18) month guarantee of the form of a bond be provided from the date of acceptance of all public improvements to be dedicated to the Township. The bond shall be furnished under such conditions and form with such surety as shall be approved by the Board to guarantee the maintenance and repair of all public improvements against failure due to improper materials and/or workmanship for eighteen (18) months and shall be in an amount equal to fifteen (15) percent of the cost of such improvements.

#### Section 604 - Dedication of Public Improvements

Upon completion of any public improvements shown on an approved final plan, the Board may require that an applicant offer such public improvements for dedication. In such a case, the applicant shall prepare a deed of dedication and submit it to the Secretary of the Township for review by the Solicitor. An as built plan shall be presented to the Board of Supervisors prior to dedication and acceptance of public improvements, or the release of escrow funds.

#### Section 605 - Proper Maintenance of Sites and Improvements

Prior to the offer and acceptance of roads and other improvements in conformity with the Ordinance, applicant shall maintain the subdivision or land development site and the roads and improvements thereon in a manner consistent with the public safety, health and welfare, including, but not limited to, the proper salting or sanding of streets, the removal of snow, mud, debris and obstructions and the proper marking and guarding of hazardous conditions.

## ARTICLE VII - ADMINISTRATION

### Section 701 - Revision and Amendment

- A. The Board of Supervisors may, from time to time on their own motion, revise, modify or amend this Ordinance in order to increase its effectiveness or to expedite the approval of land subdivision and/or land development plans.
- B. Any revisions, modifications or amendments to this Ordinance shall be made in accordance with the procedures established by law, after a public hearing on the proposed revisions, modification or amendments held pursuant to public notice in accordance with the provision of the Municipalities Planning Code.
- C. The Board of Supervisors shall submit each amendment to the County Planning Commission for recommendations at least thirty (30) days prior to the date affixed for the public hearing on such proposed amendment.

### Section 702 - Inspections

The Board of Supervisors may require inspections during the construction as may be necessary to determine that improvements are being installed in accordance with the approved plan and the provisions of this Ordinance.

### Section 703 - Penalties

- A. No construction shall be commenced, no lot in a subdivision shall be sold, no permit to erect any building upon land in a subdivision shall be issued and no building shall be erected in a subdivision, except after compliance with this Ordinance.
- B. Any person, partnership or corporation who or which has violated or permitted the violation of any provisions of this zoning ordinance shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township pay a judgment of not more than \$500 plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and

thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs and reasonable attorney fees collected for the violation of this Ordinance shall be paid over to the Township.

- C. The Court of Common Pleas, upon petition, may grant an Order of stay, upon cause shown, tolling the per diem fine pending a final adjudication of the violation and judgment.
- D. Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant hereto.
- E. District Justices shall have initial jurisdiction in proceedings brought under this Section.

#### Section 704 - Remedies

- A. In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
- B. The Township may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of any ordinance adopted pursuant to this article. This authority to deny such a permit or approval shall apply to any of the following applicants:
  - 1. The owner of record at the time of such violation.
  - 2. The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
  - 3. The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
  - 4. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

As an additional condition for issuance of a permit or the granting of an approval to any such owner, current, owner, vendee or lessee

for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.

Section 705 - Enactment

This Ordinance shall become effective immediately upon its adoption.

WHEREFORE, BE IT ENACTED and ORDAINED into an Ordinance this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

BOARD OF SUPERVISORS HOPEWELL TOWNSHIP

By: *[Signature]*  
Chairman

ATTEST:

*[Signature]*  
Secretary

(SEAL)

APPENDIX A - SUBDIVISION AND LAND DEVELOPMENT FEES

Subject to amendment by resolution of the Board of Supervisors, the schedule of fees shall be as follows:

A. Preliminary Plan Fees

1. Site Investigations  
Permit Fee \$ 25.00

2. Filing Fees (Non-Refundable)

a. Minor Subdivision 25.00  
b. Major Subdivision 100.00  
c. Land Development 100.00

3. Engineering and Planning Review Escrow Amounts

The initial engineering and planning review escrow amount shall be:

a. Minor Subdivision \$ 250.00  
b. Major Subdivision 100.00 Plus  
85.00/Lot  
c. Land Development \$ 1,000.00

4. Additional engineering and planning review escrow amounts may be required from time to time as necessary during the review procedure. Any monies not required for the payment of such expenses shall be returned to the applicant upon completion of the review process.

B. Final Plan Fees

1. Filing Plan Fees (Non-Refundable)

a. Minor Subdivision None  
b. Major Subdivision \$ 100.00  
c. Land Development 100.00

2. Engineering and Planning Review Escrow Amounts

The initial engineering and planning review escrow amount shall be:

a. Minor Subdivision None  
b. Major Subdivision \$ 350.00  
c. Land Development 350.00

3. Additional engineering and planning review escrow amounts may be required from time to time as necessary during the review procedure. Any monies not required for the payment of such

expenses shall be returned to the applicant upon completion of the review process.

C. Inspection and Testing Fees

The initial inspection and testing escrow amount shall be:

- |                      |                              |
|----------------------|------------------------------|
| 1. Minor Subdivision | None                         |
| 2. Major Subdivision | \$ 100.00 Plus<br>200.00/Lot |
| 3. Land Development  | 1,000.00                     |

D. The filing fees and/or the escrow amounts may be waived by the Board of Supervisors at their discretion.



APPENDIX B - PLAN PROCESSING PROCEDURE

A. Preliminary Plan Procedure

The applicant shall submit to the Board of Supervisors the following:

1. An official application made available by the Township, together with the appropriate filing fee and the engineering and planning review escrow amount.
2. Thirteen (13) paper copies of the preliminary plan and profiles and three (3) copies of the required accompanying material as described in these regulations. Copies shall be distributed by the board as appropriate:
  - (a) One (1) copy to the Township Board of Supervisors, including one (1) copy of the application form and supporting documents.
  - (b) One (1) copy to the Township Engineer.
  - (c) One (1) copy to the Township Zoning Officer.
  - (d) One (1) copy with referral letter to the Washington County Planning Commission, including one (1) copy of all required supporting documents.
  - (e) Two (2) copies to the Washington County Health Department, including two (2) copies of the application form and supporting documents.
  - (f) Five (5) copies to the Township Planning Commission, including one (1) copy of the application form and supporting documents.
  - (g) Two (2) copies to the Township including two (2) copies of the application form and supporting documents.

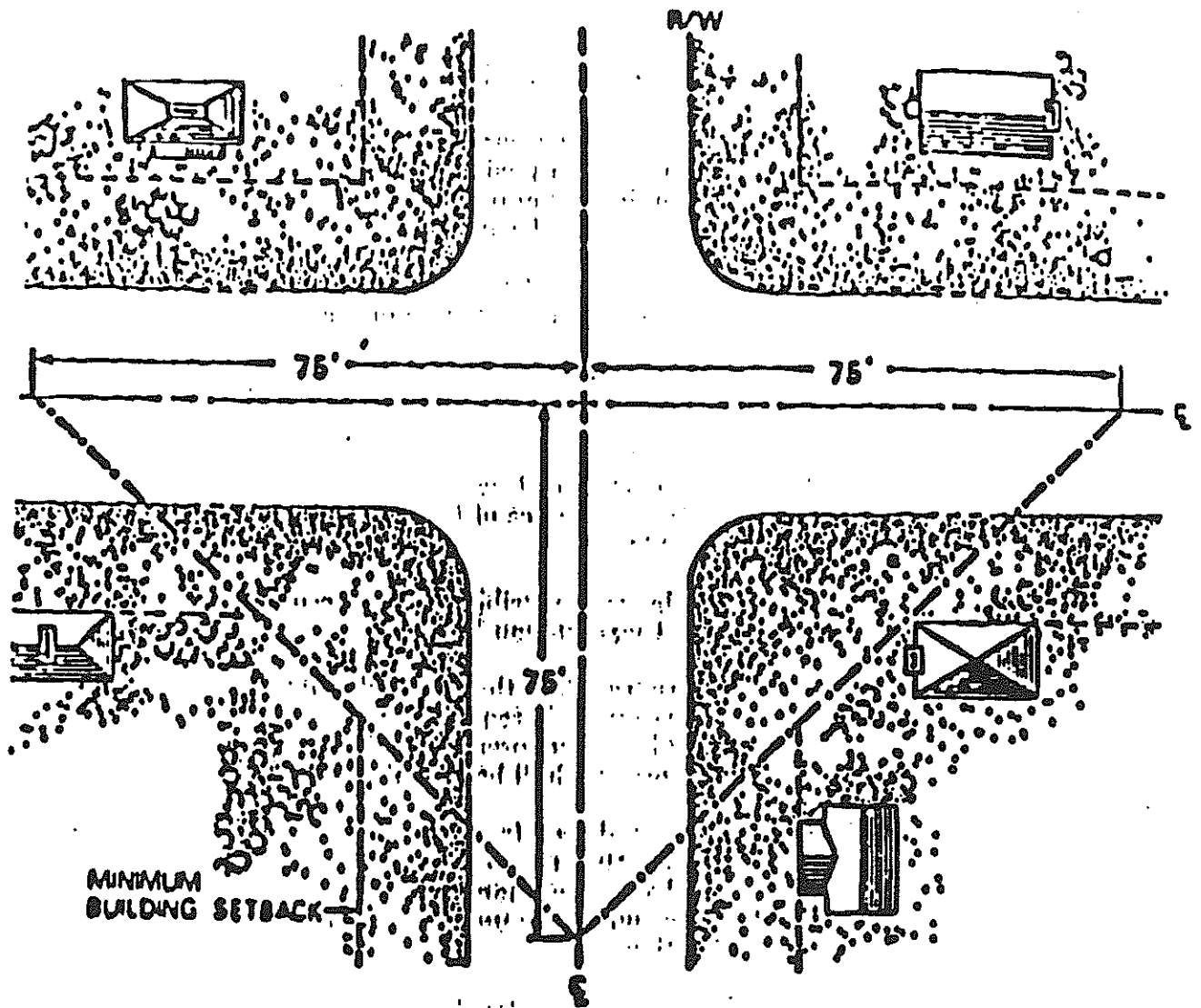
B. Final Plan Procedure

The applicant shall submit to the Board of Supervisors the following, whether for a phase and/or entire project.

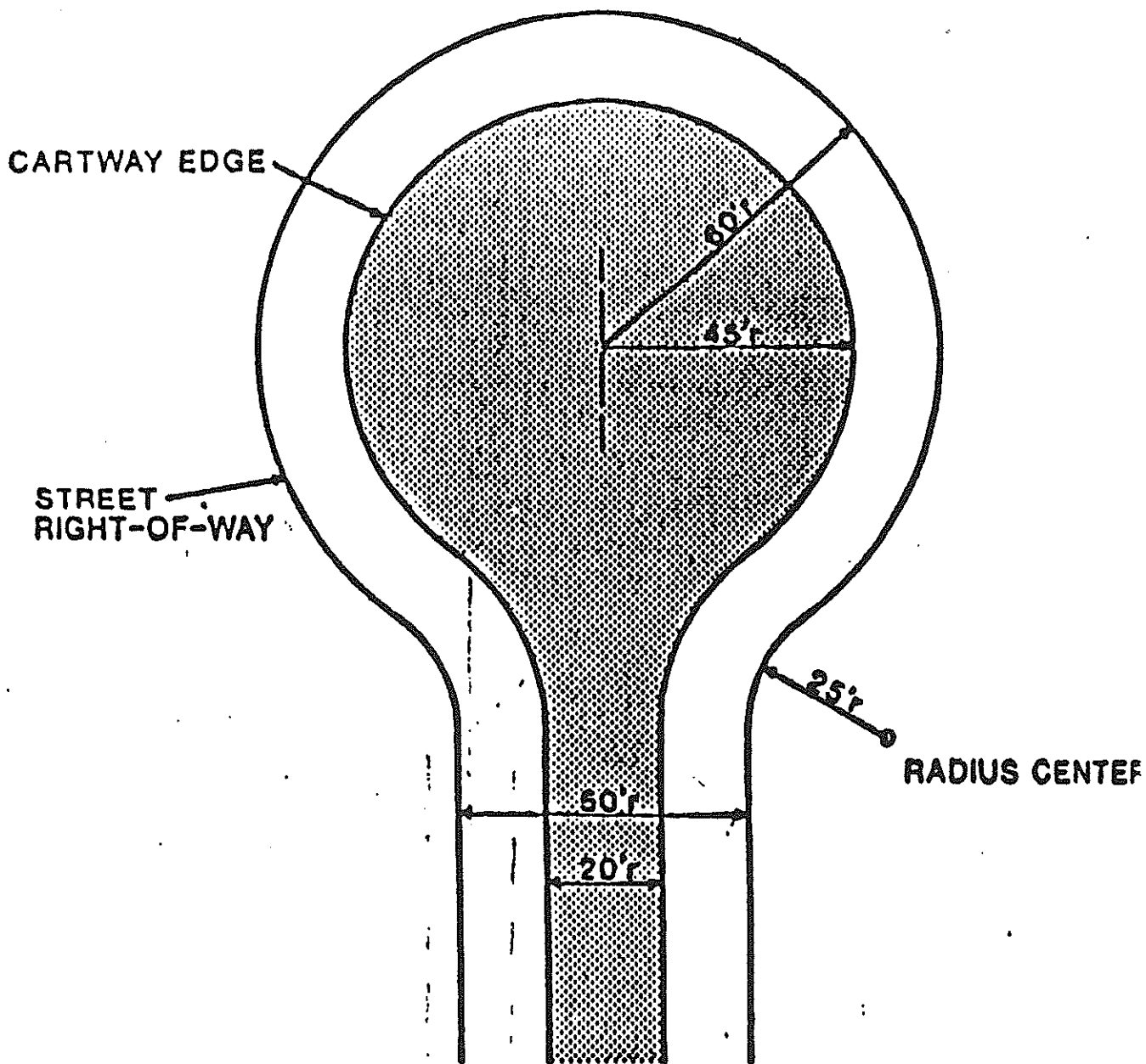
1. An official application made available by the Township, together with the appropriate filing fee and engineering and planning escrow amount.
2. Seventeen (17) legible blue and black line paper copies in compliance with Article IV, Sections 403, 404, 405, and 407 of this Ordinance. Copies will be distributed as follows:

- (a) Five (5) copies to the Township Board of Supervisors, including one (1) copy of the application form and supporting documents.
  - (b) One (1) copy to the Township Engineer.
  - (c) One (1) copy to the Township Zoning Officer.
  - (d) In the case of revisions since preliminary plan approval, one (1) copy with referral letter to the Washington County Planning Commission, including one (1) copy of all required supporting documents.
  - (e) Five (5) copies to the Township Planning Commission, including one (1) copy of the application form and supporting documents.
  - (f) Two (2) copies to the Township Administrative Officer, including two (2) copies of the application form and supporting documents.
3. One (1) set of mylar reproducibles of the Record Final Plans and the Improvement Construction Plans.
  4. In the case that approval by the Pennsylvania Department of Environmental Resources is required for water supply and sewage disposal system/s/ for a proposed subdivision, a copy of such certification of approval shall be submitted.
  5. In the case of proposed streets not being offered for public dedication, the Township may require the applicant to submit for review and record with the plan, a copy of an agreement which shall establish the conditions under which the street may later be offered for dedication.
  6. In the case of any proposed street or driveway to intersect with a state legislative route where an occupancy permit from the Pennsylvania Department of Transportation is required, permit numbers shall be submitted.
  7. In the case that a declaration of covenants is required by the final plan, the applicant shall submit a copy of the recorded covenants.

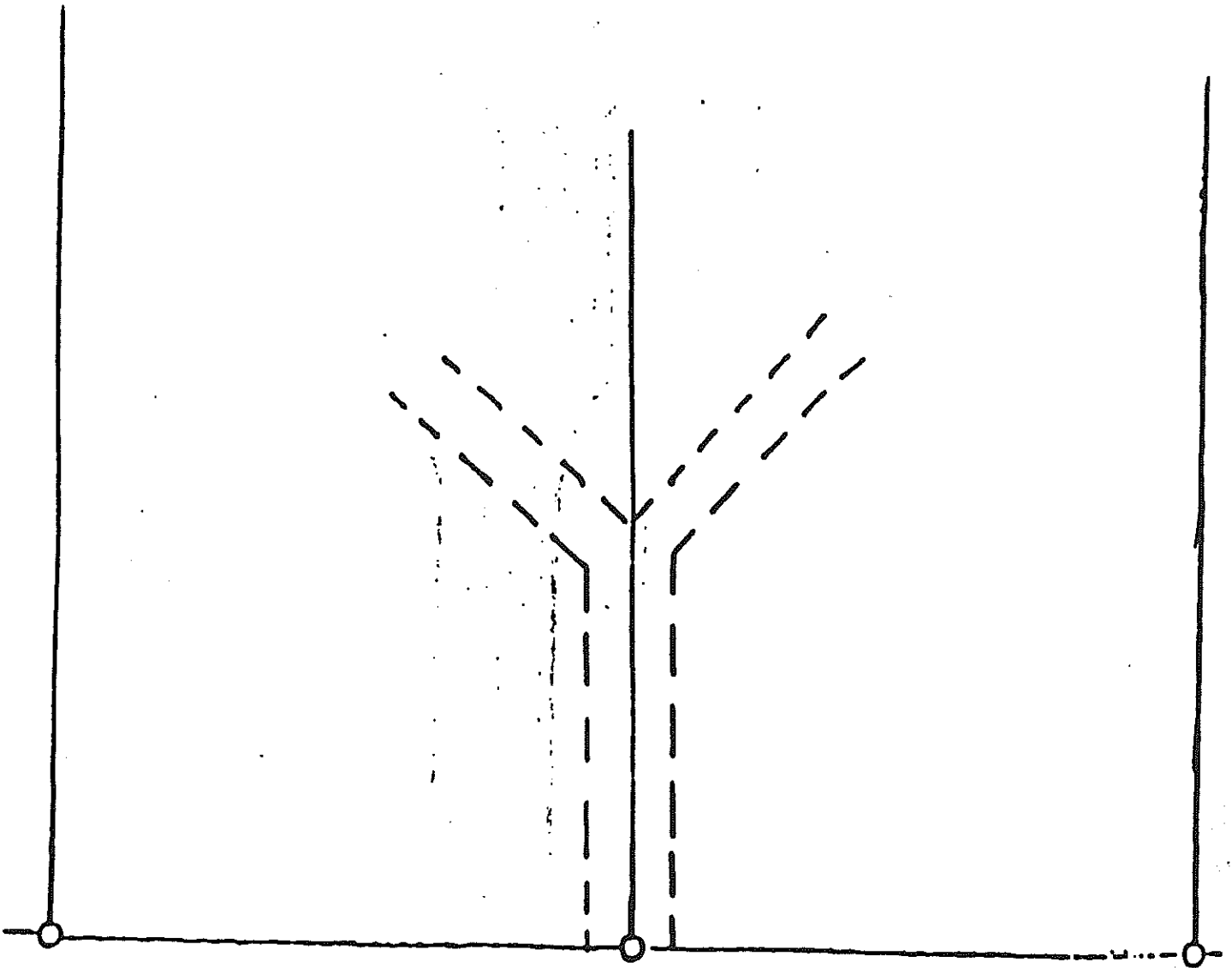
# APPENDIX C - CLEAR SIGHT TRIANGLE



APPENDIX D - CUL-DE-SAC



APPENDIX E - COMMON DRIVEWAY DETAIL



APPENDIX F - SURVEYORS CERTIFICATE OF ACCURACY

I, \_\_\_\_\_, hereby certify that I am a professional land surveyor in the Commonwealth of Pennsylvania, and that the plan shown and described hereon, consisting of \_\_\_\_\_ sheet(s), represents a survey made by \_\_\_\_\_ and is true and correct to the accuracy required by accepted surveying standards and practices and by the Washington County, Pennsylvania, Subdivision and Land Development Ordinance to the extent that it describes the bearings and distances of subdivided lands, and that the existing monuments shown hereon actually exist and that their positions are accurately shown.

\_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Professional Land Surveyor

## APPENDIX G - LANDSCAPING

### A. Street Tree Planting

All trees to be planted should be adequately supported by guy wires until firmly rooted. The same species should be used in any one block (species in one block should not be mixed); spacing should be based on the characteristics of the species; and species used should be in accordance with the type, scale and intensity of adjacent land uses and the topography of adjacent land. A list of trees suitable for street tree planting follows:

#### 1. Large Trees (over 40 feet)

- |    |                                  |                                 |
|----|----------------------------------|---------------------------------|
| a. | <i>Fraxinus americana</i>        | White Ash (5)                   |
| b. | <i>Ginkgo biloba</i> (male only) | Ginkgo or Maidenhair Tree (2,4) |
| c. | <i>Liquidambar styracifua</i>    | Sweet Gum (1)                   |
| d. | <i>Platanus acerifolia</i>       | London Plane Tree (1, 2, 4)     |

#### 2. Medium-sized Trees (30 to 40 feet)

- |    |                               |                         |
|----|-------------------------------|-------------------------|
| a. | <i>Aesculus carnea brioti</i> | Ruby Red Horse Chestnut |
| b. | <i>Carpinus japonica</i>      | Japanese Hornbeam       |
| c. | <i>Prunus subhirtella</i>     | Higan Cherry            |
| d. | <i>Pyrus calleryana</i>       | Callery Pear            |
| e. | <i>Quercus borealis</i>       | Red Oak                 |
| f. | <i>Quercus coccinea</i>       | Scarlet Oak             |
| g. | <i>Quercus palustris</i>      | Pin Oak                 |
| h. | <i>Quercus Phellos</i>        | Willow Oak (1,3)        |
| i. | <i>Acer saccharum</i>         | Sugar Maple             |

#### Footnotes:

1. Trees that tolerate poor drainage
2. Trees that withstand droughts
3. Trees that perform best in acid soils
4. Trees for extreme city conditions

Additional species for street tree planting will be permitted when it is demonstrated to the Township that these species will meet the following requirements:

1. Hardy species
2. No particular susceptibility to disease or aphid drip
3. No potential root problems with utilities, sidewalks or pavement
4. Suitability of location

APPENDIX H - STANDARD NOTES

- A. The standard notes listed in D, below, shall be placed on the preliminary, record final and improvement construction plans.
- B. The Board of Supervisors, at its discretion, may delete or modify any of the standard notes.
- C. The Board of Supervisors may require additional notes be placed on the plans as conditions warrant.
- D. Standard Notes:
  - 1. It shall be the responsibility of the individual lot owners to properly maintain the storm water and sediment control facilities located on their property. Maintenance shall include, but not be limited to, keeping pipes clean and free of obstructions, mowing and grooming of basin and berm embankments, and replacement of any eroded materials in connection therewith. Maintenance shall be to the degree considered satisfactory by the Township. This responsibility must be included in the lot deeds as a perpetual covenant.
  - 2. No additional subdivision of any lot shown herein shall be permitted without submitting the plan for review.
  - 3. A ten foot wide easement on each side of each rear and side lot line shown on this plan and on each side lot line subsequently established within the area shown on said plan is hereby dedicated to be available for any utility use, provided that where any lot line is eliminated the easements along said lot line will be extinguished except as to the utilities then existing in said agreement.
  - 4. Subdivision streets constructed within the limits of the right of ways dedicated to the public use are to be maintained by the Township following the completion of the streets by the Developer and acceptance thereof by the Township. The Township assumes no maintenance responsibilities within dedicated street right of way until the streets have been accepted by the Township.
  - 5. The Developer shall preserve all trees on this site except where necessary to construct buildings, parking, access ways, recreational facilities and utilities and selective thinning of existing trees. Specific species of plant materials as designated on this plan or the Landscape Plan (if such a plan is an integral part of this plan) shall be preserved and properly protected during construction. In the case of utility rights-of-way and easements, any disturbed area shall be replanted so as to achieve a recurrence of natural vegetation.



6. There shall be no shrubs or visual barriers placed within the triangular area of 75 feet of any intersection, including driveways, measured along the street centerline. The Township shall have full authority to remove violations.
7. All lot purchasers shall permit the developer or his agents temporary trespass upon the purchaser's lot to complete or repair the various improvement elements (grading, detention basins, etc.) shown on the approved final plan for the period from the purchase of his lot to eighteen (18) months from the date of acceptance of public improvements by the Township.
8. All lot purchasers shall permit Township officials temporary trespass upon the purchaser's lot to inspect the various improvement elements shown on the approved final plan for the period from the purchase of his lot to eighteen (18) months from the date of acceptance of public improvements by the Township.
9. On all lots with storm water management (S.W.M.) basins the lot shall be graded such that storm water runoff from the impervious areas shall drain to the S.W.M. basins.
10. On all lots with S.W.M. basins the basins and permanent diversions shall be constructed prior to the start of house construction (including excavation for basement or footers). This requirement must be included in the affected lots' deeds as a perpetual covenant.