

WASHINGTON TOWNSHIP

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

**YORK COUNTY,
PENNSYLVANIA**

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ORDINANCE NUMBER 13

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Ordinance 13 with intent of establishing rules, regulations and standards governing the subdivision and development of land within the Township of Washington, York County, Pennsylvania, pursuant to the authority granted in the Pennsylvania Municipalities Planning Code (Act 247) as enacted and amended, setting forth the procedure to be followed by the Township Supervisors applying and administering these rules, regulations and standards and providing penalties for the violation thereof.

Be it Ordained by the Washington Township Supervisors, York County, Pennsylvania as follows:

ARTICLE I

SHORT TITLE, PURPOSE, AUTHORITY AND JURISDICTION

s.101 Short Title

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

§.102 Purpose

The purpose of these subdivision and land development regulations is to provide for the harmonious development of the Township by:

- Assisting in the orderly and efficient integration of land developments within the Township.
- Ensuring conformance of land development plans with public improvement plans.
- Ensuring coordination of inter-municipal public improvement plans and programs.
- Securing the protection of water resources and drainageways.
- Facilitating the efficient movement of traffic.
- Securing equitable handling of all land development plans by providing uniform standards and procedures.
- In general promoting greater health, safety, and welfare of the citizens of the Township.
- Securing adequate sites for recreation, conservation, scenic and other open space purposes.

s.103 Authority and Jurisdiction

This Subdivision and Land Development Ordinance is herewith enacted under authority of Article V of Act 247 as amended, The Pennsylvania Municipalities Planning Code.

The authority for the control and regulation of subdivision and land development within the Township shall be as follows:

- a. Approval by the Township Planning Commission: The Washington Township Planning Commission, hereinafter referred to as the Planning Commission, shall be vested with the authority to approve or disapprove all subdivision and land development plans.

- b. Review by the County Planning Commission: Plans for subdivision and land development located within Washington Township shall be forwarded upon receipt by Washington Township to the York County Planning Commission for review and report. Washington Township Planning Commission shall not approve such plans until the County report is received or until the expiration of forty-five (45) days from the date the application was forwarded to the County.

ARTICLE II

DEFINITIONS

s.201 Intent

Unless otherwise expressly stated, the following terms shall, for the purpose of this Ordinance, have the meaning given herein:

s.202 General Usage

- A. Words used in the present tense imply the future tense.
- b. Words used in the singular imply the plural.
- c. The word "person" includes a partnership or corporation as well as an individual.
- d. The word "shall" is to be interpreted as mandatory: the word "may" as directory and complied with unless waived.

s.203 Specific Words and Phrases

AGENT - Any person, other than the developer, who, acting for the developer submits to the Township Planning Commission land development plans for the purpose of obtaining approval thereof.

AGRICULTURAL PURPOSES - The use of land for farming, dairying, pasturage, apiculture, horticulture, viticulture or animal or poultry husbandry including the necessary accessory uses for packing, treating or storing the produce and equipment or housing and feeding the animals and/or the use of dwellings for families headed by a full-time farm worker. Includes land devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the Federal Government.

APPLICANT - A person, partner, corporation, or business entity whatever or who has filed an application for development including his heirs, successors and assigns.

APPLICATION FOR DEVELOPMENT - Every application, whether preliminary or final, required to be filed and approved prior to start of construction or development including but not limited to an application for a building permit, for the approval of a subdivision plot or plan or for the approval of a development plan.

BLOCK - An area bounded by streets.

CLEAR SIGHT TRIANGLE - An area of unobstructed vision at street intersections defined by the centerlines of the streets and by a line of sight between points on their

centerlines at a given distance from the intersection of the centerlines.

COMPREHENSIVE PLAN - The plan, or parts thereof, which have been adopted by the Township Board of Supervisors, showing its recommendations for such systems as: land uses, parks and recreation facilities, water supply, sewerage and sewage disposal, garbage disposal, transportation, highways, civic centers and other public improvements which affect the development of the Township.

CORNER LOT - A lot abutting upon two streets at their intersection.

CROSSWALK - A right-of-way, municipally or privately owned, at least twelve (12) feet wide, which cuts across a block to furnish access for pedestrians to adjacent streets or properties.

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

CURB LINE - The outside edge of the cartway.

DEVELOPER - Any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a land development.

DOUBLE FRONTAGE LOT - A lot fronting on two streets other than a corner lot.

DRAINAGE FACILITY - Any ditch, gutter, pipe, culvert, storm sewer or other structure designed, intended, or constructed for the purpose of diverting surface waters from or carrying surface waters off streets, public right-of-way, parks, recreational areas, or any part of any land development or contiguous land areas.

DRIVEWAY - A minor vehicular right-of-way providing access between a street and a parking area or garage within a lot or property.

DWELLING UNIT - Any structure, or part thereof, designed to be occupied as living quarters for one family.

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

ENGINEER - A Professional Engineer licensed as such in the Commonwealth of Pennsylvania.

FLOODPLAIN OR FLOODWAY AREA - That area along a natural water-course which is periodically overflowed by water therefrom as defined by the most recent flood hazard area maps of the Federal Insurance Administration.

FRONTAGE - The horizontal or curvilinear distance along the street line upon which a lot abuts.

FUTURE RIGHT-OF-WAY - (1) The right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads. (2) A right-of-way established to provide future access to or through undeveloped land.

GRADE - The slope expressed in a percent which indicates the rate of change of elevation in feet per hundred feet.

GUTTER - That portion of a right-of-way carrying surface drainage.

IMPROVEMENTS - Pavements, curbs, gutters, sidewalks, water mains, sanitary sewers, storm sewers, grading, street signs and plantings, and other items required for the welfare of the property owners and the public.

LAND DEVELOPMENT - (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving (a) a group of two or more buildings, or (b) the division or allocation of land or space between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features; (2) a subdivision.

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

LOCATION MAP - A map showing the site with relation to adjoining areas.

LOT - A parcel of land considered as a unit (1) for a principal use and/or (2) from the standpoint of ownership. It may be vacant, devoted to a certain use, occupied by a structure or occupied by a group of structures that are united by a common interest or use.

LOT AREA - The area contained within the property lines of an individual parcel of land, excluding any area within a street right-of-way, but including the area of any easement.

LOT WIDTH - The width of a lot measured along the street right-of-way line.

In the case of lots designed radially to curvilinear or turn-around streets, the width of the lot shall be measured at the setback line; minimum width of lot at the right-of-way line shall be seventy-five (75) feet.

MOBILEHOME - Means a transportable, single family dwelling unit which may be driven, propelled, transported, or towed on its own running gear, and which may be temporarily or permanently affixed to real estate, used for nontransient residential purposes, and constructed with the same, or similar, electrical, plumbing, and sanitary facilities as immobile housing.

MOBILEHOME LOT - Means a parcel of land for the placement of a single mobilehome and the exclusive use of its occupants.

MOBILEHOME PARK - Means a parcel of land, site, lot, field, or tract, which has been or is intended to be planned, improved, used or operated for the placement of two or more mobilehomes for nontransient use by persons unrelated to the owner or owners of such land whether operated for or without compensation.

MULTIPLE FAMILY DWELLING - A building providing separate living quarters for three or more families.

OWNER - The owner of record of a parcel of land.

PARCEL MAP - A smaller scale reproduction of the most recent individual York County municipal tax maps.

PERFORMANCE BOND - An agreement by and between a contractor and a bonding company in favor of the developer and the Township Planning Commission guaranteeing the completion of physical improvements.

PLAN - The map or plan of a subdivision or land development, whether sketch, preliminary or final.

- a. Plan, Sketch - An informal land development plan, not necessarily to scale, indicating salient existing features of a tract and its surroundings and the general layout of the proposed land development for discussing purposes only and not to be presented for approval.
- b. Plan, Preliminary - A tentative land development plan, in lesser detail than a final plan, showing the salient existing features of a tract and its surroundings and approximate proposed street and lot layout as a basis for consideration prior to preparation of a final plan.
- c. Plan, Final - A complete and exact land development plan, prepared for official recording, to define property rights and proposed streets and other improvements.

PUBLIC GROUNDS - Includes (1) parks, playgrounds and other public areas; and (2) sites for schools, sewage treatment, refuse disposal and other public owned or operated facilities.

RESUBDIVISION - Any land development which has been approved by the Township which changes, or proposed to change property lines and/or public right-of-way not in strict accordance with the approved plan.

REVERSE FRONTAGE LOT - A lot extending between and having frontage on an arterial street and a minor street with vehicular access solely from the latter.

RIGHT-OF-WAY - Land opened for use as a street, alley or crosswalk.

ROADS - Roads are grouped into two classes: (1) highways and (2) streets which are defined below.

a. Highway - A public way or road for purposes of vehicular and pedestrian travel, usually a way between prominent termini.

1. Interstate - A divided highway providing rapid movement of large volumes of continuous traffic between large cities with full control of access.

2. Arterial - A highway primarily for fast or heavy traffic between smaller cities.

b. Street - A way in an urban area with or without provision made for curbs, sidewalks, and paved gutters.

1. Collector - A street which provides traffic movement between major arterials and minor streets and which provide direct access to abutting properties.

2. Minor - A local street which has little through traffic, but which is primarily intended to provide direct access to abutting properties.

3. Service Drive or Alley - A minor street which is used primarily for vehicle access to the back or side of properties otherwise abutting a street.

ROADWAY - The portion of a street right-of-way which is paved, improved, designated or intended for vehicular traffic.

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

a. Setback, Front - The distance between the street right-of-way line and the front setback line projected the full width of the lot. Commonly called "front yard."

b. Setback, Rear - The distance between the rear lot line and the rear setback line projected the full width of the lot. Commonly called "rear yard."

- c. Setback, Side - The distance between the side lot line and the side setback line projected from the front yard to the rear yard. Commonly called "side yard."

SETBACK LINE - A line within a property and parallel to a property or street line which delineates the required minimum distance between a structure and that property or street line.

STREET GRADE - The officially established grade of the street upon which a lot fronts or in its absence the established grade of other streets upon which the lot abuts at the midway of the frontage of the lot thereon. If there is no officially established grade, the existing grade of the street at such midpoint shall be taken as the street grade.

STREET LINE - A line defining the edge of a street right-of-way and separating the street from abutting property or lots. Commonly known as the "street right-of-way line."

SUBDIVISION - The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other division of land including changes in existing lots lines for the purpose whether immediate or future of lease, transfer of ownership, or building or lot development; provided however, that the division of land for agricultural purposes into parcels of more than ten (10) acres not involving any new street or easement of access shall be exempted.

UNDEVELOPED LAND - Land in parcels sufficiently large for future land development which is presently in agriculture, woodland or lying fallow.

ARTICLE III

PROCEDURE

s.301 Sketch Plan

Where a subdivision or land development plan includes improvements, the developer may submit a Sketch Plan to the Planning Commission in accordance with the provisions of s.401. Such Sketch Plan will be considered as submitted for informal review and discussion and shall not constitute formal filing of the plan with the Township.

As far as may be practical on the basis of the Sketch Plan review and discussion, the Township will informally advise the developer as promptly as possible of the extent to which the proposed land development conforms to the Design Standards of these regulations (Article V) and will discuss possible plan modifications necessary to secure conformance with this Ordinance.

s.302 Submission of Plans

Applications for approval of Preliminary and Final Plans for all proposed subdivision and land developments lying within the Township shall be filed with the Planning Commission not less than 15 days prior to a regularly scheduled meeting. Such plans, prepared in accordance with s.402 and s.404 hereof, shall be accompanied by a fee as specified in s.804.

The initial plan filed with the Planning Commission shall be considered as a Preliminary Plan. However, in the event that an initial subdivision is five (5) lots or less and involving no new streets or other public improvements, the developer may proceed directly to Final Plan preparation in compliance with the requirements of s.404. A Feasibility Study as specified in s.403 shall accompany the plan submission. The processing of subdivision and land development plans shall be consistent with the procedures for processing a Final Plan as required in this Article.

The subdivider or developer shall submit the Preliminary and Final Plans drawn on linen or mylar material along with ten (10) copies, blue or black line paper prints, as well as two (2) copies of the required supporting data. Preliminary and Final Plans shall comply with the requirements of Article IV.

s.303 Referral of Plans

All plans, whether Preliminary or Final, shall be forwarded by the Planning Commission to the Township Engineer and Sewage Enforcement Officer for review and recommendation. The Planning Commission may also forward copies of plans to the following agencies as necessary for review and recommendations. The forwarding letter should note that Preliminary or Final Plan has been received and will be considered at its meeting of specified date:

- Four copies of the plan, one copy of a Feasibility Report on Water and Sewer Facilities and three copies of the plan module transmitted to the local office of the Pennsylvania of Environmental Resources for review and recommendations.
- One copy transmitted to the local office of the Soil Conservation Service of the U.S. Department of Agriculture for review and recommendations concerning erosion, sediment and drainage control.
- One copy transmitted to the local office of the Pennsylvania Department of Transportation for review and recommendations where the land development will front on an existing or proposed State Highway or has a proposed street entering on such a Highway.
- One copy transmitted to the York County Planning Commission as required by s.103 of this Ordinance.
- One copy transmitted to all affected public utilities who shall be requested to make recommendations as to the suitability of installing underground telephone and electric lines.

s.304 Review of Plans

All plans, whether Preliminary or Final, shall be reviewed by the Township Engineer and Sewage Enforcement Officer with reference to the following:

- The standards and requirements of this Ordinance.
- Any proposals contained in the Washington Township Sewage Plan.
- Site suitability for the particular type of development proposed.
- The availability for necessary services and facilities.
- The requirements of any other applicable Township Ordinance.
- The improvements, design and dedications or reservations required by this Ordinance.

In addition, any comments and recommendations from the following persons or agencies shall be given consideration.

- York County Planning Commission.
- Pennsylvania Department of Environmental Resources.
- Soil Conservation Service of the U.S. Department of Agriculture.
- Pennsylvania Department of Transportation.
- Affected public utilities.

- Interested citizens.

s.305 Public Hearings

Before acting on any subdivision or land development plan, the Planning Commission may hold a public hearing thereon pursuant to public notice.

s.306 Approval of Plans

At a scheduled public meeting the Planning Commission shall render its decision on the application, whether Preliminary or Final and communicate its decision to the applicant not later than ninety (90) days after such application has been filed.

Final Plan approval shall not be granted until such improvements as required by this Ordinance and shown on such Final Plan have been completed or guarantee posted as required in Article VI. The Township Engineer shall determine the amount of performance bond to be filed with the Township Secretary.

The decision of the Planning Commission concerning plan approval, whether Preliminary or Final, shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than five (5) days following the decision.

When the plan is not approved in terms as filed the decision shall specify the defects found in the plan and describe the requirements which have not been met and cite the provisions of these regulations relied upon.

From the time a plan, whether Preliminary or Final is appropriately submitted and while such plan is pending approval or disapproval, no change of amendment of the Zoning, Subdivision and Land Development or other Township Ordinance or plan shall affect the decision on such plan adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provisions of the Township Ordinances or plans as they stood at the time the application was duly submitted. In addition, when a Preliminary Plan has been duly approved, the applicant shall be entitled to Final approval in accordance with the terms of the approved Preliminary Plan as hereinafter provided.

However, if a plan is properly and finally denied, any subsequent plan shall be subject to the intervening change in Township regulations. When an application for approval of a plan, 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 and Land Development or other Township Ordinance or plan shall be applied to affect adversely the right of the applicant to commence and complete any aspect of the approved development in accordance with the terms of such approval within three years from such approval. Where final approval is preceded by preliminary approval, the

three-year period shall be counted from the date of the preliminary approval. The Township Planning Commission may approve additional time upon request of the developer but in no event shall the additional time period extend beyond an additional two years from the date of approval of the Final Plan.

s.307 Effect of Preliminary Plan Approval

Approval of the Preliminary Plan by the Planning Commission constitutes conditional approval of the development as to the character and intensity of development, the general layout, and the approximate dimensions of streets, lots, and other planned features. This approval binds the developer to the general scheme shown on the Preliminary Plan.

Approval of the Preliminary Plan shall not constitute approval of the Final Plan, nor does it authorize recording of the Preliminary Plan or the sale of lots. However, such approval does authorize the developer to proceed with the preparation of the Final Plan, installation and construction of improvements and/or the posting of a bond guarantee as specified in this Ordinance.

s.308 Effect of Final Plan Approval

Approval of the Final Plan by the Planning Commission constitutes final approval of the land development as to the character and intensity of development, the layout, and the dimensions of streets, lots and other planned features. This approval binds the developer to the scheme shown on the Final Plan.

Final Plan approval authorizes the developer to proceed with the recording of the Final Plan which must be accomplished before the developer can proceed with the sale of lots or the construction of buildings or structures.

s.309 Recording of Final Plan

Upon approval of the Final Plan, the developer shall within thirty (30) days of such approval record such plan in the office of the Recorder of Deeds of York County. Within thirty (30) days after such recording, the developer shall furnish proof of recording to the Planning Commission. Should the developer fail to record the Final Plan within such period, the approval of the Planning Commission shall be null and void, unless an extension of time has been granted by the Planning Commission upon written request.

The Recording of the Final Plan shall not constitute grounds for assessment increases until such time as lots are sold or improvements are installed on the land included within the subject plan.

s.310 Resubdivision

For any replatting or resubdivision of land, the same procedures and regulations apply as prescribed for any original land development.

ARTICLE IV

PLAN REQUIREMENTS

s.401 Sketch Plan Requirements

The Sketch Plan may be a free-hand drawing and should show the following information:

- a. Name and address of developer, name of municipality, title, north arrow and date.
- b. Tract Boundaries.
- c. Location map showing the relation of the land development to the surrounding area and community.
- d. Number of acres in tract, average lot size, approximate number of lots, anticipated type of development.
- e. Existing and proposed streets, highways, rights-of-way.
- f. Proposed general lot layout.
- g. All public reservations such as schools, parks, etc.

A land development Sketch Plan need not be drawn to scale nor are precise dimensions required.

s.402 Preliminary Plan Requirements

The Preliminary Plan shall be submitted with an Application for Subdivision and Land Development Approval and the Appropriate filing fee.

The Preliminary Plan shall be drawn on linen or mylar material and at a scale of not more than one hundred (100) feet to the inch. Sheet size shall be 22" x 36". The Preliminary Plan shall show the following information:

- a. Proposed land development name or identifying title.
- b. Municipality in which the land development is located.
- c. North point, scale and date.
- d. Name and address of the owner of the property.
- e. Name and seal of the Registered Professional Engineer or Registered Surveyor responsible for the plan.
- f. Total acreage of the tract.
- g. Number of lots, proposed density and minimum lot size.

- h. Signature block for approval by the Planning Commission, Township Engineer and Township Sewage Enforcement Officer.
- i. Length of new street proposed.
- j. Type and location of water supply and sewage disposal facilities proposed, i.e., on-lot or public. For on-lot systems the location of perc tests must be shown.
- k. Proposed use of land.
- l. A location map for the purpose of locating the site in relation to the surrounding neighborhood and community. The location map should be at a scale of not less than two thousand (2,000) feet to the inch.
- m. Tract boundaries showing bearings and distances.
- n. Contours at vertical intervals of five (5) feet for slopes five (5) percent and greater and at one (1) foot intervals for slopes less than five (5) percent.
- o. Datum to which contour elevations refer. Where reasonably practicable, data shall refer to U.S. Coast and Geodetic Survey datum.

The names of owners of immediately adjacent unplatted land; the names of proposed or existing land developments immediately adjacent, and the locations and dimensions of any streets or easements shown thereon which abut the land to be developed.

- p. All existing watercourses, tree masses and isolated trees more than 10" in diameter, existing building, public works and other significant natural features, such as rock outcrops, springs and swampy areas.
- q. All existing buildings, sewers, water mains, culverts, petroleum lines, telephone and electric lines, gas lines, fire hydrants and other significant man-made features.
- r. All existing streets on, adjacent to or within four hundred (400) feet of any part of the tract, including name, right-of-way width and roadway width.
- s. All existing property lines, easements and rights-of-way and the purpose for which the easements or rights-of-way have been established.
- t. Lots within the land development shall be numbered.
- u. Location of all proposed buildings.

- v. Location and width of all proposed streets, alleys, rights-of way, easements, and street names; proposed lot lines with approximate dimensions; driveway access points on corner lots where proposed; proposed minimum building setback lines for each street; playgrounds, public buildings, public areas and parcels of land proposed to be dedicated or reserved for public or special use.
- w. Proposed drainage system, showing the location and approximate sizes, capacities, and grades of inlets, sewers, culverts and other structures and where water will be drained and how it will effect adjacent properties. For large areas of land developments possessing unusual topographic features, the Township Engineer may require that this be shown on a separate drainage plan.
- x. Where the Preliminary Plan covers only a part of the developer's entire holding, a sketch may be required of the prospective street layout for the remainder.
- y. A notarized statement to the effect that the applicant is the owner of the land proposed to be developed and that the land development shown on the Preliminary Plan is made with his or their free consent.

The Preliminary Plan shall include thereon or be accompanied by:

- a. When requested, a feasibility study on sewer and water facilities for the tract (s.403).
- b. A completed planning module for land development with recommendations from the Pennsylvania Department of Environmental Resources.
- c. Typical cross-sections and centerline profiles for each proposed street.
- d. Preliminary engineering designs of any new bridges or culverts proposed in the tract.
- e. Application for Subdivision and Land Development approval.
- f. A filing fee.

s.403 Feasibility Report on Sewer and Water Facilities

The developer shall submit a Feasibility Report in duplicate concerning the availability and/or adaptability of sewer and water facilities in or near a proposed land development, if requested by the Township. Said report shall be prepared by a Registered Professional Engineer and be submitted in conjunction with the Preliminary Plan for review and recommendations from the Pennsylvania Department of Environmental Resources.

The Feasibility Report shall consist of an examination of possible connection to an existing public sewerage system and public water supply system. The study shall include the distance from the nearest public sewer and public water and the capacity of the existing system to accommodate the proposed land development.

If the above method of sewerage disposal is found to be feasible, formal application shall be made to the Department of Environmental Resources and a permit obtained from the Environmental Quality Board prior to the construction of sewers or treatment facilities.

The Planning Commission will approve on-site subsurface sewage disposal systems only when the Department of Environmental Resources certifies the suitability of the land for on-site sewage disposal and the Feasibility Study indicates:

- Justification of the project necessitates consideration of of this method.
- The soil absorption is satisfactory for this type of system.
- Such systems will not endanger groundwater supplies below the level of the absorption system.
- The systems will not be installed in creviced rocks, limestone formations or flood plain or floodway areas.

The soil absorption tests called for above shall be performed in accordance with the regulations of the Pennsylvania Department of Environmental Resources and shall be certified by the Sewage Enforcement Officer of Washington Township. All lots proposed for on-lot sewage disposal shall pass a percolation and probe test regardless of size.

The Planning Commission will approve individual on-lot water supply systems only when the Feasibility Study indicates and the Township Engineer Certified that:

- Justification of the project necessitates consideration of this method.
- The water supply yield is adequate for the type of development proposed.
- The installation of such systems will not endanger or decrease groundwater supplies of properties adjacent to the land development.

In the case of land developments of five (5) or fewer dwellings existing or proposed the water supply feasibility study is not required.

s.404 Final Plan Requirements

The Final Plan shall be submitted with an Application for Sub-division and Land Development Approval and the appropriate filing fee.

Final Plans shall conform in all important details with Preliminary Plans as previously approved, and any conditions specified in the approval of Preliminary Plans shall be incorporated in the Final Plans.

The Final Plan shall be drawn on linen or mylar material (sheet size = 22" x 36") at a scale of either fifty (50) feet to the inch or one hundred (100) feet to the inch and shall include the following information:

- a. Land development name or identifying title.
- b. Municipality in which the land development is located.
- c. North point, scale and date.
- d. Name and address of the developer.
- e. Name and seal of the Registered Professional Engineer or Surveyor responsible for the plan.
- f. Total acreage of the tract; number of lots, density and minimum lot size.
- g. Proposed use of land.
- h. A location map for the purpose of locating the site to be developed in relation to the surrounding neighborhood and community. The location map should be at a scale of not less than 2000 feet to the inch.
- i. The names of adjoining land development, if any, and the names of owners of all adjacent unplatted land.
- j. Street lines, tract boundaries, lot lines, right-of-way, easements, and areas dedicated or proposed to be dedicated to public use.
- k. Sufficient data to determine readily the location, bearing and length of every street, lot, and boundary line and to reproduce such lines upon the ground. Such data to be tied in to monuments as required.
- l. The length of all straight lines, radii, lengths of curves and tangent bearings for each street.
- m. All dimensions and angles or bearings of the lines of each lot and of each area proposed to be dedicated to public use.

- n. All dimensions shall be shown in feet and hundredths of a foot.
- o. The proposed building setback line for each street. The proposed placement of each building may be required.
- p. The point of access of driveways on corner lots, where proposed.
- q. Final Drainage Plan including location, size and invert elevation of all sanitary and storm sewers and location of all manholes, inlets and culverts and other structures, where water will be drained and how it will affect adjacent properties.
- r. Lots within the land development shall be numbered by projected house numbers.
- s. Names of streets within and adjacent to the land development shall be shown.
- t. The location of permanent reference monuments shall be shown on the plan.
- u. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be developer and that the land development shown on the Final Plan is made with the owner's free consent and that it is desired to record the same.
- v. Signature block for approval by the Planning Commission.

Final Plan shall include thereon or be accompanied by:

- a. A copy of such private deed restrictions, as may be imposed upon the property as a condition of sale by the present owner.
- b. Typical cross-sections and street profiles for all proposed streets. Such profiles shall show at least the following: existing (natural) and proposed grades along the proposed street centerline; culvert locations, invert elevations and sizes.
- c. Certification that the method of sewage disposal, water supply and sedimentation and erosion control have been approved by the Pennsylvania Department of Environmental Resources.
- d. Certification from a Registered Professional Engineer employed by the Township that the developer has installed all improvements to the specifications of this Ordinance and any conditions attached by the Planning Commission; or that the developer has posted an improvement bond or other accepted security in amount sufficient to assure completion of all required improvements.

- e. Other certificates as may be required.
- f. Two copies of a Sketch Plan indicating the proposed use of the remaining acreage of the tract as verified on the Township Parcel Map. Ultimate number of lots shall be shown.

s.405 Plan for Control of Erosion and Sedimentation

The Township may require the submission of a sedimentation and erosion control plan upon recommendation of the Township Engineer.

The plan shall be designed to prevent accelerated erosion and sedimentation and shall consider all factors which may contribute to erosion and sedimentation in connection with the land development.

A sedimentation and erosion control permit is required from the Department of Environmental Resources prior to earth moving activities affecting 25 acres or more.

s.406 Subdivision of Land for Agricultural Purposes

Where a parcel of land is being subdivided and it is not intended that buildings other than farm buildings (a farm dwelling is not a farm building) be placed or constructed on any of the lots created by the subdivision, the plan submitted shall contain in a conspicuous manner the following language: "This subdivision is not intended for development purposes. No buildings, other than farm buildings, may be constructed or placed on any of the lots or parcels shown on this plan without first submitting a subdivision plan meeting the then Township subdivision requirements."

Three copies of such plans shall be submitted. They need not be drawn by a registered engineer and need only to show the outlines of the property being divided and the new division lines being created by reasonable accurate survey showing metes and bounds description. (This outline may be obtained from the deed).

The plan shall contain the notarized signatures of the owner or owners and signature blanks for three supervisors and three members of the planning commission.

No fee shall be required.

The plan shall further indicate to whom the property subdivided is being sold, if known, and such information as is necessary to establish that this subdivision will not result in the evasion of any of the provisions of this ordinance or any other township ordinance with respect to the property proposed to be sold or with respect to the property being retained, i.e. (the provisions of Section 309 of the Township Zoning Ordinance).

APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT APPROVAL

Name of Development _____

Sketch Plan _____ Preliminary Plan _____ Final Plan _____

General Information

Owner _____

Address _____ Telephone No. _____

Applicant _____

Address _____ Telephone No. _____

Engineer or Surveyor _____

Address _____ Telephone No. _____

Development Data

Location _____

Existing Zoning _____

Proposed Use _____

Number of Lots _____

Total Acreage _____ Minimum Lot Size _____

Lineal Feet of New Streets _____

Water Supply: Public System _____ On Lot System _____

Sewerage System: Public System _____ On Lot System _____

DO NOT WRITE ON THIS SIDE - FOR TOWNSHIP USE ONLY

<u>Exhibits Submitted</u>	<u>Date</u>
_____ Sketch Design Plan	_____
_____ Preliminary Plan	_____
_____ Final Plan	_____
_____ Feasibility Study	_____
_____ Street Profiles and Cross Sections	_____
_____ Drainage Plan	_____
_____ Performance Bond	_____
_____ Deed Restrictions	_____
_____ Other: _____	_____

<u>Distribution of Plan</u>	<u>Date Sent</u>	<u>Reply Received</u>
Township Planning Commission	_____	_____
Township Engineer	_____	_____
York County Planning Commission	_____	_____
Pa. Dept. of Environmental Resources	_____	_____
Pa. Dept. of Transportation	_____	_____
Public Utility Company	_____	_____
Soil Conservation Service	_____	_____

Action Taken Date

Sketch Plan:

Comments: _____

Preliminary Plan:

Approved _____

Rejected _____

Reasons: _____

Improvements Made or Bond Posted _____

Final Plan:

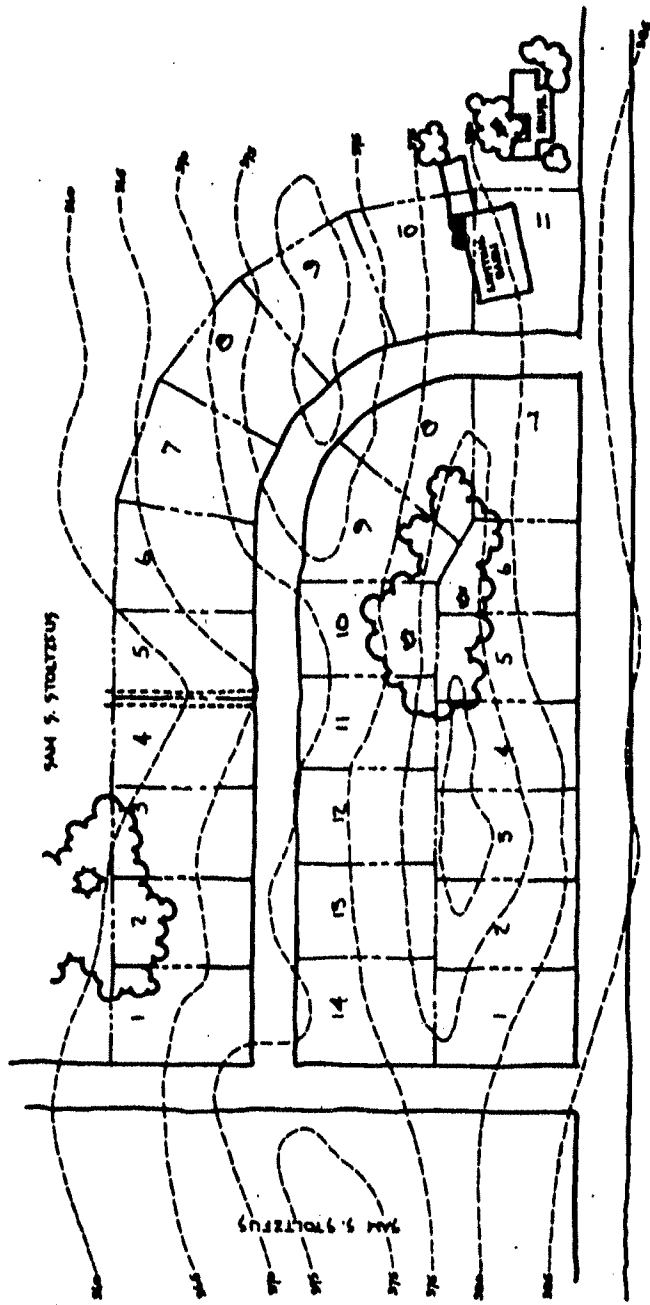
Approved _____

Rejected _____

Reasons: _____

Plan Recorded with County. _____

SUGGESTED STANDARD FORMAT - SKETCH PLAN



LINUS L. LAUTENSCHLAGER



SITE DATA

NUMBER LOT AREA - 14,000 SQ. FT.
 NUMBER OF LOTS - 17
 NUMBER OF ACRES - 3.25
 DENSITY - 5.24
 ZONING - R-1
 USE OF LAND - RESIDENTIAL

OWNER - SUBDIVIDER

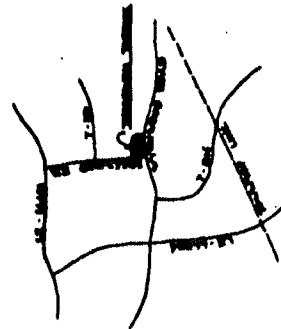
SAM S. STOLTZE
 R.D. 1
 DISTELFINK, PA.

SKETCH PLAN

TRILHAVEN TERRACE

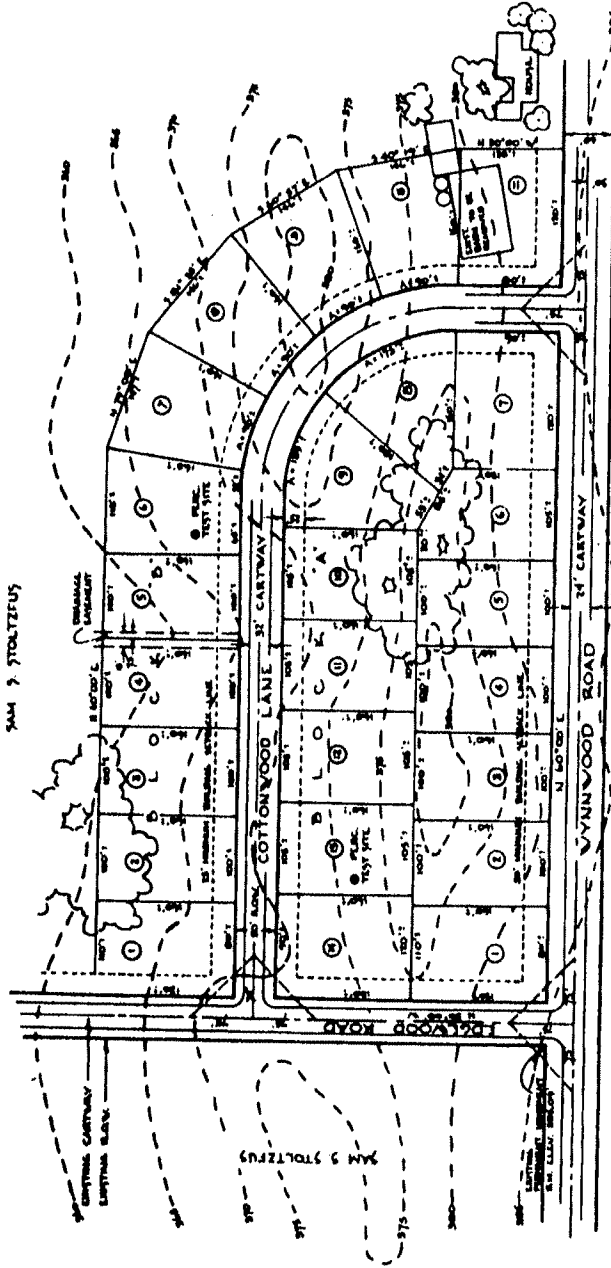
DISTELFINK TOWNSHIP - YORK COUNTY, PA.
 SCALE - 1" = 100'
 DATE - MARCH 1, 1964

HOLTZAPPEL ENGINEERS
 DISTELFINK TOWNSHIP



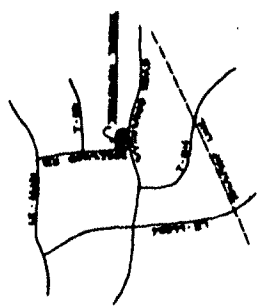
LOCATION MAP
 SCALE - 1" = 2000'

SUGGESTED STANDARD FORMAT - PRELIMINARY PLAN



SITE DATA
 MINIMUM LOT AREA - 16,000 SQ. FT.
 NUMBER OF LOTS - 25
 NUMBER OF ACRES - 11.54
 DENSITY - 2.2
 ZONING - R-1
 USE OF LAND - RESIDENTIAL

OWNER - SUBDIVIDER
 JOHN M. STONE
 E. D. I.
 DISTELFINK, PA.



LOCATION MAP
 SCALE - 1" = 1000'

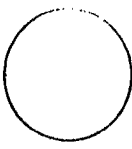
APPROVED BY RESOLUTION OF THE (GOVERNING BODY) OF (MUNICIPALITY) THIS DAY OF _____ 19__

APPROVED BY THE (MUNICIPALITY) PLANNING COMMISSION THIS DAY OF _____ 19__

APPROVED BY:

MUNICIPAL ENGINEER

DATE



I CERTIFY THAT THIS SURVEY AND PLAT ARE CORRECT.

SUBDIVIDER

SOURCE OF TITLE

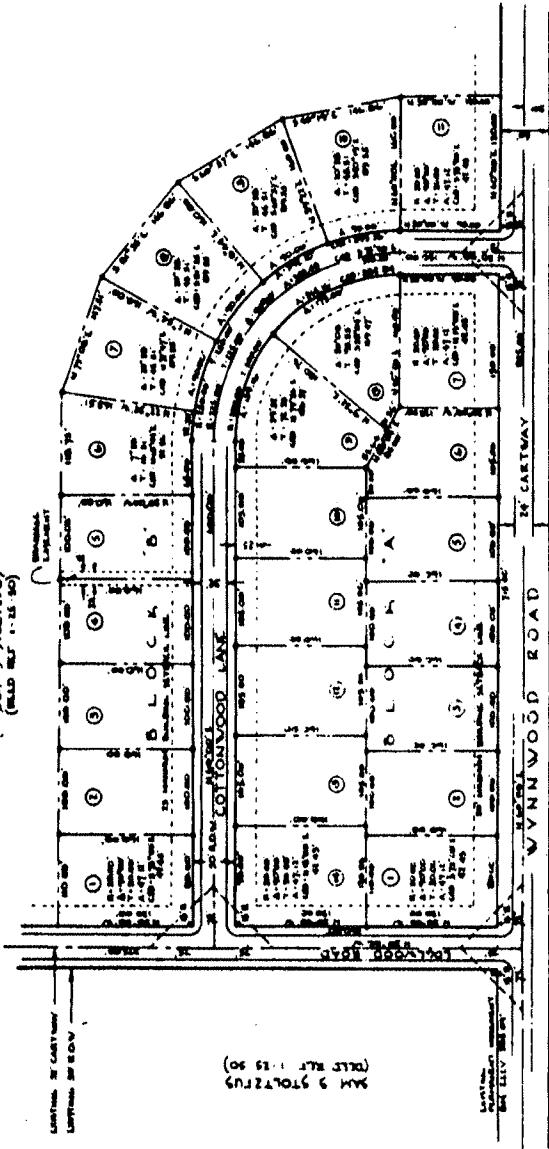
RECORDED IN DEED BOOK _____ VOLUME _____ PAGE _____

OWNER - SUBDIVIDER
 SAM S STOLTZUS
 E. D. I.
 DISTELFINK, PA.

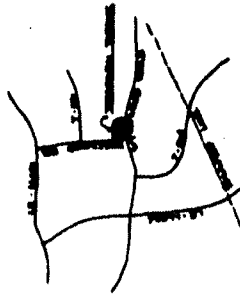
PRELIMINARY PLAN
 OF
TRECHAVEN TERRACE
 DISTELFINK TOWNSHIP
 YORK COUNTY, PENNSYLVANIA
 SCALE - 1" = 100' 0"
 MARCH 1, 1964

SCALE IN FEET
 HOLTZAPPEL ENGINEERS
 DISTELFINK TOWNSHIP

SUGGESTED STANDARD FORMAT - FINAL PLAN



NOTE:
 1 PERMANENT MONUMENTS AND MARKERS WILL BE INSTALLED UPON COMPLETION OF THE GRADING.
 2 LOT STREET MARKING SPACES TO BE PROVIDED ON EACH LOT.
 3 ON LOT INSPECTION AND APPROVAL OF SEPTIC TANK AND TELL FIELD INSTALLATION
 4 ETC.
 5 ETC.



LOCATION MAP
 SCALE: 1" = 2000'

SITE DATA
 MINIMUM LOT AREA - 16,000 SQ FT
 NUMBER OF LOTS - 25
 NUMBER OF A.E.S. - 11
 DENSITY - 22
 ZONING - R-1
 USE OF LAND - RESIDENTIAL

ON THIS DAY OF _____ 19____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED TO LARRY L. LAUTEN-SCHLAGER, who being duly sworn according to laws, DEPT'S. AND STAT. THAT HE IS THE OWNER AND/OR LEGAL CHARGE OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DEWEL'S THE SAME TO BE RECORDED AS HERE ACCORDING TO LAW. WITNES MY HAND AND SEAL THIS DAY AND DATE ABOVE WRITTEN.

 NOTARY PUBLIC

APPROVED BY RESOLUTION OF THE (ADMINISTRATIVE BODY) OF (MUNICIPALITY) 19____ DAY OF _____ 19____

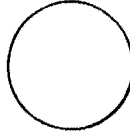
APPROVED BY THE (MUNICIPALITY) PLANNING COMMISSION 19____ DAY OF _____ 19____

APPROVED BY _____ DATE _____
 MUNICIPAL ENGINEER

SOURCE OF TITLE _____ OWNER - SUBDIVIDER
 RECORDED IN FIELD BOOK _____ VOLUME _____ PAGE _____
 SAM S STOLTZFUJ D.D. DISTELFINK, PA.

I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT.

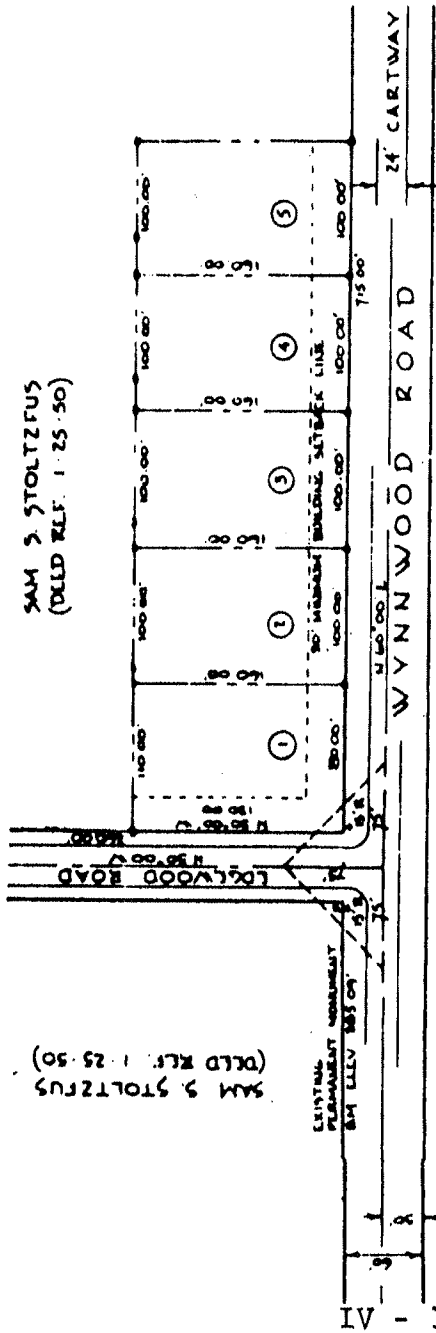
SIGNATURE _____



FINAL PLAN OF
TRECHAVEN TERRACE
 DISTELFINK TOWNSHIP
 YORK COUNTY, PENNSYLVANIA
 SCALE: 1" = 100.00' MARCH 1, 1964
 SCALE IN FEET
 MOLTZAPPE ENGINEERS
 DISTELFINK TOWNSHIP

PLANNING SUBDIVISION

SUGGESTED STANDARD FORMAT - FINAL PLAN



LINUS L. LAUTENSCHLAGER
(OLD REF. 2-21-178)

NOTE:

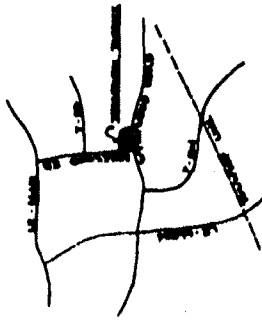
1. PERMANENT MONUMENTS AND MARKERS WILL BE INSTALLED UPON COMPLETION OF THE GRADING.
2. OFF-STREET PARKING SPACE TO BE PROVIDED ON EACH LOT.
3. ON-LOT INSPECTION AND APPROVAL OF SEPTIC TANK AND TILE FIELD INSTALLATION
4. ETC.
5. ETC.

ON THIS THE _____ DAY OF _____ 19____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSITS AND SAYS THAT HE IS THE OWNER AND/OR LOUATABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESSE MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

LOCATION MAP
SCALE - 1" = 2000'



SITE DATA

MINIMUM LOT AREA	- 14,000 SQ FT
NUMBER OF LOTS	- 25
NUMBER OF ACRES	- 11.31
DENSITY	- 2.2
ZONING	- R-1
USE OF LAND	- RESIDENTIAL

APPROVED BY RESOLUTION OF THE (GOVERNING BODY) OF (MUNICIPALITY) THIS _____ DAY OF _____ 19____

APPROVED BY THE (MUNICIPALITY) PLANNING COMMISSION THIS _____ DAY OF _____ 19____

APPROVED BY:

MUNICIPAL ENGINEER

DATE

SOURCE OF TITLE

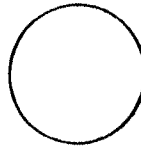
RECORDED IN FIELD BOOK _____ VOLUME _____ PAGE _____

OWNER - SUBDIVIDER

SAM S STOLTZFUS
R.D. 1
DISTELFINK, PA

I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT.

SIGNATURE



FINAL PLAN
OF

TRECHAVEN TERRACE

DISTELFINK TOWNSHIP
YORK COUNTY, PENNSYLVANIA
SCALE - 1" = 100.0' MARCH 1, 1964

SCALE IN FEET
HOLTZAPPE ENGINEERS
DISTELFINK TOWNSHIP

ARTICLE V

DESIGN STANDARDS

s.501 Application of Standards

The following land development principles, standards and requirements will be applied by the Township in evaluating plans for proposed land developments.

The standards and requirements outlined herein shall be considered minimum standards and requirements for the promotion of the public health, safety, and general welfare.

Where literal compliance with the standards herein specified is clearly impractical, the Planning Commission may modify or Adjust the standards to permit reasonable utilization of property while securing substantial conformance with the objectives of this Ordinance.

s.502 Location of Site

All land development plans must reflect a location which has given consideration to the following factors:

- a. Land subject to hazards of life, health, or property as may arise from fire, floods, disease, excessive noise, falling aircraft, or considered uninhabitable for other reasons may not be developed unless the hazards have been removed or the plans show adequate safeguards against them.
- b. A land development must be coordinated with existing land development in the neighborhood so that entire area may be developed harmoniously.
- c. All streets shown on plans shall be of sufficient width and proper grade and shall be so located as to accommodate the probable volume of traffic thereon, afford adequate light and air, facilitate fire protection, provide access of fire fighting equipment to buildings, and provide a coordinated system of streets conforming to the Township official plan of streets.

s.503 General Design Standards for Sites

In the layout of any land development attention must be focused on conditions which can affect the development. These can include the following:

- a. In all land developments, developers shall preserve trees, groves, waterways, scenic points, historic spots and other community assets and landmarks on the basis of Township determination. A grading plan may be required where woods and scattered trees occur. The grading plan must show:

- Accurate location of individual significant trees.
 - Accurate existing and proposed ground elevations in relation to these trees. Tree guards during construction and grading and limitation of cuts and fills, both temporary and permanent near the trees may be required as necessary to give reasonable assurance of their continued healthy growth.
- b. Land subject to flooding or other hazards to life, health, or property and land deemed to be topographically unsuitable shall not be platted for residential occupancy or for such other uses as may increase danger to health, life or property or aggravate erosion or flood hazard until all such hazards have been eliminated or unless adequate safeguards against such hazards are provided by the land development plans. Such land within the development shall be set aside on the plan for uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

Where flooding is known to have occurred within the area shown on the plan, such area shall be clearly marked "Subject to periodic flooding" and shall not be platted in streets and lots.

No building may be erected on land which is subject to flooding as defined by the most recent Flood Insurance Study prepared for the Federal Insurance Administration of the U.S. Department of Housing and Urban Development.

s.504 Street Systems - General

No subdivision plan shall be approved showing private streets or rights-of-way as the sole means of ingress or egress to lots, tracts, or parcels of land, unless the Planning Commission shall determine that the use of such private streets or rights-of-way shall not be inconsistent with the purposes and intent of this Ordinance. When the use of private streets or rights-of-way serves mainly to circumvent the specification of improvements as set forth in Article III, the Planning Commission will not approve the plan.

All streets proposed to be constructed within the Township shall conform to the following general design requirements.

- a. Proposed streets shall be planned with regard to the existing street system, public convenience in terms of fire protection and pedestrian traffic, probable volumes of traffic, existing and proposed use of land on abutting properties and future development extensions of the street system.
- b. Residential streets shall be so laid out as to discourage through traffic; however, the arrangement of streets shall provide for continuation of existing or platted streets and for proper access to adjoining undeveloped tracts suitable for future development.

- c. Proposed streets which are aligned with existing streets, shall bear the name of the existing street. In the event a proposed street is not aligned with an existing street, it shall not bear a name similar to any existing street located within the Township and/or the same postal, fire or police service area, irrespective of the suffix street, avenue, boulevard, road, drive, place, court, etc.
- d. Streets shall be logically related to topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.
- e. The streets must be properly located and built with regard to the proposed traffic functions, including the minimizing of through-traffic on minor streets and the protection of major street capacities from excessive marginal access.
- f. The arrangement, character, extent, width, grade, and location of all streets and highways must conform to any applicable Township of County Comprehensive Plan or Official Map.

s.505 Street Design

- a. Width - Minimum street widths shall be as follows:

<u>Classification</u>	<u>Minimum Right-of-Way</u>	<u>Minimum Roadway Width (Exclusive of Curb and Gutter)</u>
Arterial or Limited Access Street	80-120 feet	As determined after consultation with the York County Planning Commission and the Pennsylvania Department of Transportation
Collector Street	60 feet	28 feet
Minor Street	50 feet	26 feet
Permanent Cul-de-sac Street	100 feet (diameter)	26 feet
Service Drive	22 feet	22 feet

- b. Exceptions to Width Requirements - Provisions for additional street width and right-of-way must be required when determined to be necessary as a part of the Comprehensive Plan.
- c. Existing Road Frontage - In the case of a plan containing lots fronting on an existing public road, the developer shall provide any required dedication for widening the existing road right-of-way to meet the right-of-way standards in (s.505a). Where uncertainty exists as to the road classification, it shall be as specified in the Township Comprehensive Plan - Transportation Plan section. The right-of-way to be

dedicated must be measured from the centerline of the existing roadway.

- d. Dead End Streets - Shall be prohibited, except when designed as temporary cul-de-sac streets by the developer on his own land in order to permit future street extensions into adjoining tracts. These temporary dead end streets must be approved by the Township and indicated on the plans. Also, they must be constructed to the same standards as permanent cul-de-sac. The turnaround to be removed when the street is continued.
- e. Cul-de-sac-Streets - Should in general not exceed six hundred (600) feet in length unless topographic conditions and/or tract shape warrant an increase that is approved by the Township. They must be provided with a paved turnaround with a minimum diameter of eighty (80) feet to the outside curb and one hundred (100) feet to the legal right-of-way. The length of a cul-de-sac street shall be measured from the center of the turnaround to the point of intersection of the centerline of the cul-de-sac street and the right-of-way line of the intersection street.
- f. Half-street - Will not be permitted except where dedication is for widening of an existing publicly maintained road and the remaining half of such road to the full width of right-of-way required is free and clear of existing buildings or other structures to the required setback line and the dedication or acquisition of the remaining half street is otherwise possible. Whenever there is an existing half-street adjacent to a tract to be developed, then the other half of the street shall be platted and dedicated with such tract unless otherwise determined by the Planning Commission.
- g. Curves - Where connecting street lines deflect from each other at any one point, by more than ten (10) degrees, the lines must be connected with a true, circular curve. The minimum radius of the centerline for the curve must be as follows:

<u>Type of Road</u>	<u>Minimum Radius</u>
Arterial	500 feet
Collector	300 feet
Local	200 feet

Straight portions of the street must be tangent to the beginning or end of curves. Except for minor streets there must be a tangent of at least 100 feet between reverse curves. For curves on arterial streets, proper superelevation must be provided as required by the Township and the Pennsylvania Department of Transportation.

- h. Vertical Curves - Changes in grade shall be joined by vertical curves; a smooth grade line with gradual changes; as consistent with the type of street and the character of terrain,

should be strived for in preference to a line with numerous breaks on short lengths of grades. Vertical curves which do not satisfy the minimum stopping sight distance requirements, specified elsewhere in this Ordinance, shall not be approved.

- i. Grades - The grades of streets must meet the requirements below:

	<u>Minimum Grade</u>	<u>Maximum Grade</u>
All Roads	.5%	
Arterial		6%
Collector		7%
Minor Streets		12%
Cul-de-sacs		12%
Service Drives		14%

In all grades exceeding one percent, vertical curves must be used and must be designed for proper sight distance.

- j. Crown - The slopes of the crown on residential service and neighborhood collector streets shall be at least one-eighth inch per foot but not more than three-sixteenth inch per foot as directed by the Township Engineer.
- k. Sight Distances - Sight distances are a factor of speed, change of grade, and degree of curvature. As a guide, proper sight distance must be provided with respect to both horizontal and vertical alignment. Measured along the centerline, 3.75 feet above grade, the minimum sight distance must be as follows:

<u>Type of Road</u>	<u>Sight Distance</u>
Arterial	400 feet
Collector	200 feet
Minor	200 feet
Cul-de-sac	100 feet

- l. Slope of Banks - Measured perpendicular to the street centerline may not exceed:

- 3 to 1 for fills
- 2 to 1 for cuts

Such slopes shall be suitably planted with perennial grasses or other vegetation to prevent erosion.

s.506 Intersection Design

- a. Angle of Intersections - Intersections must be as nearly at right angles as possible. However, in no case should they deviate from the standards below:

Angle of Intersection of Street Centerlines	TYPE OF INTERSECTION				
	Arterial with Arterial	Arterial with Collector	Collector with Collector	Collector with Minor	Minor with Minor
	90°	75°-105°	75°-105°	75°-105°	75°-105°

- b. Intersection Grades - Intersections must be approached on all sides by level areas. Where the grade exceeds seven percent, these level areas must have a minimum length of 50 feet (measured from the intersection of the centerlines) within which no grade may exceed a maximum of four percent, unless otherwise recommended by Township Engineer.
- c. Intersection Curve Radii - Design of curb or edge of pavement must take into account such conditions as types of turning vehicles, likely speeds of traffic, angle of turn, number of lanes, and whether parking is permitted; but curb or edge of pavement radii must not be less than the following:

Type of Intersection	Minimum Simple Curve Radii of Curb or Edge of Pavement
Arterial with Arterial	40' or more, as determined after consultation with Pennsylvania Department of Transportation
Arterial with Collector and Minor	35'
Collector with Collector	30'
Collector with Minor Street	25'
Minor Street with Minor Street	20'

Three-centered compound curves equivalent to the above minimum simple curves are permitted and encouraged where applicable.

Radius corners or diagonal cutoffs must be provided on the property lines substantially concentric with, or parallel to the cord of the curb radius corners.

- d. Intersection Sight Distances - Proper sight lines must be maintained at all street intersections. Clear sight triangles of seventy-five (75) feet (150 feet for Arterial Streets) measured along street center lines from their points of junction shall be provided at all intersections and no building, structure, grade or planting higher than three feet above the centerline of the street shall be permitted within such sight triangles.

- e. Distance between Intersections - Shall be in accordance with the following:

Minimum Distance Between Centerlines of Intersections	TYPE OF INTERSECTION				
	Arterial with Arterial	Arterial with Collector & Minor	Collector with Collector	Collector with Minor	Minor with Minor
	800'	800'	600'	500'	500'
Minimum Separation of Centerlines for Streets Not in Alignment	Must be in alignment with planned or proposed streets entering from opposite side.			200'	200'

- f. Multiple Intersections - Involving junction of more than two streets shall be avoided. Where this proves impossible, such intersections shall be designed with extreme care for both pedestrian and vehicular safety.

s.507 Other Street Provisions

- a. Access - Streets shall be laid out to provide access to all lots and to adjacent undeveloped areas, and the developer shall improve these streets to the limits of the development.
- b. Driveways - Within ten (10) feet of a street right-of-way line, a driveway may not exceed 35 feet in width or be less than 10 feet in width.

On a street frontage, the number of driveways may not exceed two per lot or dwelling.

A driveway may not cross a street right-of-way line:

- Within forty (40) feet of the right-of-way line of an intersecting street.
- Within five (5) feet of a fire hydrant.
- Within twenty-five (25) feet of another driveway on the same property.
- Within three (3) feet of a property line.

The minimum angle between the centerline of the driveway and the street shall be not less than sixty-five (65) degrees.

A driveway must be located in safe relationship to sight distance and barriers to vision. The driveway is recommended not to exceed a slope of eight percent within twenty-five (25) feet of the street right-of-way line. If the driveway will be over eight percent slope, two paved off-street parking

spaces must be provided. The maximum permitted slope for a driveway is 20 percent.

Where a driveway enters bank through a cut, the shoulders of the cut may not exceed 50 percent in slope within twenty-five (25) feet of the point of drive intersects the street right-of-way.

- c. Controlling access to the development or to adjacent areas by means of reserve strips is prohibited except when their control is definitely placed in the jurisdiction of the Township under conditions approved by the Planning Commission.
- d. Street Names - Shall not duplicate existing or platted street names, or approximate such names by the use of suffixes such as "lane," "way," "drive," "court," "avenue," In approving names of streets, cognizance may be given to existing or platted street names within the postal delivery district served by the Post Office. New streets shall bear the same name of the existing or platted street of which they are a continuation or with which they are in alignment. Street names must be approved by the Planning Commission.

a.508 Blocks

The length, width and shape of blocks shall be determined with due regard to the following:

- Provision of adequate sites for type of buildings proposed.
- Topography
- Requirements for safe and convenient vehicular and pedestrian circulation.

Blocks on which building lots face shall have a maximum length of sixteen hundred (1,600) feet, a minimum length of five hundred (500) feet. In the design of blocks longer than eleven hundred (1,100) feet, special consideration shall be given to the requirements of satisfactory fire protection.

Residential blocks shall be of sufficient depth to accommodate two (2) tiers of lots, except where reverse frontage lots bordering a major traffic street are used.

Pedestrian interior walks may be required where necessary to assist circulation or provide access to community facilities. Such crosswalks shall have a width of not less than ten (10) feet and a paved walk of not less than four (4) feet.

In commercial and industrial areas, the block layout shall be designed with reference to service of the public and with provisions for adequate off-street parking and loading facilities.

s.509 Lots and Lot Sizes

a. Lot Layout in a Development - All lots within a development should conform to the following requirements:

- Corner lots should provide for equal setbacks on both streets and should be from 10 to 25 feet wider than interior lots.
- Depth and width of parcels laid out or reserved for non-residential use shall be adequate for the use proposed and sufficient to provide satisfactory space for off-street parking and unloading.
- Lot depths should be from one to two and one-half times the average width.
- Residential lots shall front on a dedicated public street, existing or proposed.
- Double frontage lots are prohibited, except where employed to prevent vehicular access to major traffic streets.
- Side lot lines shall be substantially at right angles or radial to street lines.

b. Building Setback Lines - The minimum setback from the centerline of the right-of-way must be as follows:

<u>Class of Street</u>	<u>Minimum Setback from Centerline</u>
Arterial or limited access	50 feet plus one-half the width of the right-of-way.
Collector street	30 feet plus one-half the width of the right-of-way.
Local street excluding service drives & alleys	25 feet plus one-half the width of the right-of-way.

On a lot abutting a railroad, no dwelling may be placed within 75 feet of the nearest existing track, nor within 25 feet of any portion of the railroad right-of-way line. A 15 foot setback line shall be required from all adjoining property lines.

c. Grading - Lots shall be graded to sufficient elevation to secure drainage away from buildings and to prevent the collection of storm water in pools. Roof drainage shall be provided for according to recommendations of the Engineer or such other official as may be designated by the Board of Supervisors. Top soil shall be preserved and redistributed as cover and shall be suitably planted with perennial grasses or ground cover.

s.510 Sewage Disposal

a. Requirements - Based upon the results of the feasibility report required in s.403 the development must be provided with sanitary sewage disposal facilities as follows:

- Where there is an existing public sanitary sewer line within 1,000 feet of any boundary of the property to be developed as measured by a straight line from the sewer line to the nearest property boundary a complete sanitary sewage collection system must be installed and connected to the existing public sanitary sewer system or
- Where there is no existing public sanitary sewer system but a public sanitary sewer system is to be installed on or within 1,000 feet of the proposed development within two (2) years, a complete sanitary sewage collection system must be installed and connected to a community treatment plant until connection to a public sanitary sewer system is made, or capped, and on-site subsurface sewage disposal systems provided.
- Sanitary sewers shall not be used to carry storm water.
- Where there is no existing public sanitary sewer system and the feasibility report indicates that a public sanitary sewer system and treatment plant is not feasible, the adequate provision of on-site subsurface sewage disposal systems must be investigated. If on-site subsurface sewage disposal systems are feasible, they must be laid out in accordance with minimum standards, specifications, rules, and regulations approved by the Pennsylvania Department of Environmental Resources.
- If on-site subsurface sewage disposal systems or connection to a public sanitary sewer system or installation of a public sanitary sewer system are not feasible the development shall not be approved.

s.511 Water Supply

a. Requirements - Based upon the results of the feasibility report, the development must be provided with water supply facilities as follows:

- Where there is an existing public water supply system on or within one thousand (1,000) feet of the proposed development a complete water main system connected to the existing public water supply system must be provided, or
- Where there is no existing public water supply system on or near the subdivision, a community water supply system approved by the engineer of the water utility company holding a franchise covering the land to be subdivided

and the Pennsylvania Department of Environmental Resources, with satisfactory provision for its maintenance.

- Where there is no existing public water supply and the feasibility report indicates that connection to a public water supply system is not feasible, each lot in the development must be provided with an individual water supply system in accordance with minimum standards approved by the Pennsylvania Department of Environmental Resources.

s.512 Storm Drainage

a. General Requirements - Adequate storm sewers, culverts, and related facilities must be provided, as necessary, to:

- Permit the unimpeded flow of natural watercourses.
- Ensure the drainage of all low points along the line of streets.
- Intercept storm water runoff along streets at intervals reasonably related to the extent and grade of the area drained.
- Provide adequate drainage away from on-site sewage disposal facilities.

Storm drainage facilities must be designed not only to handle the anticipated peak discharge from the property being developed, but also the anticipated increase in runoff that will occur when all the property at a higher elevation in the same drainage basin is fully developed. The Erosion and Sediment Control Handbook of the Soil Conservation Service located at York County Court House should be utilized for drainage provisions.

b. Lot Drainage - Lots shall be laid out and graded to provide positive drainage away from new and existing buildings.

c. Nearby Existing Facilities - Where adequate existing storm sewers are readily accessible, the developer must connect his storm water facilities to these existing storm sewers.

d. Open Drainageways - When open drainageways are used for the disposal of storm water, the Township Engineer shall review the design of such open drainageways in relation to the following:

- Safety: Steep banks and deep pools shall be avoided.
- Erosion: Adequate measures shall be taken, such as seeding, sodding, paving, or other measures as necessary to prevent the erosion of banks and the scouring of the channel bottom.
- Stagnation: Design of open drainageways shall not create stagnant pool of swampy areas.

Whenever the evidence available to the Township indicates the natural surface drainage is inadequate, the developer shall install a storm water sewer system in accordance with approved plans and profiles. The system shall be designed by a Registered Engineer and be recommended for approval by the Township Engineer.

Approval: Drainage structures for areas of more than 1/2 mile square shall be subject to approval by the Pennsylvania Department of Environmental Resources.

- e. Abutting Properties - In the design of storm drainage facilities, special consideration must be given to preventing excess runoff onto adjacent development or undeveloped properties. When a storm drainage outlet will abut another property, the developer must secure the approval in writing of adjoining affected owners. In no case may a change be made in the existing topography which would:

- Within a distance of 20 feet from a property line to the beginning of the slope result in increasing any portion of the slope to more than 70 percent.
- Result in a slope which exceeds the normal angle of slippage of the material involved.

All slopes must be protected against erosion.

- f. Drainage Upon and On Streets - In order to give proper surface water drainage upon streets, a structure on a lot must be at a grade in satisfactory relationship:

- With the established street grade, or
- With the existing street grade where none is established.

s.513 Other Utilities

- a. Easements, Width and Location - Easements with a minimum width of fifteen (15) feet shall be provided for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains and/or other utility lines intended to service the abutting lots. No structures shall be placed within such easements. To the fullest extent possible, easements shall be centered on or adjacent to rear or side lot lines.
- b. Underground Installations - In developments of five or more lots, electric, telephone and all other utility facilities shall be installed underground. The developer shall be required, prior to Final Plan approval, to obtain a letter from the appropriate utility company confirming that the developer has entered into an agreement to provide for an underground electric and telephone system in accordance with the Pennsylvania Public Utility Commission Investigation Docket #99, as amended, or has obtained a waiver from said

Pennsylvania Public Utility Commission to allow overhead electric and telephone facilities.

- c. Natural Gas Lines - All natural gas lines must be installed in compliance with the USAS Code B31.8, 1968 as amended. The minimum distance from a natural gas line to a dwelling unit must be as required by the applicable transmission or distributing company.
- d. Petroleum Lines - Between a proposed dwelling unit and the centerline of a petroleum products transmission line which may traverse the development, there must be a minimum distance of 100 feet measured in the shortest distance. In instances such that topographic conditions decrease the hazards involved or in which it would cause undue hardship in the efficient layout of the development, the Board of Supervisors may reduce this requirement.

s.514 Local Recreation Sites

- a. In the case of a proposed subdivision consisting of 20 lots or more, the Township Planning Commission may require the dedication of land for a recreation site to carry out the purpose of this Ordinance. The Township may require the dedication of all or a portion of such site in accordance with the standards following:
 - The land to be dedicated must be of suitable size, dimensions, topography, access, and general character for the proposed use.
 - The amount of land so required for this purpose must not exceed .02 acres of land for each lot or dwelling unit shown on the Final Plan.
- b. Where the application of these area standards would result in an open space or recreation site too small to be usable, or if the Comprehensive Plan calls for such local recreation site to be located elsewhere, or if a suitable local recreation site cannot be properly located in the land development, as determined by the Township Planning Commission, a payment of a fee in lieu of dedication of such land is required. The following procedures must be followed:
 - The amount of the fee must be substantially equal to the value of the land that would be set aside if the standards specified above were to be applied.
 - The fee must be paid to the Township prior to the approval of the Final Plan.
 - All money paid to the Township in this manner must be kept in a capital reserve fund established as provided by law. Money in such capital reserve fund must be used only for the acquisition of land for park and recreation or open space purposes.

- When the Township adopts an official plan of neighborhoods or local planning districts, the accounts of the fund must show the amount of fees collected in each neighborhood or district. Thereafter, moneys expended from the fund for land acquisition in any one neighborhood may not exceed moneys collected from that neighborhood. Until such plan of neighborhoods or planning districts is adopted, moneys expended from the fund must as nearly as may be practicable for land acquisition in the general area of developments from which such moneys were derived so the site will be readily accessible to the residents of such developments.
 - The provisions of these regulations governing the setting and collection of fees in lieu of land dedication shall not be utilized until the Township has established a capital reserve fund.
- c. In lieu of requiring the dedication of a recreation or park site, or a fee for this purpose, the Planning Commission may permit a private site to be used if:
- In its judgement the purposes of these regulations regarding recreation and park sites will be accomplished; and
 - The private site is permanently devoted to recreation and park use and adequately secured for such use by deed covenants or other private restrictions.

s.515 Other Public Sites

In large-scale land developments the dedication of sites for other appropriate public uses, such as but not limited to schools, library, and public service buildings, may be required. Such areas or sites must be of a character, extent, and location as to be clearly related to the local and neighborhood needs of the residents of the development. No land may be required for dedication which would primarily serve the need of the Township as a whole as distinguished from the development or neighborhood.

s.516 Watercourses and Drainageways

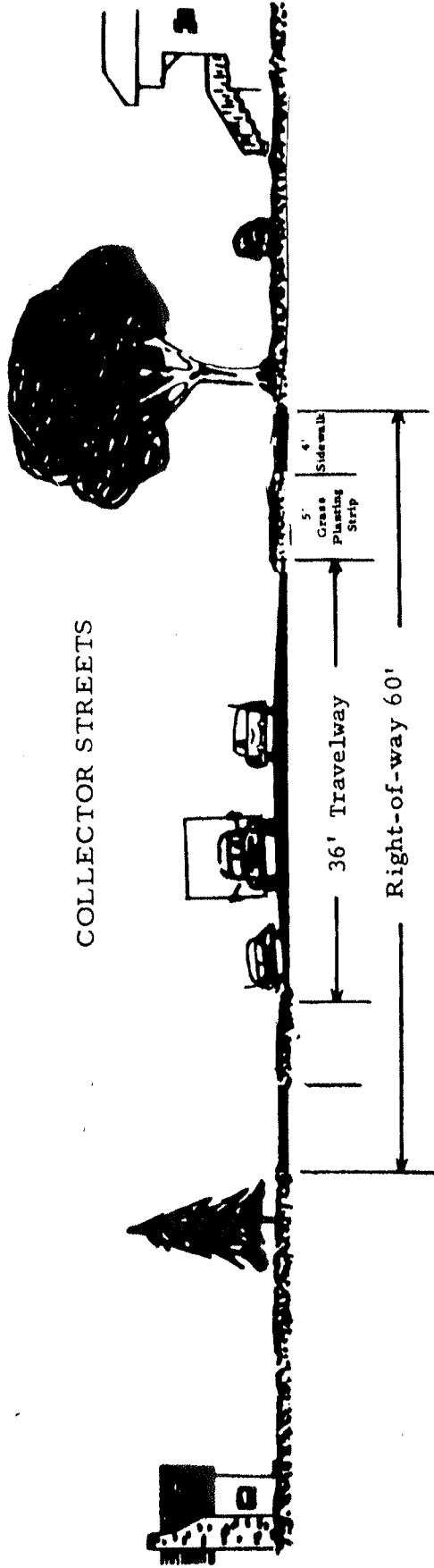
Where a land development is traversed by a watercourse, stream, channel or other drainageway, the developer must provide a drainage easement conforming substantially to the existing alignment of the drainageway. The easement must be a width adequate to:

- Preserve the unimpeded flow of natural drainage.
- Widen, deepen, relocate, improve or protect the drainageway.
- Install a storm water sewer.

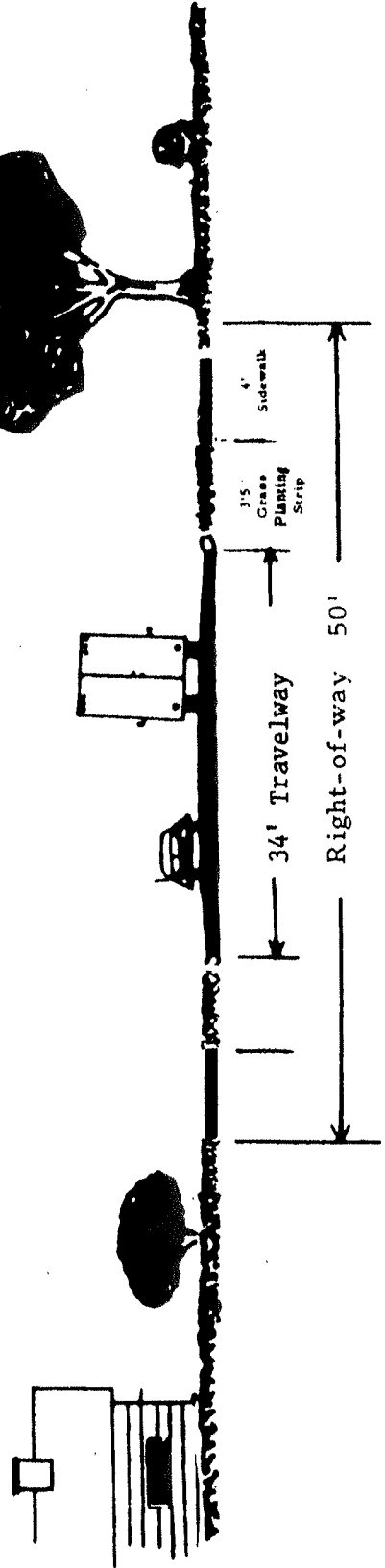
Any changes in the existing drainageway must be approved by the Pennsylvania Water and Power Resources Board.

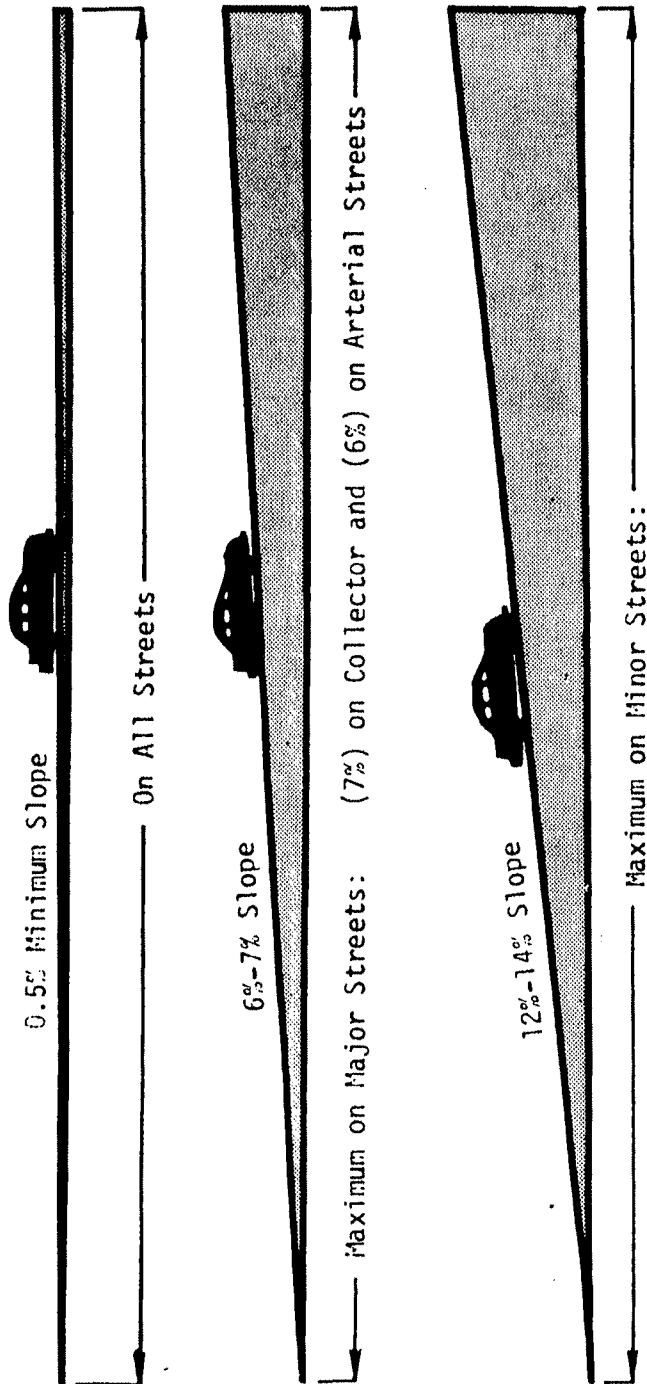
TYPICAL ROADWAY SECTION COLLECTORS

COLLECTOR STREETS



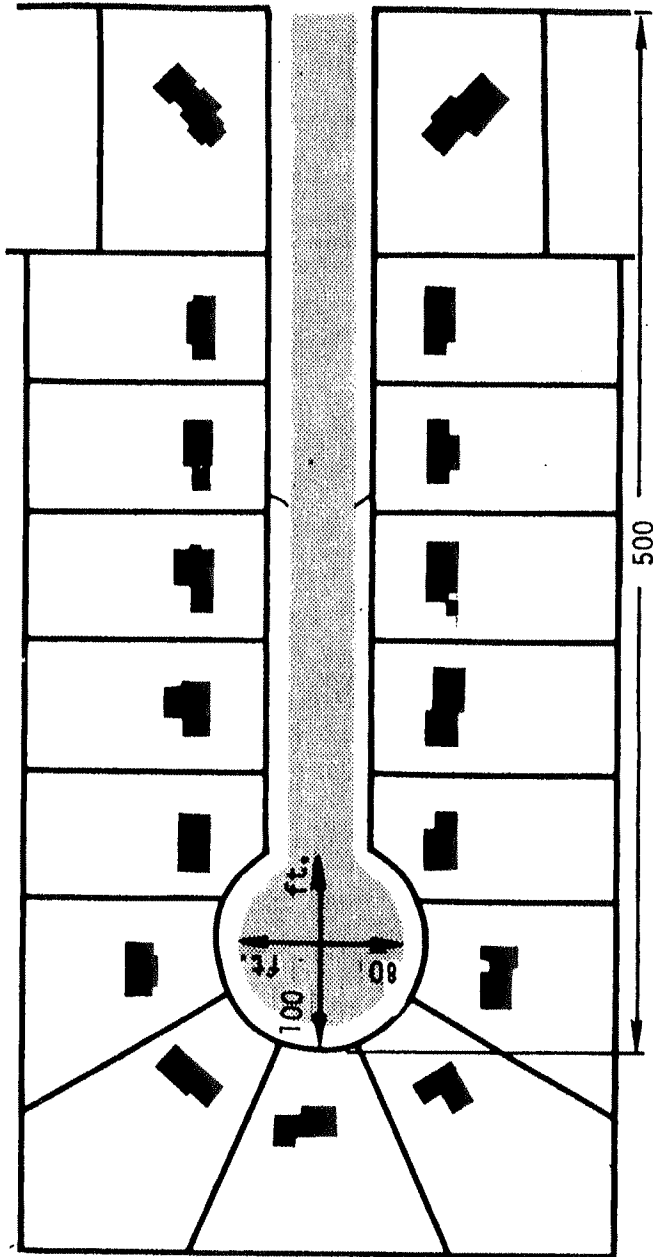
MINOR STREETS



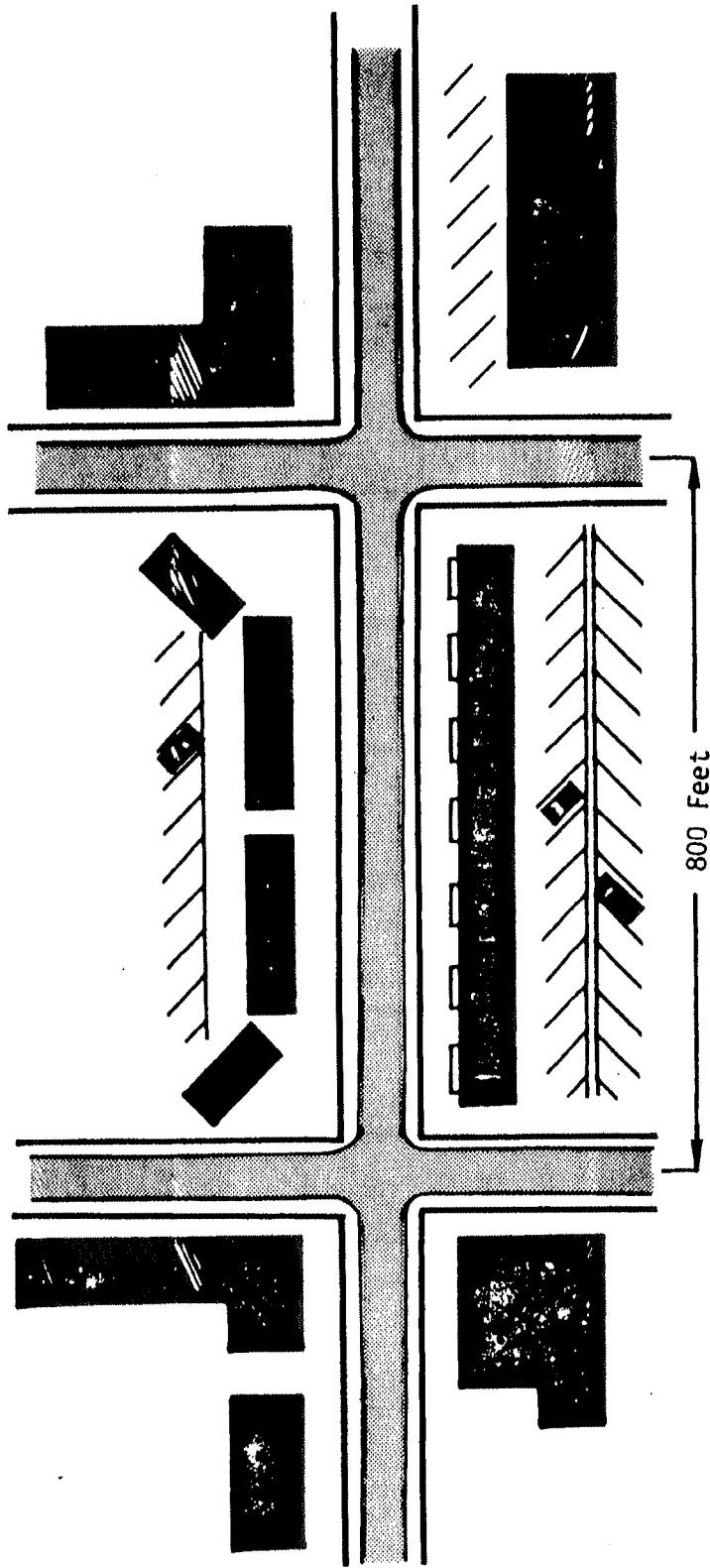


Local (12%), except Service Drives (14%)

GRADES OF STREETS -- MINIMUM AND MAXIMUM SLOPES There shall be a minimum grade of at least one-half (0.5) percent on all streets; a maximum grade of six (6) percent on Arterial and seven (7) percent on Collector Streets, and twelve (12) percent on Minor Streets, except fourteen (14) percent on Service Drives.

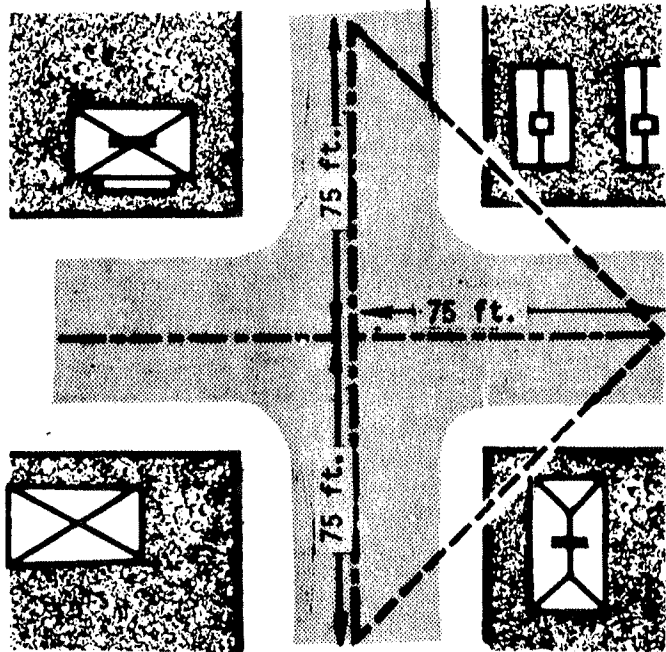
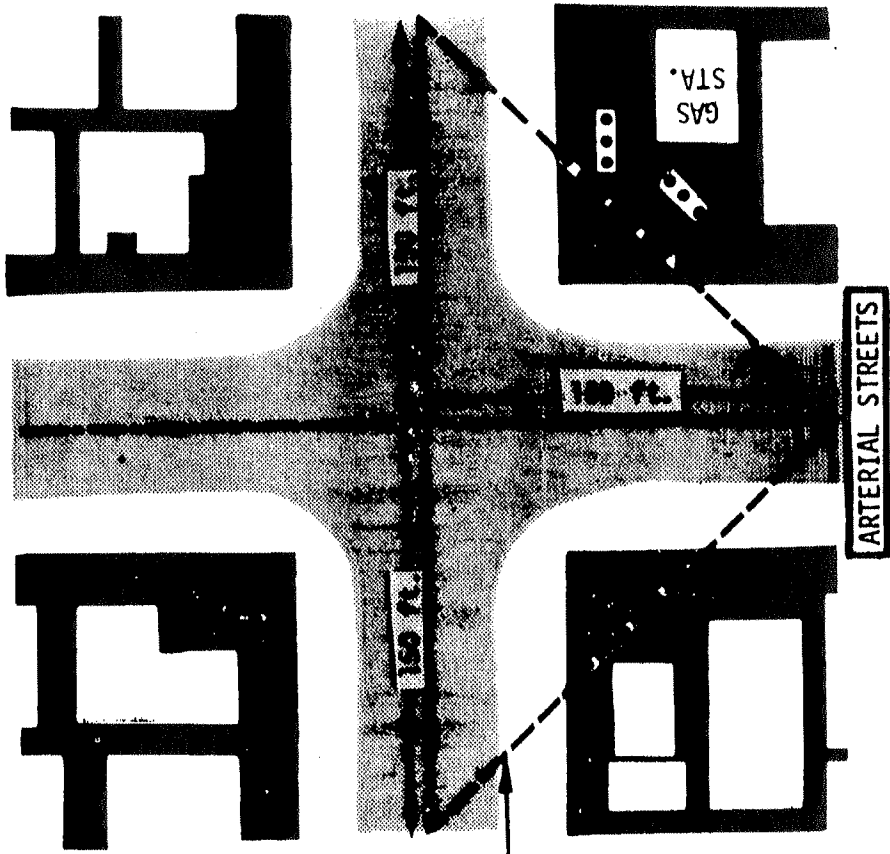


CUL-DE-SACS Dead-end or Cul-de-sac Streets in general shall not exceed five hundred (500) feet in length and must be provided with a paved turnaround with a minimum diameter of sixty (60) feet to the outside curb and one hundred (100) feet to the legal right-of-way.



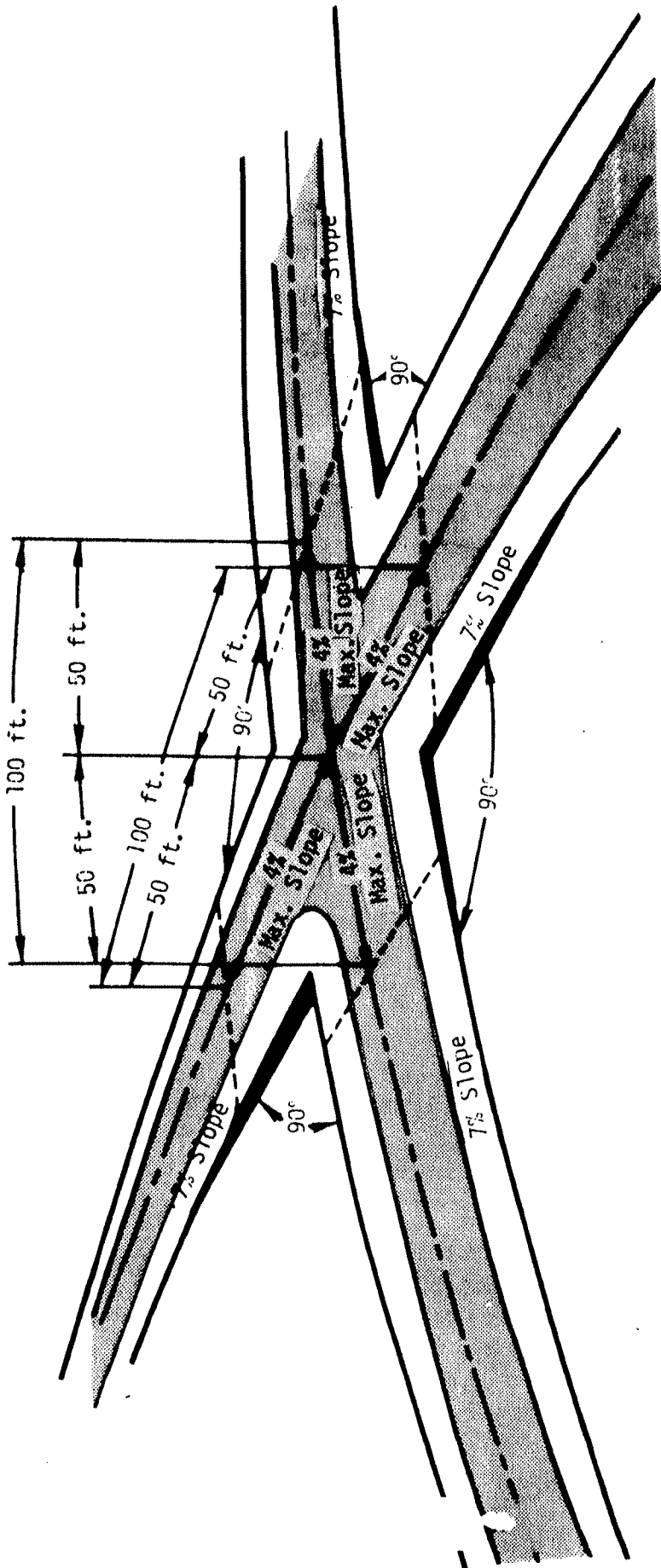
DISTANCE BETWEEN INTERSECTIONS -- MINIMUM

In general, Minor and Collector Streets shall not empty into Arterial Streets at intervals of less than eight hundred (800) feet.

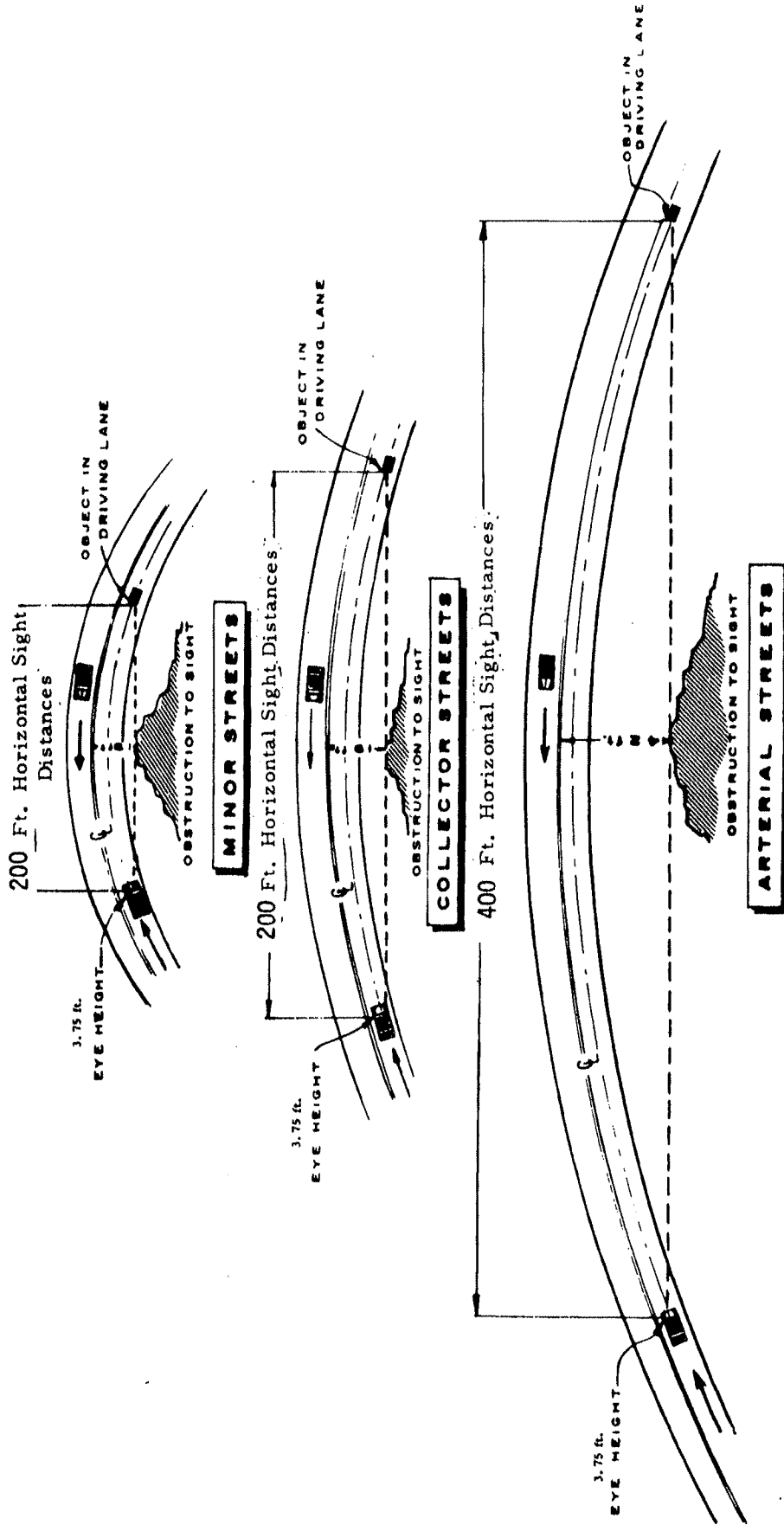


No Obstruction
Within Sight
Triangle

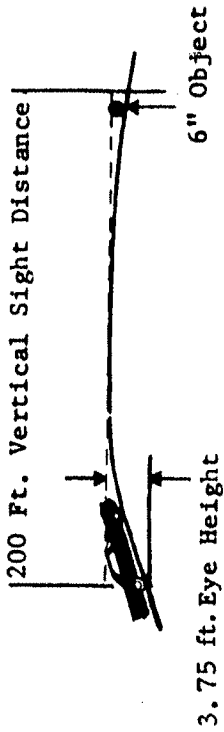
INTERSECTION SIGHT DISTANCES Proper sight lines must be maintained at all Street intersections. Measured along the center line, there must be a clear sight triangle of seventy-five (75) feet (150 feet for Arterial Streets) from the point of intersection; no building or obstruction is permitted in this area.



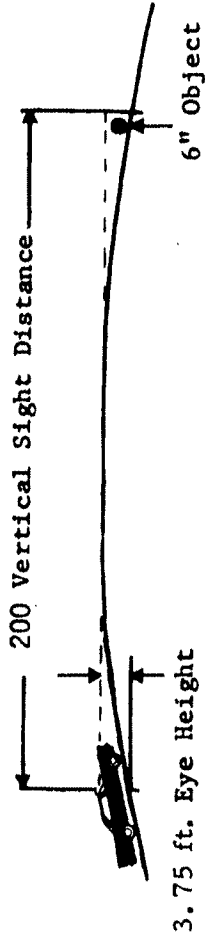
INTERSECTION GRADES Intersections must be approached on all sides by level areas. Where the grade exceeds seven (7) percent, such level areas must have a minimum length of fifty (50) feet (measured from the intersection of the center lines) within which no grade shall exceed a maximum of four (4) percent.



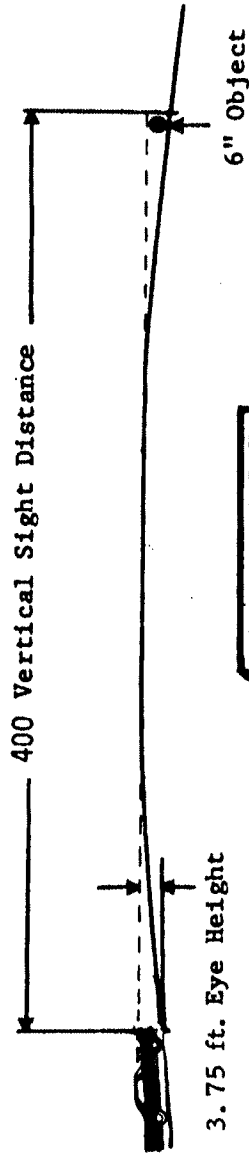
SIGHT DISTANCES -- HORIZONTAL ALIGNMENT Proper sight distance must be provided with respect to horizontal alignment. Measured along the center line, 3.75 feet above grade, this sight distance must be four hundred (400) feet for Arterial Streets, two hundred (200) feet for Collector Streets and one hundred (200) feet for Minor Streets.



MINOR STREETS

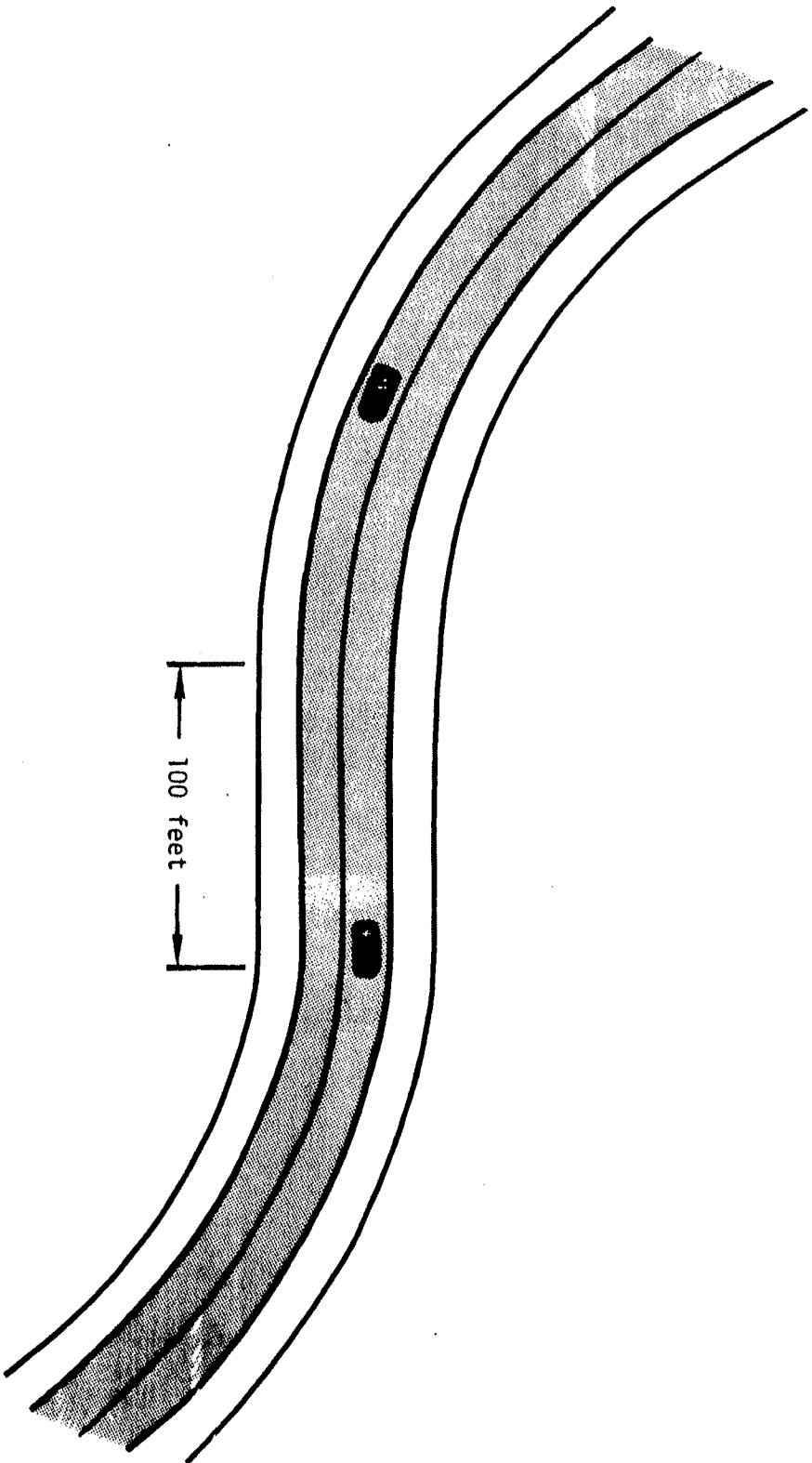


COLLECTOR STREETS



ARTERIAL STREETS

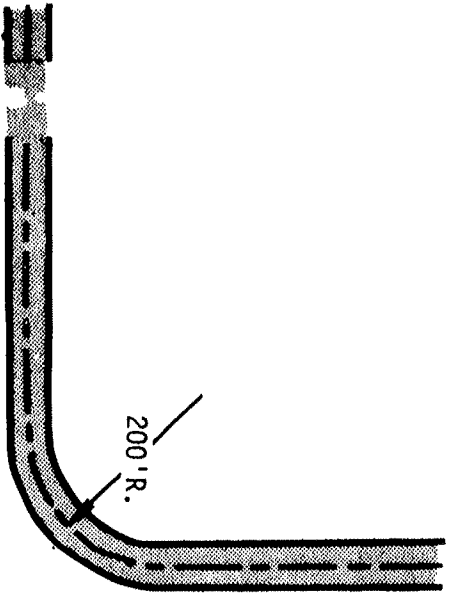
SIGHT DISTANCES -- VERTICAL ALIGNMENT Proper sight distance must be provided with respect to vertical alignment. Measured along the center line, 3.75 feet above grade, this sight distance must be four hundred (400) feet for Arterial Streets, two hundred (200) feet for Collector Streets and one hundred (200) feet for Minor Streets.



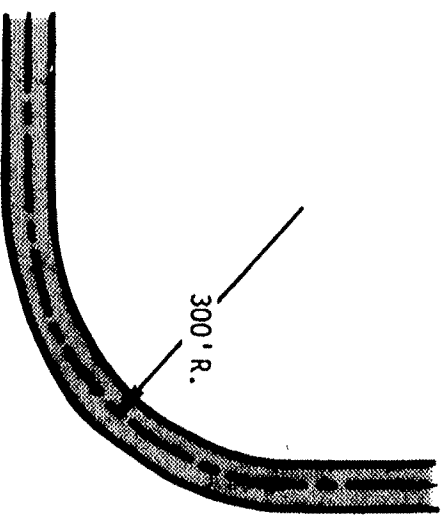
REVERSE CURVES -- MINIMUM TANGENT BETWEEN

Except for Minor Streets, there shall be a tangent of at least one hundred (100) feet between Reverse Curves.

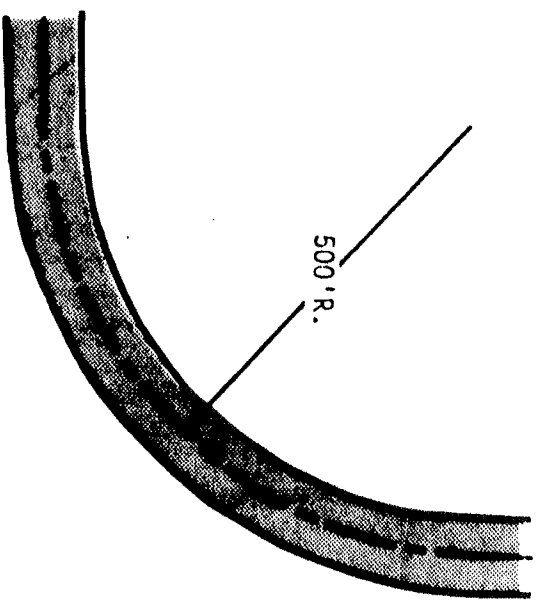
MINOR STREETS



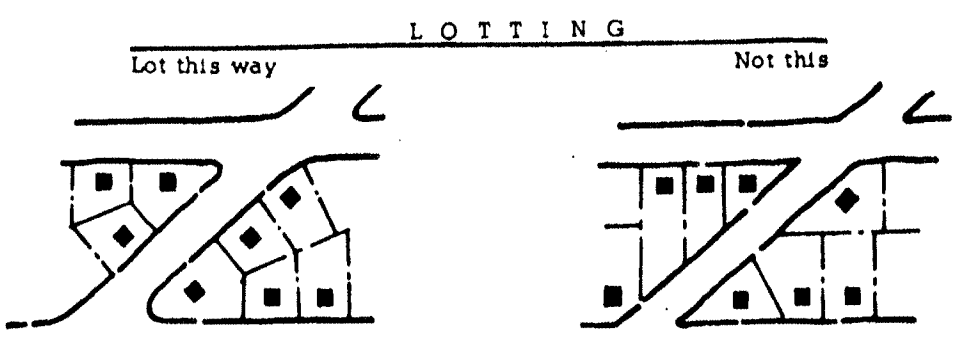
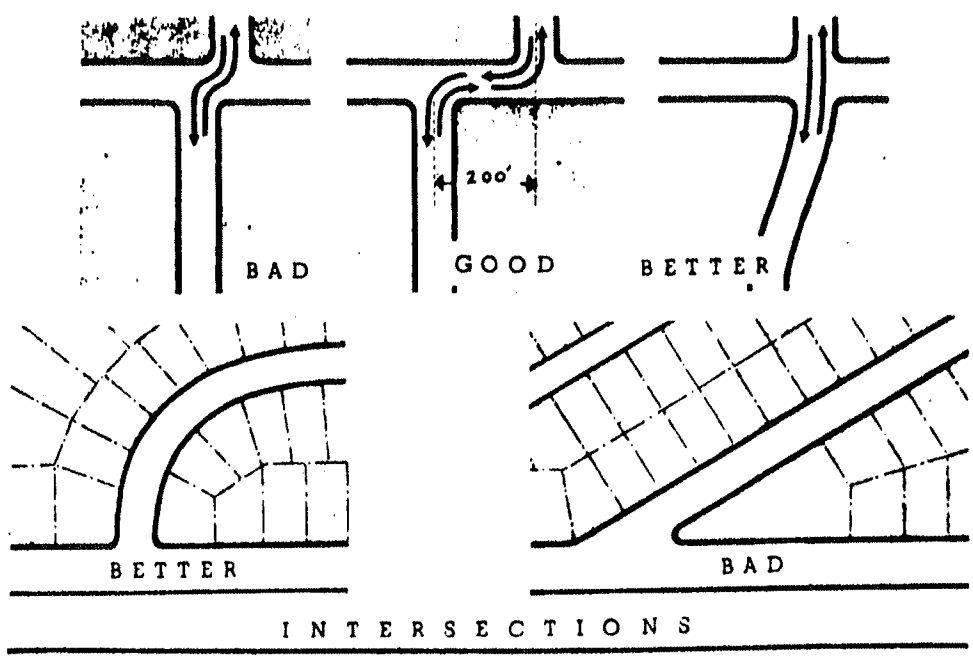
COLLECTOR STREETS



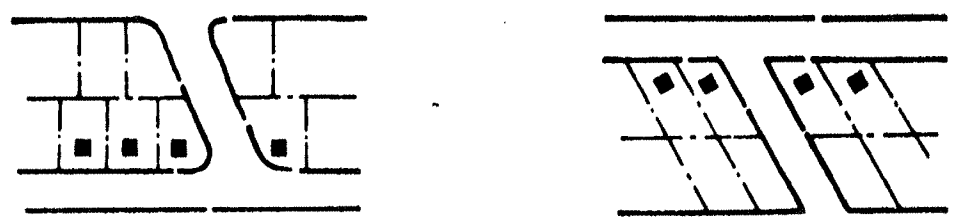
ARTERIAL STREETS



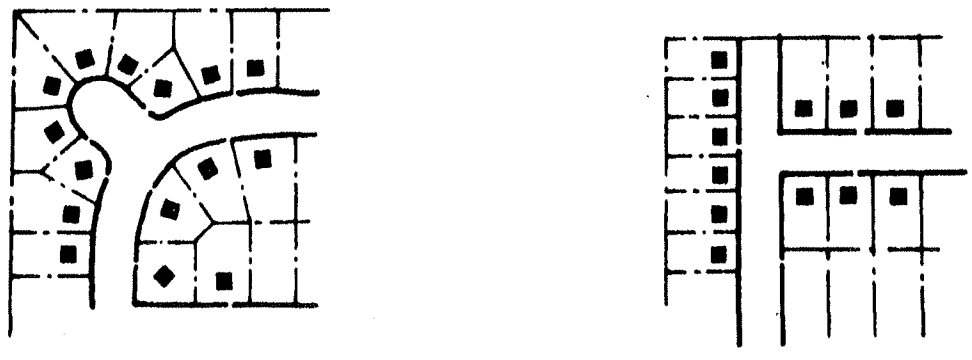
CURVES -- MINIMUM RADI
The minimum radius at the center line for curves on Arterial Streets must be five hundred (500) feet, for Collector Streets three hundred (300) feet, and for Minor Streets two hundred (200) feet.



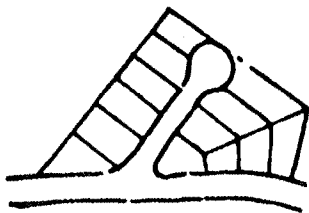
When existing intersecting streets form acute-angled intersections



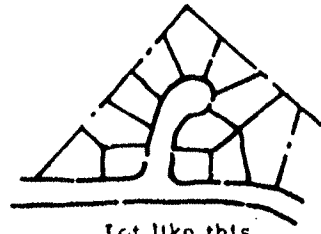
When diagonal streets cannot be avoided



Where future street extensions are not required in corners of the property

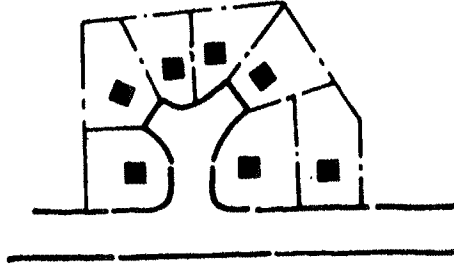


Not like this

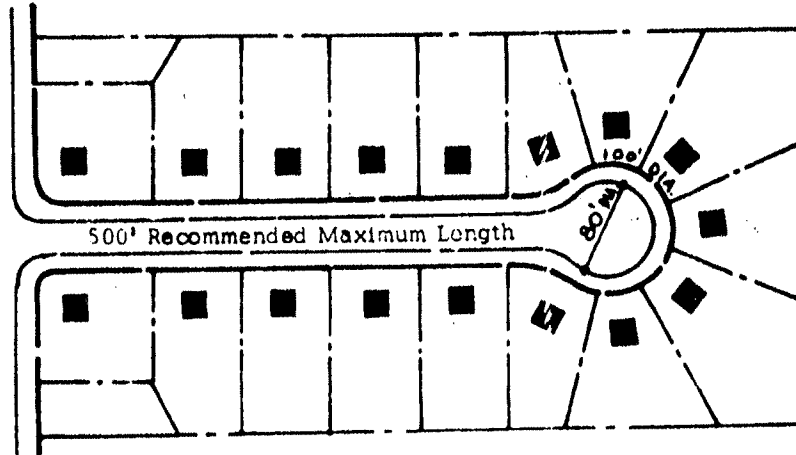


Lot like this

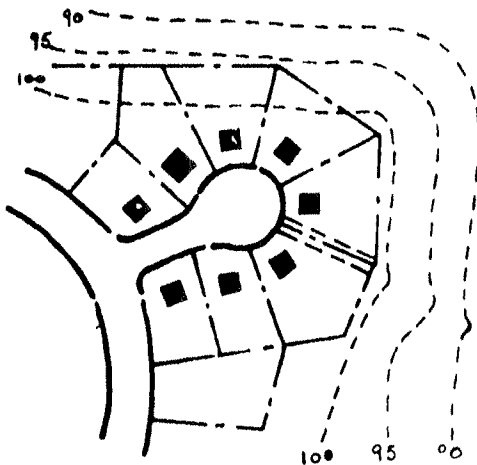
LOTING ON A CUL-DE-SAC



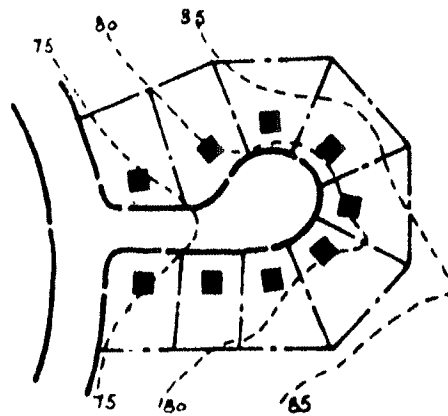
"Y" TERMINAL FOR A SHORT CUL-DE-SAC



CUL-DE-SAC STREETS

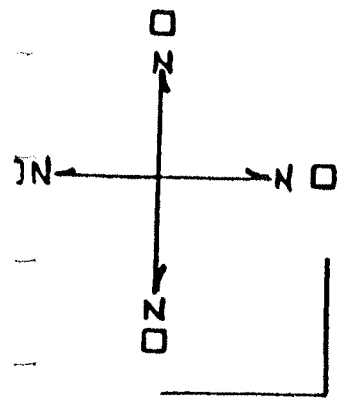


DOWN-HILL CUL-DE-SAC



UP-HILL CUL-DE-SAC

Show Exact Location and Size of Proposed Cut
in Diagram Below



Name of Street

Curb Line or Building Line

Name of Street

Name of Street _____

This report to be made at time excavation is started, furnishing one copy to Township Engineer and return second copy to Township Engineer at time of completion.

Approved: _____ ENGINEER (DATE)

Fee: \$ _____ Received _____ (DATE)

ARTICLE VI

IMPROVEMENTS, DEDICATION AND RESERVATION

s.601 Monuments and Markers

- a. Specifications - Monuments and markers must be constructed as follows:

	<u>Material</u>	<u>Minimum Size</u>
Monument	concrete or stone	6" x 6" x 30"
Marker	iron pipes or iron or steel bars	15" x 3/4' dia.

- b. Placement and Marking - Monuments and markers must be placed by a Registered Engineer or Surveyor so that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. They must be set so that the top of the monument or marker is level with the surface of the surrounding ground. Monuments must be marked on top with a copper or brass dowel.
- c. Location of Monuments - Monuments must be set:
- At the intersection of lines forming angles in the boundaries of the development.
 - At the intersection of street lines.
- d. Location of Markers - Markers must be set:
- At the beginning and ending of curves along street property lines.
 - At points where lot lines intersect curves either front or rear.
 - At angles in property lines of lots.
 - At all other lot corners.
- e. Removal - Any monuments or markers that are removed must be replaced by a Registered Engineer or Surveyor at the expense of the person removing them.

s.602 Streets

Streets must be surfaced to the grades and dimensions drawn on plans, profiles, and cross-sections submitted by the developer and approved by the Township. Before paving the street surface, the developer must install required utilities and provide, where necessary, adequate subsurface drainage for the streets, as acceptable to the Township. The pavement base and wearing

surface must be constructed according to the Pennsylvania Department of Transportation Specifications.

The construction of all roads for acceptance by Washington Township shall comply with Township specifications.

The Township shall decide if a collector or arterial street is required as a direct result of the construction or the development in which case the developer is responsible for paving the additional width required.

s.603 Curbs, Gutters, and Sidewalks

- a. Curbs and Gutters - Curbs and gutters shall be required for all subdivision unless waived by the Township Planning Commission. On minor streets, rolled curb and gutter type is required. On collector or arterial streets, only the vertical curb may be used. The transition from one type of curb to another may be effected only at a street intersection. All vertical and rolled curb and gutter curbing must be constructed of Portland Cement concrete. In the event that the Township Planning Commission agree to waive this requirement until further subdivision activity necessitates the installation of curbs and gutters, the subdivider shall post a performance guarantee for construction of said curbs and gutters when said construction is deemed necessary by Township Planning Commission.
- b. Sidewalks - In general developments adjacent to areas having sidewalks shall provide a continuation of these sidewalks. Sidewalks shall be concrete at least 4" thick, at least four feet wide, with at least a two foot 6" grass plot between the curb and sidewalk. Where sidewalks are required, by the Planning Commission, the area from the curb line to the back of the sidewalk shall slope 1/4" per foot toward the street.

The Township may waive requirements for sidewalks on one or both sides of the street where interior walkways, in the judgement of the Township, better serve the needs of the subdivision or land development.

s.604 Street Name Signs

The land development shall be provided with street name signs at all intersections. Such signs shall conform to Township specifications and shall be installed by the developer in a manner specified by the Township Engineer.

s.605 Street Lights

The Planning Commission, at their discretion, may require the installation of street lights where it is determined that increased safety is required, such as at intersections, etc.

- a. Where street lights are required and electric service is supplied by underground methods, the subdivider shall provide and install the facilities for a street-lighting system, consisting of cable and ducts (or conduits), and standards and luminaries. Plans for the placement shall be approved by the appropriate public utility company and the Township Planning Commission.
- b. When installation is completed and approved, the Township will assume ownership of said street-lighting system and contract with the appropriate public utility for energy and maintenance for the system.

s.606 Sewage Disposal

- a. Where a public sanitary sewer system is accessible to or plans approved by the Planning Commission provide for the installation of such public sanitary sewer facilities within two (2) years, the developer shall provide the development with a complete sanitary sewer system ready to be connected to the existing or proposed sanitary sewer system.
 - The plan for the installation of a sanitary sewer system must be prepared for the development and approved by the Township Engineer, the Engineer for the Northern York County Regional Joint Sewer Authority, and the Pennsylvania Department of Environmental Resources. The Township Engineer must inspect the sewer line before it is covered over. Upon completion of the sanitary sewer installation, the plan for the system as built must be filed with the Township.
 - Any sewer pipe main must be at least eight inches in diameter and any sewer lateral must be at least four inches. Storm sewers may not be connected with sanitary sewers.
 - Manholes shall be located generally at intervals of 250 feet and in no case more than 400 feet. Manholes are also required at all points of change of course or grade and at all points of intersection of sewer lines.
- b. Where installation of a public sanitary sewer system is not required, the developer or owner of the lot shall provide for each lot, at the time improvements are erected thereon, a private sewerage disposal system consisting of a septic tank and tile absorption field or other sewerage disposal system approved by the Pennsylvania Department of Environmental Resources.

If on-site subsurface sewage disposal systems are feasible, they must be laid out in accordance with minimum standards of the Sewage Facilities Act (Act 537) of the Pennsylvania Department of Environmental Resources. The Township and/or the Pennsylvania Department of Environmental Resources must inspect and approve each on-site sewage disposal system.

s.607 Water Supply

- a. The plan for the installation of the mains of a water supply system must be prepared for the development with cooperation of the appropriate water utility company and approved by the Township Engineer.

Upon the completion of the water supply system, one copy of the plan for the system as built must be filed with the Township.

- b. Where connection to a public water supply system is not possible or feasible, each lot must be provided with an individual water supply system. Each system must be installed prior to the issuance of a building permit. All such individual systems shall meet applicable regulations of the Pennsylvania Department of Environmental Resources.

s.608 Storm Drainage

Whenever the evidence available to the Planning Commission indicates that natural surface drainage is inadequate, the developer shall install a storm water sewer system in accordance with approved plans and profiles. The system shall be designed by a Registered Engineer and be approved by the Township Engineer.

s.609 Fire Hydrants

- a. Fire hydrants shall be installed if their water supply source is capable to serve them in accordance with the requirements of the local fire authority.
- b. Fire hydrants, if provided, shall be located within six hundred (600) feet of any dwelling unit or structure open to the public. Fire hydrants shall be installed in accordance with all applicable regulations.

s.610 Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval

No plan shall be finally approved unless the streets shown on such plan have been improved as may be required by this Ordinance and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains and other improvements as may be required by this Ordinance have been installed in accordance with such Ordinance. In lieu of the completion of any improvements required as a condition for the final approval of a plan, the Planning Commission may require the developer to deposit with the Township a corporate bond, or other security acceptable to the Planning Commission in an amount sufficient to cover the costs of any improvements which may be required. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required within this Ordinance. In the case where development is projected over a period of years, the Planning

Commission 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.

s.611 Release From Improvement Bond

When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the Planning Commission, in writing by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township Engineer. The Planning Commission shall, within ten days after receipt of such notice, direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Township Engineer shall thereupon, file a report, in writing, with the Planning Commission, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty days after receipt by the Township Engineer of the aforesaid authorization from the Planning Commission, said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be approved or shall be rejected by the Township Engineer, said report shall contain a statement of reasons for such nonapproval or rejection.

The Planning Commission shall notify the developer, in writing by certified or registered mail of their action with relation thereto. If the Planning Commission or the Township Engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the developer shall be released from all liability pursuant to its performance guarantee bond.

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

Where herein reference is made to the Township Engineer, he shall be a duly Registered Professional Engineer employed by the Township or engaged as a consultant thereto.

To cover inspection costs the developer must pay a fee to be established by the Planning Commission. Any unused portion of this fee will be refunded to the developer upon completion of the inspections.

s.612 Remedies to Effect Completion of Improvements

In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accord with the approved Final Plan the Planning Commission may enforce any corporate bond, or other security by appropriate legal and

equitable remedies. If proceeds of such bond, or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Planning Commission may, at its option install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Township purpose.

s.613 Offers of Dedication

The offer to dedicate streets, parks, or other areas or portions of them, does not impose any duty upon the Township concerning maintenance or improvement until the proper authorities of the Township have made actual appropriation by ordinance or resolution or by entry or improvement. If land is dedicated for a public site and its use for this purpose is not imminent, the developer may be permitted to dedicate the land with the privilege of using the surface rights until the Township is ready to use the land. Such dedication with the temporary privilege of use must be noted on the Final Plan.

s.614 Land Reservation

On sites reserved for eventual public acquisition, no building development is permitted during the period of reservation, said period of time not to extend more than 18 months without consent of the developer. Such land reservations shall be noted on the Final Plan.

s.615 Effect of Plan Recording on Dedication and Reservations

Recording the Final Plan after approval of the Planning Commission has the effect of an irrevocable offer to:

- Dedicate all streets and other public ways to public use.
- Dedicate all neighborhood parks and other public areas to public use.
- Reserve for possible future public acquisition such additional areas as may be required by the Township.

s.616 Street Trees

In developments of five or more lots, the applicant shall provide or allow for street trees. The trees should be:

- a. Of a minimum caliper of 1 1/2 inches.
- b. Planted between the sidewalk (or gutter if no sidewalk) and setback line at least ten feet from the right-of-way edge.

-
- c. Uniformly spaced not less than 50 feet nor more than 100 feet apart along the entire length of each street within the development or spaced uniformly at a mean interval of 50 feet throughout the development.
 - d. Species acceptable to the Township.

ARTICLE VII

MOBILEHOME PARK PROVISIONS

s.701 Approval Required

It shall be unlawful for any person to construct, alter or extend any mobilehome park within the limits of the Township until plans have been approved by the Township and permits have been issued as provided in Ordinance No. 129, the Mobilehome Park Ordinance for Washington Township.

s.702 Application for Mobilehome Park Approval

Applications for mobilehome park approval shall conform to the requirements and procedures as established in the Washington Township Mobilehome Ordinance.

s.703 Site Location and Dimensions

The location, minimum park area, lot sizes and maximum density within all mobilehome parks shall be in accordance with the Washington Township Mobilehome Ordinance.

s.704 Improvements in Mobilehome Parks

Improvements such as sewer, water, electrical, fire protection and other utility systems; storm drainage systems; off-street parking areas; walks; recreation areas; and service buildings shall conform to the requirements in the Washington Township Mobilehome Park Ordinance.

s.705 Street System

All streets within mobilehome parks shall conform to the standards of the Washington Township Mobilehome Park Ordinance.

ARTICLE VIII

ADMINISTRATION AND ENACTMENT

s. 801 Enforcement

It shall be the duty of the Building Permit Officer, Sewage Enforcement Officer or other such duly authorized representative of the Board of Supervisors and is hereby given the power and authority to enforce the provisions of this Ordinance. The Enforcement Officer shall require that the application for a Building permit contain all information necessary to enable him to ascertain whether the proposed building, alteration, or use is located in an approved land development. No building permit shall be issued until the Enforcement Officer has certified that the site for the proposed building, alteration, or use complies with all the provisions of this Ordinance and conforms to the site description as indicated on the approved and recorded Final Plan.

s. 802 Modifications

- a. The regulations embodied in this Ordinance are the minimum standards for the protection of the public welfare. When special circumstances warrant, the Township may impose stricter standards.
- b. Where a provision of this Ordinance would cause unique and undue hardship as it applies to a particular property, the Planning Commission may grant a modification from the strict application of the terms of this Ordinance if the variation will not be detrimental to the general welfare, nullify the objectives of these regulations. In granting the modification the Planning Commission may impose conditions, which will substantially secure compliance with the purposes of this Ordinance.

s. 803 Amendments

The Board of Supervisors may on its own motion, amend, supplement or repeal any portion of this Ordinance. Amendments to this Ordinance shall become effective only after a public hearing held pursuant to public notice.

s. 804 Fees

At the time of filing of the plan, whether preliminary or final, as specified in this Ordinance, the developer shall pay to the Township the required plan fee as follows:

- a. Preliminary Plan - A filing fee of twenty dollars (\$20.00) plus two dollars (\$2.00) per lot or dwelling unit for residential development and ten dollars (\$10.00) per acre for other types of development.

- b. Final Plan - A filing fee of twenty dollars (\$20.00) plus an amount determined by the Township Engineer and Township Solicitor sufficient to cover the reasonable cost of:
- Reviewing the development plan engineering details.
 - Inspecting the site for conformance of survey.
 - Preparing cost estimates of required improvements.
 - Inspection of required improvements during installation.
 - Final inspection on completion of installation of required improvements.
 - Administrative and legal services necessary for the processing of the proposed land development plan.

Any engineering, legal and administrative costs in excess of the amount submitted prior to approval of the Final Plan, shall be paid by the developer upon being notified of same by the Township Solicitor. Any excess paid over the amount actually required to cover such costs of the Final Plan shall be returned to the developer upon the completion of the required improvement.

- c. All fees shall be payable at the time of filing in the form of a check or money order payable to Washington Township.
- d. No Final Plan shall be approved until all fees and charges are paid in full.

s.805 Appeals

The procedures for securing review of any ordinance, decision, or determination is set forth in Article X of the Pennsylvania Municipalities Planning Code, Act 247 of July 31, 1968, P.L. 805, as amended.

s.806 Repealer

All ordinances or portions of ordinances inconsistent herewith are hereby repealed.

s.807 Interpretation

The provisions of this Ordinance shall be held to be minimum requirements to meet the purposes of this Ordinance. When provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance, or regulations, the provisions of this Ordinance shall prevail. When provisions of any statute, other ordinance or regulation impose greater restrictions than those of this Ordinance, the provisions of such statute, ordinance or regulation shall prevail.

s. 808 Penalties

Any person, partnership, corporation or business entity whatsoever who or which being the owner or agent of the owner of any lot, tract or parcel of land shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvements for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon, or who sells, transfers or agrees or enters into an agreement to sell any land in a subdivision or land development whether by reference to or by other use of a plat of such subdivision or land development or erect any building thereon, unless and until a final plat has been prepared in full compliance with the provisions of this Ordinance and has been recorded as provided herein, shall be guilty of a misdemeanor, and upon conviction thereof, such person, or the members of such partnership, or the officers of such corporation, or the agent of any of them, responsible for such violation pay a penalty not exceeding one thousand dollars (\$1,000) per lot or parcel or per dwelling within each lot or parcel. All penalties collected for such violations shall be paid over to Washington Township. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the seller or transferer from such penalties or from the remedies herein provided.

s. 809 Severability Clause

If any section, clause, provision or portion of this Ordinance shall be held invalid or unconstitutional by a recognized court of the Commonwealth, such decision shall not affect the legality of the remaining sections, clauses, provisions or portions of this Ordinance.

s. 810 Effective Date

This Ordinance shall take effect immediately upon publication of adoption.

Initial Subdivision Ordinance adopted by the Board of Supervisors of Washington Township, York County, Pennsylvania into an Ordinance the 18th day of July 1977.

Board of Supervisors
Washington Township
York County, Pennsylvania

By: Lynn L. Stough, Jr.
Lynn L. Stough, Jr., Chairman

Ray S. Kauffman
Ray S. Kauffman, Vice-Chairman

Attest:

Elizabeth M. Hull
Elizabeth M. Hull, Secretary

Donald A. Hull
Donald A. Hull

**AMENDMENT TO WASHINGTON TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Washington Township, York County, Pennsylvania, the following amendments to the Subdivision and Land Development Ordinance:

1. Section 405 shall be deleted in its entirety and shall be replaced with the following section:

Section 405 - Plan for Control and Erosion of Sedimentation.
The applicant shall submit a plan in duplicate concerning the control and erosion of sedimentation on and nearby a proposed development. The plan shall be prepared by a person trained and experienced in erosion and sedimentation methods and techniques, and be submitted in conjunction with the Preliminary Plan for review and recommendations by the Pennsylvania Department of Environmental Resources or its designee. The plan shall be designed to prevent accelerated erosion and sedimentation and shall consider all factors which may contribute to erosion and sedimentation in connection with the land development.

The plan shall also contain any additional information as required by Chapter 102 of Title 25 of the Pennsylvania Code.

2. Sections 610, 611 and 612 shall be deleted in their entirety and shall be replaced with the following sections:

Section 610 - Completion of Improvements or Guarantee Thereof Prerequisite to Final Plat Approval.

a) No plat shall be finally approved unless the streets shown on such plat have been improved to a mud-free or otherwise permanently passable condition, or improved as may be otherwise required by this Ordinance and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers and other improvements as may be required by this Section have been installed in accordance with this Section. In lieu of the completion of any improvements required as a condition for the final approval of a plat, including improvements or fees otherwise required by this Section, the developer may deposit with the Township financial security in an amount sufficient to cover the costs of such improvements or common amenities including but not limited to, roads, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings which may be required.

b) When requested by the developer, in order to facilitate financing, the Board of Supervisors, shall furnish the developer with a signed copy of a resolution indicating approval of the final plat contingent upon the developer obtaining a satisfactory

financial security. The final plat or record plan shall not be signed nor recorded until the financial improvements agreement is executed. The resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days unless a written extension is granted by the Board of Supervisors; such extension shall not be unreasonably withheld and shall be placed in writing at the request of the developer.

c) Without limitation as to other types of financial security which the Township may approve, which approval shall not be unreasonably withheld, 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.

d) Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.

e) Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required on or before the date fixed in the formal action of approval or accompanying agreement for completion of the improvements.

f) The amount of financial security to be posted for the completion of the required improvements shall be equal to one hundred ten (110%) percent of the cost of completion estimated as of ninety (90) days, following the date scheduled for completion by the developer. Annually, the Township may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the ninetieth (90th) day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to assure that the financial security equals said one hundred ten (110%) percent. Any additional security shall be posted by the developer in accordance with this subsection.

g) The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements, submitted by the applicant or developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The Township, upon the recommendation of the Township engineer, may refuse to accept such estimate for good cause shown. If the applicant or developer and the Township are unable to agree upon an estimate, then the estimate shall be

recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Township and the applicant or developer. The estimate certified by the third (3rd) engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third (3rd) engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township and the applicant or developer.

h) 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 improvement, the amount of financial security may be increased by an additional ten (10%) percent for each one (1) year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred then (110%) percent of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one (1) year period by using the above bidding procedure.

i) In the case where development is projected over a period of years, the Board of Supervisors may authorize submission of final plats by sections 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.

j) 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, of 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 of Supervisors 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 of Supervisors that such portion of the work upon the improvements has been completed in accordance with the approved plat. Upon such certification the Board of Supervisors 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 of Supervisors fails to act within said forty-five (45) day period, the Board of Supervisors shall be deemed to have approved the release of funds as requested. The Board of Supervisors may, prior to final release at the time of completion and certification by its engineer, require retention of ten (10%) percent of the estimated cost of the aforesaid improvements.

k) Where the Board of Supervisors accepts dedication of all or some of the required improvements following completion, the Board of Supervisors 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 plat 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 this Section 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.

l) 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.

m) 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 this Section, the Township shall not condition the issuance of the 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 plat upon actual completion of the improvements depicted upon the approved final plat. Moreover, if said financial security has been provided, occupancy permits for any building or buildings to be erected shall not be withheld following the improvement 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 plat, 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. Section 611 - Release from Improvement Bond.

a) When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the Board of Supervisors, in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township engineer. The Board of Supervisors shall, within ten (10) days after receipt of such notice, direct and authorize the township engineer to inspect all of the aforesaid improvements. The Township engineer shall, thereupon, file a report in writing, with the Board of Supervisors, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township engineer of the aforesaid authorization from the Board of Supervisors; said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements,

or any portion thereof, shall not be approved or shall be rejected by the Township engineer, said report shall contain a statement of reasons for such nonapproval or rejection.

b) The Board of Supervisors shall notify the developer, within fifteen (15) days of receipt of the engineer's report, in writing by certified or registered mail of the action of said Board of Supervisors with relation thereto.

c) If the Board of Supervisors or the township engineer fails to comply with the time limitation provisions contained herein, all improvements shall be deemed to have been approved and the developer shall be released from all liability, pursuant to its performance guaranty bond or other security agreement.

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

e) Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise, any determination of the Board of Supervisors or the Township engineer.

f) Where herein reference is made to the township engineer, he shall be as a consultant thereto.

g) The applicant or developer shall reimburse the township for the reasonable and necessary expense incurred for the inspection of improvements according to a schedule of fees adopted by resolution of the Board of Supervisors and as from time to time amended. Such expense shall be reasonable and in accordance with the ordinary and customary fees charged by the Township engineer or consultant for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the Township when fees are not reimbursed or otherwise imposed on applicants.

1. In the event the applicant disputes the amount of any such expense in connection with the inspection of improvements, the applicant shall, within ten (10) working days of the date of billing, notify the Township that such expenses are disputed as unreasonable or unnecessary, in which case the Township shall not delay or disapprove a subdivision or land development application or any approval or permit related to development due to the applicant's request over disputed engineer expenses.

2. If, within twenty (20) days from the date of billing, the Township and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then

the applicant and the Township shall jointly, by mutual agreement, appoint another professional engineer licensed as such in the Commonwealth of Pennsylvania to review the said expenses and make a determination as to the amount thereof which is reasonable and necessary.

3. The professional engineer so appointed shall hear such evidence and review such documentation as the professional engineer in his or her sole opinion deems necessary and render a decision within fifty (50) days of the billing date. The applicant shall be required to pay the entire amount determined in the decision immediately.

4. In the event that the Township and applicant cannot agree upon the professional engineer to be appointed within twenty (20) days of the billing date, then, upon application of either party, the President Judge of the court of Common Pleas of the judicial district in which the Township is located (or if at the time there be no President Judge, then the senior active judge then sitting) shall appoint such engineer, who, in that case, shall be neither the Township engineer nor any professional engineer who has been retained by, or performed services for, the Township or the applicant within the preceding five (5) years.

5. The fee of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the applicant if the amount of payment required in the decision is equal to or greater than the original bill. If the amount of payment required in the decision is less than the original bill by one thousand (\$1,000) dollars or more, the Township shall pay the fee of the professional engineer, but otherwise the township and the applicant shall each pay one-half (1/2) of the fee of the appointed professional engineer.

4. Section 612 - Remedies to Effect completion of Improvements.

In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accord with the approved final plat, the Board of Supervisors is hereby granted the power to enforce any corporate bond, or other security by appropriate legal and equitable remedies. If the proceeds of such bond, or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Board of Supervisors may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for

brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Township purpose.

5. The passage of this Ordinance amending in part Washington Township's Subdivision and Land Development Ordinance shall in no way be deemed to invalidate or repeal any provisions of said Subdivision and Land Development Ordinance except as specifically provided herein.

ENACTED AND ORDAINED this 17 day of April 1995, 1995.

BOARD OF SUPERVISORS
WASHINGTON TOWNSHIP

ATTEST:

Elyahuta M. Hull
(Assistant) Secretary

Donald A. Hull
Paul Anderson
Donald A. Hull

WASHINGTON TOWNSHIP

YORK COUNTY, PENNSYLVANIA

ORDINANCE 98-16

AN ORDINANCE OF WASHINGTON TOWNSHIP
BOARD OF SUPERVISORS AMENDING
SECTION 404 OF ITS SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE.

BE IT ENACTED AND ORDAINED by the Township of Washington Township, York County, Pennsylvania and it is hereby enacted and ordained by authority of the same as follows:

SECTION 1: Section 404 of the Subdivision and Land Development Ordinance shall be amended at subparagraph v. to read as follows:

- v. Signature block indicating review by the Washington Township Planning Commission and the York County Planning Commission.

SECTION 2: The passage of this Ordinance amending in part the Washington Township Subdivision and Land Development Ordinance shall in no way be deemed to invalidate or repeal any provisions of said Ordinance except as specifically provided herein.

ENACTED AND ORDAINED this 16th day of February

1998.

Attest:

Donna L. Rupp
Secretary

BOARD OF SUPERVISORS
OF WASHINGTON TOWNSHIP

By: David L. McGee
Supervisor

By: David Anderson
Supervisor

By: Lynn L. Stouffer
Supervisor

WASHINGTON TOWNSHIP
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 2000-05

AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF WASHINGTON TOWNSHIP, YORK COUNTY,
PENNSYLVANIA, AMENDING THE WASHINGTON
TOWNSHIP LAND DEVELOPMENT AND SUBDIVISION
ORDINANCE.

It is hereby enacted and ordained by the Board of Supervisors of Washington Township, York County, Pennsylvania, that the Washington Township Zoning Ordinance is hereby amended to read as follows:

Section 1. Article II, Section 203, is amended to read as follows:

Article II, Section 203) "LAND DEVELOPMENT - any of the following activities:

A. The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:

(1) A group of two (2) or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure.

(2) The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

B. A subdivision of land.

C. "Land development" does not include development which involves:

(1) The conversion of an existing single-family detached dwelling or single-family semidetached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium.

(2) The addition of any accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.

(3) The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For the purposes of this subsection, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.”

Section 2. Article II, Section 203, is further amended to read as follows:

Article II, Section 203) “SUBDIVISION – the division or redivision of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership, or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.”

Section 3. The passage of this Ordinance amending in part the Washington Township Land Development And Subdivision Ordinance shall nowhere be deemed to invalidate or repeal any provisions of said Ordinance except as specifically provided herein.

ENACTED AND ORDAINED into an Ordinance this 15TH day of
MAY, 2000, by the Washington Township Board of Supervisors in lawful
session duly assembled.

ATTEST:

TOWNSHIP OF WASHINGTON
YORK COUNTY, PENNSYLVANIA

Alma L. Rupp
Secretary

By: David P. McGee
Supervisor

By: Paul Ruder Jr
Supervisor

By: Lynn L. Stough Jr
Supervisor

WASHINGTON TOWNSHIP
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 02-2002

**AN ORDINANCE AMENDING WASHINGTON TOWNSHIP
ZONING ORDINANCE SECTIONS 404e., 409, 504a., 705f., and
801c., and WASHINGTON TOWNSHIP'S LAND DEVELOPMENT
AND SUBDIVISION ORDINANCE SECTIONS 505e., 507b. and
404w.**

Be it ordained and enacted by the Board of Supervisors of Washington Township, York County, Pennsylvania, that the Washington Township Zoning Ordinances shall be amended to read as follows:

Section 1. The Washington Township Zoning Ordinance shall be amended as follows:

Section 404.e) – Shall be amended to read as follows: “Communication Transmitting and Receiving Facilities shall not exceed 50 feet in height. Communication Towers shall not exceed 180 feet in height including antennae. In any event, the height of the Tower shall not exceed the distance between the public road, street or highway right-of-way and the Tower plus 20 feet or the distance between the closest structure or the property line and the Tower plus 20 feet.”

Section 409 - Shall be amended to read as follows:

“SECTION 409 DRIVEWAYS/ACCESS DRIVES

- a) Width: Within ten (10) feet of the street right-of-way, driveways/access drives may not exceed thirty-five (35) feet in width or be less than twelve (12) feet in width.
- b) Number: The number of driveways/access drives may not exceed two (2) per lot of any one street frontage. The Zoning Hearing Board may grant permission by special exception for additional driveways/access drives where required to meet exceptional circumstances and where frontage of unusual length exists.

- c.) Location: Driveways/access drives may not enter a public street.
1. Within forty (40) feet of the street right-of-way line of an intersection street.
 2. Within five (5) feet of a fire hydrant.
 3. Within twenty-five (25) feet of another driveway/access drive on the same property.
 4. Within ten (10) feet of a property line.
- d.) Sight Distances: A driveway/access drive must be located in safe relationship to sight distance and barriers to vision. A clear sight triangle of seventy-five (75) feet as measured along the street centerline and thirty (30) feet along the driveway centerline commencing at the street right-of-way line must be maintained for all residential driveways. Obstructions or plantings shall not exceed a height of three (3) feet in the clear sight triangle area.
- e.) Slope, Cuts: A driveway/access drive may not exceed a slope of five percent (5%) within twenty-five (25) feet of the street right-of-way line. Where a driveway/access drive enters a bank through a cut, unless a retaining wall is used, the shoulders of the cut may not exceed fifty percent (50%) in slope within twenty-five (25) feet of the point at which the driveway/access drive intersects the street right-of-way. The height of the bank must not exceed three (3) feet within ten (10) feet of the street.
- f.) Drainage Pipes: If requested, a drainage pipe placed under a driveway along a Township road shall be of sufficient size to convey stormwater, as approved by the Township Supervisors.”

Section 504.a - Shall be amended to read as follows: “a. All burial plots or facilities shall be located at least 50 feet from all property or street lines.”

Section 705.f – Shall be amended to read as follows: “ All accessory structures shall have a minimum of 20 feet front, side and rear setbacks from adjoining properties and their right-of-way line of streets. Utility sheds shall have a 10 foot front, side and rear setback from adjoining properties and right-of-way line of streets.”

Section 801.c – Shall be amended to read as follows:

“c) Driveway Permit:

1. No person shall connect or construct any private driveway, street or alley to any Township road, nor shall provide any access from any Township road to any private driveway, street or alley, unless a permit has first been obtained therefor from the Board of Supervisors.
2. Application for Permit. Any person making application for such a permit shall submit to the Board of Supervisors a plan or drawing, showing the grade and level of the private driveway, street or alley, and the public or Township road, at the proposed location of said intersection of the private drive and the Township road which provides for the disposition of storm water.
3. Construction of Driveways. Private driveways shall conform to the requirements of Section 409.
4. Subdivisions. It shall be necessary to obtain a permit as aforesaid where the intersection of the private driveway and the Township road, and the grade and the levels thereof are shown on a subdivision plan approved by the Board of Supervisors, and where such driveway is constructed in accordance with said plan.”

Section 2. The Washington Township Subdivision and Land Development Ordinance shall be amended as follows:

Section 505.e – Shall be amended to read as follows:

“e) Cul-de-sacs – Streets shall not exceed five hundred (500) feet in length unless topographic conditions and tract shape warrant an increase that is approved by the Board of Supervisors. The cul-de-sac shall included a paved turn around with a minimum diameter of eighty (80) feet to the outside curb and one hundred (100) feet to the legal right-of-way. The length of a cul-de-sac street shall be measured from the center and the right-of-way line of the intersection street.”

Section 507.b – Shall be amended as follows:

“DRIVEWAYS/ACCESS DRIVES

- a) Width: Within ten (10) feet of the street right-of-way, driveways/access drives may not exceed thirty-five (35) feet in width or be less than twelve (12) feet in width.
- b) Number: The number of driveways/access drives may not exceed two (2) per lot of any one street frontage. The Zoning Hearing Board may grant permission by special exception for additional driveways/access drives where required to meet exceptional circumstances and where frontage of unusual length exists.
- c) Location: Driveways/access drives may not enter a public street.
 - 1. Within forty (40) feet of the street right-of-way line of an intersection street.
 - 2. Within five (5) feet of a fire hydrant.
 - 3. Within twenty-five (25) feet of another driveway/access drive on the same property.
 - 4. Within ten (10) feet of a property line.
- d) Sight Distances: A driveway/access drive must be located in safe relationship to sight distance and barriers to vision. A clear sight triangle of seventy-five (75) feet as measured along the street centerline and thirty (30) feet along the driveway centerline commencing at the street right-of-way line must be maintained for all residential driveways. Obstructions or plantings shall not exceed a height of three (3) feet in the clear sight triangle area.
- e) Slope, Cuts: A driveway/access drive may not exceed a slope of five percent (5%) within twenty-five (25) feet of the street right-of-way line. Where a driveway/access drive enters a bank through a cut, unless a retaining wall is used, the shoulders of the cut may not exceed fifty percent (50%) in slope within twenty-five (25) feet of the point at which the driveway/access drive intersects the street right-of-way. The height of the bank must not exceed three (3) feet within ten (10) feet of the street.
- f) Drainage Pipes: If requested, a drainage pipe placed under a driveway along a Township road shall be of sufficient size to convey storm water, as approved by the Township Supervisors.”

Section 404.w – Shall be added to read as follows:

“A note shall be required on all plans stating the following:

‘WARNING: The Residential Lot(s) proposed by this subdivision plan are in the rural area of Washington Township. One primary use of this area is agriculture, and residents must expect such things as the smell of farm animals and the manure they produce, the use of chemical sprays, slow moving agriculture machinery on local roads and other by-products of agricultural activity.’”

Section 3. The passage of this Ordinance amending in part the Washington Township Zoning Ordinance and the Washington Township Land Development and Subdivision Ordinance shall not be deemed to invalidate or repeal any provisions of the said Ordinances except as specifically provided herein.

ENACTED AND ORDAINED into an Ordinance this 19th day of August, 2002, by the Washington Township Board of Supervisors in lawful session duly assembled.

ATTEST:

Alanna L. Keppel
Secretary

TOWNSHIP OF WASHINGTON
YORK COUNTY, PENNSYLVANIA

By: *David McGehee*
Supervisor

By: *Steve Anderson*
Supervisor

By: *Lynn Stough Jr*
Supervisor

WASHINGTON TOWNSHIP
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 03-2005

AN ORDINANCE OF WASHINGTON TOWNSHIP, YORK COUNTY,
PENNSYLVANIA, AMENDING SECTION 405 OF THE WASHINGTON TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ENACTED JULY 18,
1977, AS AMENDED

BE IT ORDAINED AND ENACTED, and it is hereby ordained and enacted by the Board of Supervisors of Washington Township, York County, Pennsylvania, under the authority of law as follows:

SECTION 1: Section 405. Section 405 of the Washington Township Subdivision and Land Development Ordinance is hereby amended to read as follows:

"405. Plan for Control of Erosion and Sediment Pollution.

- A. Earth disturbance of less than 5000 sq. ft. is required to implement and maintain erosion and sedimentation control measures until the site is permanently stabilized.
- B. Earth disturbance of over 5000 sq. ft. to 1 acre is required to develop a written E&SC Plan that complies with the provisions of Chapter 102 and implements and maintains erosion and sedimentation control measures indicated in that plan until the site is permanently stabilized.
- C. Earth disturbance of 1 to 5 acres over the life of the project with a point source discharge to surface water is required to obtain a National Pollutant Discharge Elimination Systems Permit (NPDES), have an approved E&SC Plan and implement and maintain erosion and sedimentation control measures addressed in the ~~plan~~ *plan* until the site is permanently stabilized.
- D. Earth disturbance of 5 acres or greater over the life of the project is required to obtain a NPDES permit, have an approved E&SC Plan and implement and maintain erosion and sedimentation control measures addressed in the plan until the site is permanently stabilized.
- E. No Final Subdivision or Land Development Plan involving earth disturbance exceeding one acre or at the discretion of the Township engineer shall be approved and no building permit shall be issued unless and until the E&SC Plan has been approved and any required NPDES permit has been issued by the York County Conservation District.
- F. No occupancy permit shall be issued unless and until all provisions of this Ordinance, the Department of Environmental Protection regulation pertaining to erosion and sediment control, the Clean Streams Law and, where applicable, NPDES permit conditions have been complied with."

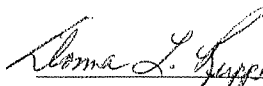
SECTION 2: Repealer. The passage of this Ordinance amending Washington Township's Subdivision and Land Development Ordinance shall in no way be deemed to invalidate or repeal any provisions of said Subdivision and Land Development Ordinance except as specifically provided herein.

SECTION 3: Severability. If any section, subsection, sentence or clause of this Ordinance is held, for any reason to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4: Effective Date. This Ordinance shall be effective upon enactment.

ORDAINED AND ENACTED this 15th day of August 2005.

Attest:



Secretary

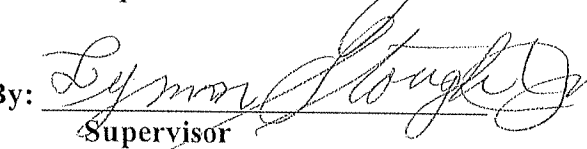
WASHINGTON TOWNSHIP
YORK COUNTY, PENNSYLVANIA

By: 

Supervisor

By: 

Supervisor

By: 

Supervisor

WASHINGTON TOWNSHIP
YORK COUNTY, PENNSYLVANIA

ORDINANCE NO. 2016-03

AN ORDINANCE AMENDING THE SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE OF WASHINGTON TOWNSHIP, YORK COUNTY, PENNSYLVANIA,
AS AMENDED, BY REVISING DEFINITIONS

NOW THEREFORE, BE IT ORDAINED AND ENACTED and it is hereby ordained and enacted as follows:

Section 1. Section 203 of the Subdivision and Land Development Ordinance is revised to delete the term and definition of Lot, Parcel and Tract and replace it with the following terms and definitions:

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. Terms such as parcels and tracts within an area of land established by a plat or otherwise as permitted by law, shall not constitute separate lots for the purpose of determining building rights, construction, permitting, or for other purposes of this Ordinance. Such terms assigned within an area of land shall be considered descriptive only, regardless of the granting of separate deeds or separate tax assessments or formal subdivisions, unless specifically indicated on the approval, of a Parent Tract after October 17, 1977.

Parent Tract: An individual lot as it existed and is identified on the York County Tax Parcel Map on October 17, 1977. The York County Tax Map and the October 17, 1977 date shall be the determining factors in the determination of remaining building rights available for a Parent Tract regardless of the granting of separate deeds or separate tax assessments or formal subdivisions, unless specifically indicated on the approval, of a Parent Tract after October 17, 1977.

Road Frontage Building Right: A building lot with road frontage that meets the requirements of the zone in which it is located.

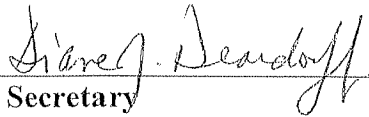
Section 2. Repealer. The passage of this Ordinance shall in no way be deemed to invalidate or repeal any provisions of any ordinance except as specifically provided for herein.

Section 3. Severability. Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decisions shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

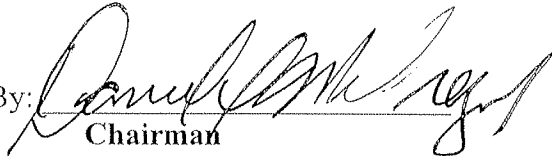
Section 4. Effective Date. This Ordinance shall be effective five (5) days after its enactment.

ORDAINED AND ENACTED this 19th day of September, 2016.

ATTEST:


Secretary

**WASHINGTON TOWNSHIP
BOARD OF SUPERVISORS**

By: 
Chairman