

CHAPTER XXVII

SUBDIVISION AND LAND DEVELOPMENT

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Part 1

General Provisions

Section 101. Title. An Ordinance providing for the regulation and control of the subdivision of lots and the development of land; the approval of plans, plots or replots of land laid out in building lots; standards for the design of streets, lots, easements, blocks and other improvements; certain minimum improvements and construction standards on all streets and required dedications; the administration of this Chapter by the Township of Spring Planning Commission and the Township of Spring Board of Supervisors; and penalties for the violation of this Chapter. (Ordinance No. 240, May 23, 1994, Section 101)

Section 102. Short Title. This Chapter shall be known and may be cited as the "Township of Spring Subdivision and Land Development Ordinance." (Ordinance No. 240, May 23, 1984, Section 102)

Section 103. Purpose. The purpose of these regulations is to create conditions favorable to the health, safety, morals and general welfare of the citizens by:

- (A) Assisting in the orderly and efficient integration of subdivisions.
- (B) Ensuring conformance of subdivision plans with the public improvements plans of the Township.
- (C) Ensuring sites suitable for building purposes and human habitation.
- (D) Facilitating the efficient movement of traffic and avoiding traffic hazards and congestion.
- (E) Securing equitable handling of all subdivision plans by providing uniform procedures and standards.
- (F) Improving land records by establishing standards for surveys and plans.
- (G) Safeguarding the interests of the public, the homeowner, the subdivider and all municipalities.
- (H) Preserving natural and historic features.
- (I) Carrying out the goals and objectives of the comprehensive plan.

(J) Carrying out such other purposes stated in the Pennsylvania Municipalities Planning Code, as amended.

(Ordinance No. 240, May 23, 1994, Section 103)

Section 104. Applicability.

(A) No subdivision or land development of any lot, tract or parcel of land shall be made, and no street, sanitary sewer, water main, gas, oil or electric transmission line, or other improvements in connection therewith, shall be laid out, constructed, opened or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon, except in accordance with this Chapter.

(B) No lot in a proposed subdivision or land development may be sold, and no final permit to erect any building upon land in a subdivision or land development may be issued unless and until:

(1) A final plan has been approved and recorded; and,

(2) Either:

(a) The Township has been assured by means of a development agreement acceptable to the Board of Supervisors that the improvements will subsequently be installed; or,

(b) The required improvements in connection therewith have been entirely completed.

(C) The regulations of this Chapter shall apply to any subdivision or land development.

(D) Landowner. No subdivision or land development shall be submitted to the Township for review except by the landowner of such land or his/her specifically authorized agent (see definition of "landowner" in Part 2).

(Ordinance No. 240, May 23, 1994, Section 104)

Section 105. Exemptions.

(A) Agriculture. 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 residential dwelling, shall be exempted from the regulations of this Chapter.

(B) Approved Subdivisions (under State Law). (As of 1994, §508 of the Pennsylvania Municipalities Planning Code generally provided for the following:

(1) From the time an application for approval of a plat, whether preliminary or final, is duly filed as provided in this Part, and while such application is pending approval or disapproval, no change or amendment of the Zoning Ordinance, this Chapter, or other governing ordinance shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinance or plans as they stood at the time the application was duly filed.

(2) When an application for approval of a plat, whether preliminary or final, has been approved without conditions or approved by the applicant's acceptance of conditions, no subsequent change or amendment in the Zoning Ordinance, this Chapter or any other governing ordinance shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from such approval.

(3) If final plan approval is preceded by preliminary plan approval, the five (5) year period shall be counted from the preliminary plan approval date.

(Ordinance No. 240, May 23, 1994, Section 105)

Section 106. Interpretation.

(A) The provisions of this Chapter shall be interpreted and applied as minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare.

(B) Where provisions, standards and specifications of this Chapter conflict with those of any State statute, other ordinance or regulations, the more restrictive requirement shall apply, regardless of its source, unless specified to the contrary.

(C) Illustrations. The illustrations in this Chapter are for general illustrative purposes and are not part of the regulations of this Chapter.

(Ordinance No. 240, May 23, 1994, Section 106)

Section 107. Modifications and Exceptions. The Board of Supervisors, after receiving a written request for a modification, including the grounds for it, and after providing the Planning Commission with an opportunity to provide a recommendation, shall have the power to pass a written resolution to grant a waiver or modifications to the specific requirements of this Chapter, where the applicant proves to the satisfaction of the Board of Supervisors that, owing to special conditions, a waiver or modification is needed to:

(A) Avoid an undue hardship that was not self-created and that would result because of the peculiar and uncommon conditions pertaining to the land in question.

(B) Avoid the imposition of a clearly unreasonable requirement that would not serve any valid public purpose.

(C) Allow an alternative standard that is clearly proven by the applicant to provide equal or better results.

(D) Allow a layout or improvements that would clearly be more in the public interest than what would occur if the modification were not granted.

(Ordinance No. 240, May 23, 1994, Section 107)

Section 108. Fees.

(A) The Board of Supervisors has established by resolution a schedule of fees and a collection procedure for all applications and other matters pertaining to this Chapter.

(B) The applicant is also required to pay any review fees required by the County Planning Commission and the County Conservation District.

(C) Plans shall not be considered filed until all fees are paid and the applications are properly signed as required.

(D) If the Township expenses associated with reviewing a subdivision or land development exceed the total fees that have been paid or placed in

escrow by an applicant, the applicant shall pay such excess expenses prior to release of the final plans by the Township for recording.

(Ordinance No. 240, May 23, 1994, Section 108)

Section 109. Alternate Plans and Resubdivisions.

(A) Multiple Plans. Only one (1) plan concerning any one (1) specific area of land shall be actively and officially before the Township for review at any one moment in time, unless the Planning Commission specifically permits otherwise in advance.

(B) Resubdivisions. A revision or resubdivision of a recorded plan or a final plan approved by the Board of Supervisors shall be considered as a new subdivision and shall comply with all of the regulations of this Chapter, except:

(1) If the Planning Commission determines that a revision is only to correct erroneous data or minor omissions, it shall not be considered a resubdivision, but still shall require approval by the Board of Supervisors.

(Ordinance No. 240, May 23, 1994, Section 109)

Section 110. Township Records.

(A) The Township staff shall keep a record of the findings, decisions and recommendations relative to all subdivision or land development plans filed for action by the Planning Commission and the Board of Supervisors.

(B) Such records shall be open to the public for review.

(Ordinance No. 240, May 23, 1994, Section 110)

Section 111. Amendments.

(A) The regulations set forth in this Chapter may, from time to time, be amended by the Board of Supervisors. A public hearing (held pursuant to public notice) on the proposed amendment shall be held by the Board of Supervisors, within the requirements of the State Planning Code.

(B) The Township staff shall submit each proposed amendment (other than an amendment prepared by the Planning Commission) to the Commission

for recommendations at least thirty (30) days prior to the date set for the public hearing on such proposed amendment.

(C) The Board of Supervisors shall submit any proposed amendment to the County Planning Commission. The proposed action shall not be taken until the County Planning Commission recommendation is made or until 30 days have passed from such submission.

(Ordinance No. 240, May 23, 1994, Section 111)

Section 112. Appeals to Courts. Decisions of the Board of Supervisors may be appealed in accordance with the Pennsylvania Municipalities Planning Code, as amended. (Ordinance No. 240, May 23, 1994, Section 112)

Section 113. Enforcement.

(A) Inspectors. The Board of Supervisors shall authorize one (1) or more persons, which may include the Township Engineer and his representatives, to enforce the provisions of this Chapter and the accompanying design standards and improvement specifications.

(B) Inspection. Any action under this Chapter shall be subject to onsite inspection by the Township or its authorized representatives to ensure that there is compliance with this Chapter, other Township ordinances and the approved plans.

(C) Remedies. Any action inconsistent with the provisions of this Chapter shall be subject to a cease and desist order and other appropriate measures by the Board of Supervisors, or their authorized representatives.

(Ordinance No. 240, May 23, 1994, Section 113)

Section 114. Penalties. Any person, partnership or corporation who or which has violated the provisions of this Chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than five hundred dollars (\$500.00) plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence to be imposed, levied or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the

ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one (1) such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation. (Ordinance No. 240, May 23, 1994, Section 114)

Section 115. Liability. Neither the approval nor the granting of any building permit, floodplain permit, site plan review, subdivision approval, land development approval, zoning permit, erosion review, stormwater runoff review, steep slope review or any other review or permit of this Chapter, involving any land governed by the provisions of this Chapter, by an officer, employee or agency of the Township, shall constitute a representation, guarantee or warranty of any kind by the Township, or its employees, officials or agencies, of the practicality or safety of any structure, use or subdivision, and shall create no liability upon, nor a cause of action against such public body, official nor employee for any damage that may result pursuant thereto. (Ordinance No. 240, May 23, 1994, Section 115)

Section 116. Severability. It is hereby declared to be the legislative intent that:

(A) If a court of competent jurisdiction declares any provisions of this Chapter to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Chapter shall continue to be separately and fully effective.

(B) The Governing Body hereby declares that it would have passed this Chapter and each section or part thereof irrespective of the fact that any one or more sections or parts thereof be declared invalid.

Section 117. State Planning Code Amendments. The provisions of this Chapter that only repeat, summarize or reference provisions of the Pennsylvania Municipalities Planning Code shall be deemed to be automatically superseded and replaced by any applicable amendments to the Pennsylvania Municipalities Planning Code. (Ordinance No. 240, May 23, 1994, Section 116)

Section 118. Land Development Requirements. A "land development" shall be required to follow all of the same submission requirements, review procedures and other requirements of this Chapter as a "major subdivision," unless such land development only would involve the development of a maximum of three (3) dwelling units, in which case only a final plan submission and approval is required and not a preliminary plan submission or approval. (Ordinance No. 240, May 23, 1994, Section 117)

Part 2

Definitions

Section 201. General Interpretation.

(A) For the purposes of this Chapter, words and terms used herein shall be interpreted as listed in §202 of this Part.

(B) If a word is not defined by this Part, but is defined by the Zoning Ordinance of the Township of Spring, as amended, the Zoning Ordinance definition shall apply.

(C) The word "includes" shall mean to specifically include an item but not necessarily limited to such items.

(D) Any word or term not defined in this Chapter or the Zoning Ordinance shall have a meaning of standard usage within the context of the word's use within the applicable Section of this Chapter.

(Ordinance No. 240, May 23, 1994, Section 201)

Section 202. Definitions. When used in this Chapter, the following words, terms and phrases shall have the following meanings, unless expressly stated otherwise or unless the context clearly indicates otherwise:

APPLICANT - a landowner or developer who has filed an application for a subdivision or land development, including his heirs, successors and assignees.

BLOCK - a tract of land or a lot or group of lots, bounded by streets, public parks, railroad rights-of-way, watercourses or bodies of water, boundary lines of the Township or by any combination of the above.

BLOCK FRONTAGE - that distance of a block that abuts a single street.

BOUNDARY LINE ADJUSTMENT - see "lot line adjustment."

BUFFER - a strip of land at least twenty (20) feet in width which may be a part of the minimum setback distance and which is free of any principal or accessory building, parking, outdoor storage or any other use than open space.

BUILDING SETBACK LINE - a line, established by the Zoning Ordinance, within a property, defining the minimum distance between any building or

structure or portion thereof to be erected or altered, and an adjacent right-of-way or street line. Such line shall be measured at right angles from the street right-of-line and shall be parallel to said right-of-way line.

CARTWAY - the paved portion of a street or highway designed for vehicular traffic and paved areas intended for on-street parking.

COMMISSION - the Planning Commission of the Township of Spring.

DAYS - calendar days.

DER - the Pennsylvania Department of Environmental Resources.

DEVELOPER (SUBDIVIDER) - any landowner, agent of such landowner or tenant with permission from a landowner, who makes or causes to be made a subdivision of land or land development.

DWELLING TYPES - see definitions in the Township Zoning Ordinance.

EASEMENT - a grant by the property owner to the public, a corporation, a person, or group of persons, or another tract of land of a use of land for specified purposes.

ENGINEER, PROFESSIONAL - a person licensed to practice as a professional engineer in the Commonwealth of Pennsylvania.

ENGINEER, TOWNSHIP - the registered professional engineer designated by the Board of Supervisors to perform all duties required of the Engineer by the provisions of this Chapter.

FLOODPLAIN - see §507 of the Township Zoning Ordinance.

GOVERNING BODY - the Board of Supervisors of the Township of Spring.

GRADE - the elevation of ground or paving.

IMPROVEMENTS AGREEMENT - an agreement (in a form and manner acceptable to Township) requiring a developer to install the improvements required by this Chapter and any improvements or amenities which appear on the plan in accordance with the requirements of this Chapter.

LAND DEVELOPMENT - as defined by the State Municipalities Planning Code, as amended. (As of 1994, this definition included the following: The improvement of one (1) or more contiguous lots, tracts or parcels of land for any purpose involving either or both of the following:

(1) A group of two (2) or more residential or nonresidential [principal] buildings, whether proposed initially or cumulatively; or,

(2) A single nonresidential [principal] building on a lot or lots regardless of the number of occupants or tenure; or,

(3) 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.)

In addition, "land development" shall specifically exclude the following:

(1) The construction of only one (1) accessory agricultural building that is not intended for the storage of animal wastes or the storage or feeding of animals.

(2) The conversion of an existing single family detached dwelling or an existing single family semidetached dwelling (twin) into only three (3) total dwelling units.

LANDOWNER - the owner of a legal or equitable interest in land, including the holder of a formal option or contract to purchase (whether or not such option or contract is subject to any condition), a leasee (if he is authorized under the lease to exercise the right of the landowner) or other person having a proprietary interest in land.

LOT - a tract or parcel of land, regardless of size, held in single or joint ownership, not necessarily a lot or lots shown on a duly recorded map, which is occupied or capable of being occupied by buildings, structures and accessory buildings, including such open spaces as are arranged, designed or required. The term lot shall also mean parcel, plot, site or any similar term.

LOT AREA - the space contained within the lot lines, excluding space within all existing and future or ultimate street rights-of-way.

LOT, REVERSE FRONTAGE - a lot that abuts a public street on one (1) side of the lot, but has vehicular access only from a public street on the opposite side of the lot.

LOT LINE ADJUSTMENT - the revision of a lotline in such a way that:(a) no additional numbers of lots will be created other than lots previously approved, (b) no additional segments or significantly changed alignments of streets are proposed from what was previously approved and (c) no additional nonconformities will be created under the Township Zoning Ordinance.

MAINTENANCE AGREEMENT - an agreement in a form and manner acceptable to the Board of Supervisors requiring the developer of required improvements to make any repairs or reconstructions and to maintain such improvements for a certain period.

MAINTENANCE GUARANTEE - financial security which is acceptable to the Township to secure the promise made by a developer in the maintenance agreement that required improvements shall be maintained by the developer. (Note: These guarantees typically include acceptable letters of credit, performance bonds, escrow agreements, and other similar collateral or surety agreements).

MEETING - a regular meeting of the Township of Spring Planning Commission.

MOBILE HOME SPACE - an area of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the placement thereon of a single mobile home, with the land leased or rented by the park owner to the occupants of the mobile home placed on the lot.

MONUMENT - a reinforced concrete monument complying with the specifications of the United States Geological Survey.

MUNICIPALITIES PLANNING CODE - the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988, and as may be further amended, or its successor legislation.

OPEN SPACE - the area of a lot unoccupied by principal or accessory structures, streets, driveways, parking areas; but may include areas occupied by walkways, patios, porches without roofs, gardens, picnic pavilions, play equipment and other areas occupied by noncommercial outdoor recreation facilities.

OPEN SPACE, COMMON - a parcel or parcels of land, or an area of water, or a combination of land and water within a development site which is open space designed and intended for the use or enjoyment of residents of a development or the Township.

OPEN SPACE, PUBLIC - common open space owned by a government agency or the Township for public recreation.

ORDINANCE, THIS - the Township of Spring Subdivision and Land Development Ordinance and any provisions or amendments thereof, enacted by the Board of Supervisors.

OWNER(S) OF LAND - the owner of a legal or equitable interest in land, including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition) or a leasee (if he is authorized under the lease to exercise the rights of the landowner), or other person having a proprietary interest in land.

PARCEL - a tract, lot or area of land.

PARKING - outdoor areas or specially designed buildings or garages used for the storage of vehicles. Unless otherwise stated, parking shall mean off-street parking.

PATHWAY - a pedestrian accessway which is not adjacent to a street or access drive and conforms with this Chapter.

PENNDOT - the Pennsylvania Department of Transportation.

PERFORMANCE GUARANTEE - financial security which is acceptable to the Board of Supervisors to secure the promise made by a developer in the improvements agreement that certain improvements shall be made by the developer. (Note: This typically includes acceptable letters of credit, performance bonds, escrow agreements, and other similar collateral or surety agreements).

PLAN (OR PLAT) - a map of a land development or subdivision of land. A "layout plan" is a portion of the one of the following plans that includes the proposed lot and street layout:

(1) Sketch Plan. An informal plan, identified as such with the title "Sketch Plan" on the map, indicating the general layout of the proposed subdivision.

(2) Preliminary Plan. A complete plan, identified as such with the title "Preliminary Plan," accurately showing proposed streets and lot layout and such other information as required by this Chapter.

(3) Final Plan. A complete and exact plan, identified as such with the title "Final Plan," including the plan prepared for official recording as required by this Chapter to define property rights and proposed streets and other improvements.

PLANNING COMMISSION - see "Commission."

PUBLIC UTILITY COMMISSION (PUC) - the Public Utility Commission of the Commonwealth of Pennsylvania.

SEWAGE DISPOSAL SYSTEM - a system designed to collect, treat and dispose of sewage from users in compliance with regulations of DER and the Township.

(1) Centralized Sewage Disposal System. A sewage disposal system which collects, treats and disposes sewage from more than one (1) dwelling, principal use or lot. Public sewage service shall mean service by a municipally-owned sewage system.

(2) Onlot Sewage Disposal System. A sewage disposal system which collects, treats and disposes of sewage or holds sewage from only one (1) dwelling unit, principal use or lot.

SIDEWALK - a pedestrian accessway which is adjacent to a street or access drive and conforms to the regulations of this Chapter.

SOIL CONSERVATION DISTRICT - the Berks County Conservation District, or its successor agency.

SOIL SURVEY - the latest version of the official Soil Survey of Berks County, published by the U.S. Soil Conservation Service, or its successor reference.

STATE - the government of the Commonwealth of Pennsylvania and its relevant subparts.

STATE PLANNING CODE - the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended by Act 170 of 1988, and as may be further amended.

STREET - a public or private thoroughfare which affords the principal means of access to abutting property, or that is an expressway, but not including an alley or a driveway.

STREET CLASSIFICATION - see the Official Street Classification Map, which was adopted as part of the Township Zoning Ordinance. This map classifies streets as expressway, arterial, minor arterial, urban collector, rural collector or local streets.

STREET, CUL-DE-SAC - a type of street which is terminated at one end by a turn-around and which intersects another street at the other end.

STREET, MARGINAL ACCESS - a type of local street which is parallel and adjacent to collector or arterial streets and provides access to abutting properties.

SUBDIVIDER - see "developer."

SUBDIVISION - as defined by the State Municipalities Planning Code, as amended. (As of 1994, this definition was as follows:

(1) 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.

(2) The division 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 residential dwelling is not a subdivision.

SUBDIVISION, MAJOR - any subdivision of land which does not qualify as a minor subdivision.

SUBDIVISION, MINOR - either of the following, other than a land development:

- (1) A subdivision:
 - (a) Into:
 - i) Two (2) or three (3) single family detached residential lots; or,
 - ii) Two (2) or three (3) clearly agricultural lots of more than ten (10) acres each; and,
 - (b) Which involves no extension or new segments of a street; and,
 - (c) Which has not involved the subdivision approval of at least three (3) lots on the tract within the five (5) previous years; or,
- (2) Any subdivision which only is:
 - (a) For the purpose of joining or annexing a lot to an existing lot, parcel or tract of land; and,
 - (b) That provides a covenant in the deed of the lot to be conveyed which joins it with and makes it an inseparable part of the parcel to which it is joined.

SUBDIVISION ORDINANCE - the Township of Spring Subdivision and Land Development Ordinance, as amended.

TOWNSHIP - the Township of Spring, Berks County, Pennsylvania. Unless otherwise stated, this shall mean the Board of Supervisors and their authorized agents.

TRACT - One (1) or more abutting or adjacent lots proposed to be subdivided or developed following an overall coordinated plan.

TRACT SIZE or TRACT AREA - see definition in the Zoning Ordinance.

USGS - United States Geological Survey, or its successor agency.

WALKWAY - a strip of land including a right-of-way dedicated to public use in order to facilitate pedestrian access through or into a block.

WATERCOURSE - any natural or artificial waterway, stream, river, creek, ditch, channel, millrace, canal, conduit, gully, ravine or wash in which water flows in a definite direction or course, either continuously or intermittently, and which has a definite channel and bed and shall include any area adjacent thereto subject to inundation by reason of overflow of floodwaters.

WATER, CENTRAL SYSTEM or SERVICE - service by a water system which transmits water from a common source to more than one (1) dwelling, principal use or lot.

WATER, ONLOT SYSTEM or SERVICE - service by a water system which transmits water from a source on the lot to only one (1) dwelling, principal use or lot.

WATER, PUBLIC SYSTEM or SERVICE - central water service that is owned and/or operated by a municipal authority or a Pennsylvania PUC regulated water company and that serves more than fifty (50) dwelling units or principal uses.

ZONING ORDINANCE - the Zoning Ordinance of the Township of Spring, as amended.

(Ordinance No. 240, May 23, 1994, Section 202)

Part 3

Overview of General Procedures

Section 301. Purpose. This Part provides an overview of the general procedure for the Township review of proposed subdivisions and land developments (Section 302) and of the general procedures for submitting plans to the Township (Section 303). This Part is intended to be instructional and explanatory only and does not set forth mandatory requirements which are binding on the Township or an applicant. See the actual provisions of the other Parts of this Chapter. Two (2) flowcharts are included at the end of this Part to show the general subdivision process for major and minor subdivisions. (Ordinance No. 240, May 23, 1994, Section 301)

Section 302. General Procedure for Subdivisions and Land Developments.

(A) Review and Approval Stages.

(1) Three (3) types of plan submission are included in the procedure for filing and approval of subdivision and land development plans: sketch, preliminary and final.

(2) The table below outlines the stages for the different types of proposed subdivision or land development.

Stage	Subdivision Ordinance Part	Type of Proposed Subdivision or Land Development*		
		Land Development	Major Subdivision	Minor Subdivision or Boundary Line Adjustment
Sketch Plan	4	Recommended	Recommended	Recommended
Preliminary Plan	5	Required***	Required	Not Required
Final Plan	6	Required	Required	Required**
Guarantee of Improvements Installation	8	Required	Required	Required
Recording of Final Plan	9	Required	Required	Required

* See definitions in Part 2.

** See Part 7 for minor subdivision final plan filing and review requirements. See Section 705 for submission requirements for a boundary line adjustment.

*** A land development that only involves up to three (3) dwelling units shall only be required to submit a final plan and not a preliminary plan.

(B) Sketch Plan.

(1) While a sketch plan is not required, it is strongly recommended that it be filed to allow the applicant to consult early and informally with the Planning Commission before preparing a preliminary plan. This will often avoid expensive redesign and delay to the applicant.

(2) Comments made by the Township on the sketch plan are not by themselves binding upon the Township.

(C) Preliminary Plan.

(1) The initial plan required to be filed to the Commission for formal review of a major subdivision or land development shall be the official preliminary plan.

(2) Minor subdivisions, land developments of a maximum of three (3) dwelling units and boundary line adjustments are not required to file a preliminary plan.

(3) The purpose of the preliminary plan is to achieve formal approval of the overall development scheme proposed in order to minimize the need for any revisions of final plans.

(D) Final Plan.

(1) After approval of the preliminary plan of a major subdivision or land development, the applicant files a final plan.

(2) Minor subdivisions and lot line adjustments require the filing of a final plan.

(3) The purpose of the final plan is to obtain formal approval from the Board of Supervisors before plans for all subdivisions and land developments are recorded.

(E) Guarantee of Improvements Installation. Where improvements are required by this Chapter, the Township and applicant shall enter into an improvements agreement and the applicant shall post financial security acceptable to the Township in an amount sufficient to cover the costs of any improvements which may be required. See Part 8.

(F) Recording of Final Plan (see Part 9). All final plans shall be officially recorded in the Office of the County Recorder of Deeds prior to the sale of any lots within a subdivision or the construction of any building.

(Ordinance No. 240, May 23, 1994, Section 302)

Section 303. General Plan Submission Procedures.

(A) Submission. Applicants shall have all sketch, preliminary and final plans and all required accompanying information submitted to the Township Staff by delivery by person.

(B) Receipt by Commission. The Planning Commission shall have the authority to recommend rejection by the Board of Supervisors or to table an application that the Commission determines is significantly incomplete.

(C) Attendance.

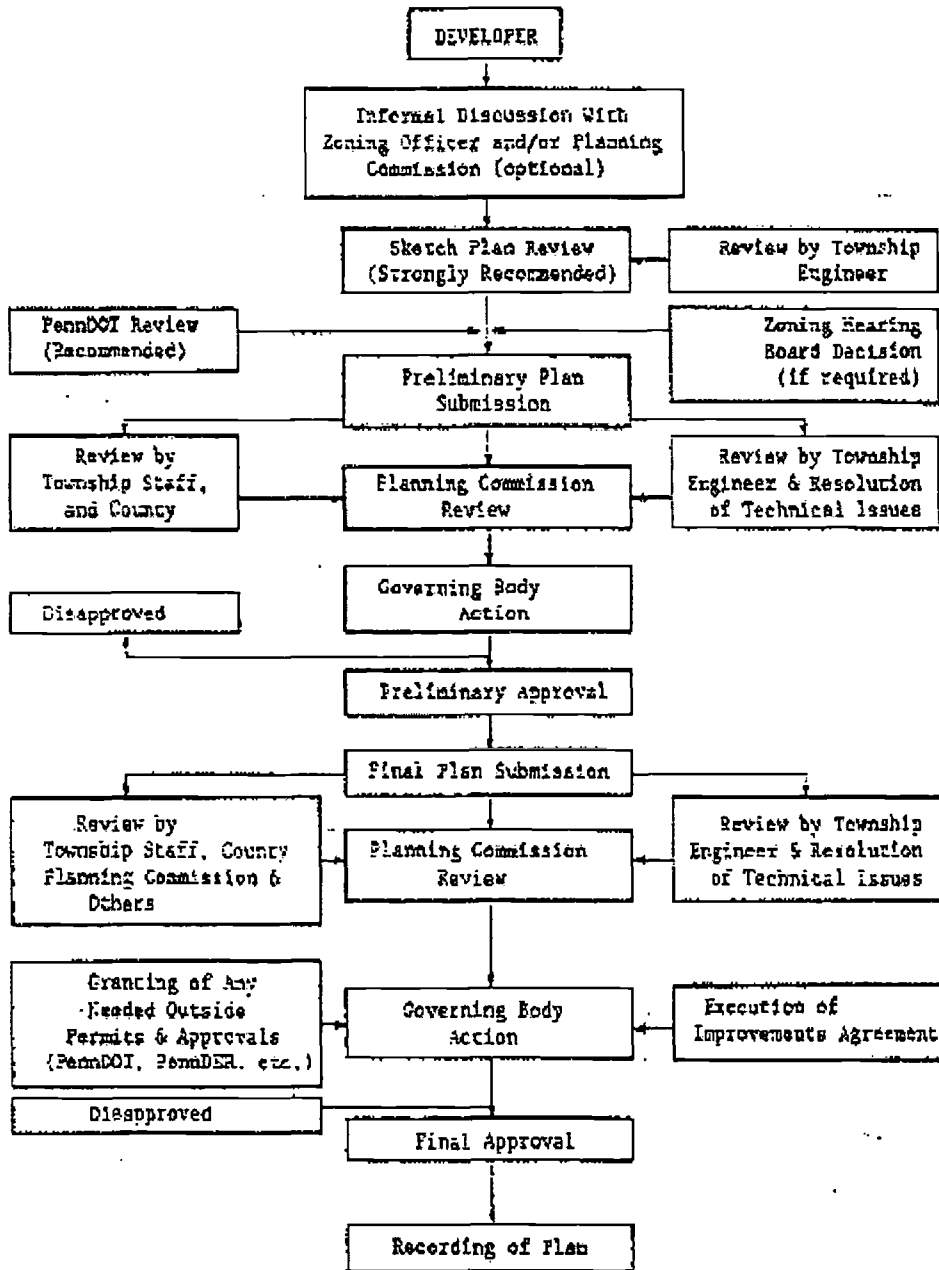
(1) The applicant or his duly authorized representative should endeavor to attend the Commission meeting to discuss the filed plans.

(2) The Commission may request such attendance. If the applicant fails to appear when so requested at a meeting where the plans will be considered, it may result in plan disapproval, if the Township determines that it resulted in insufficient information to render a decision.

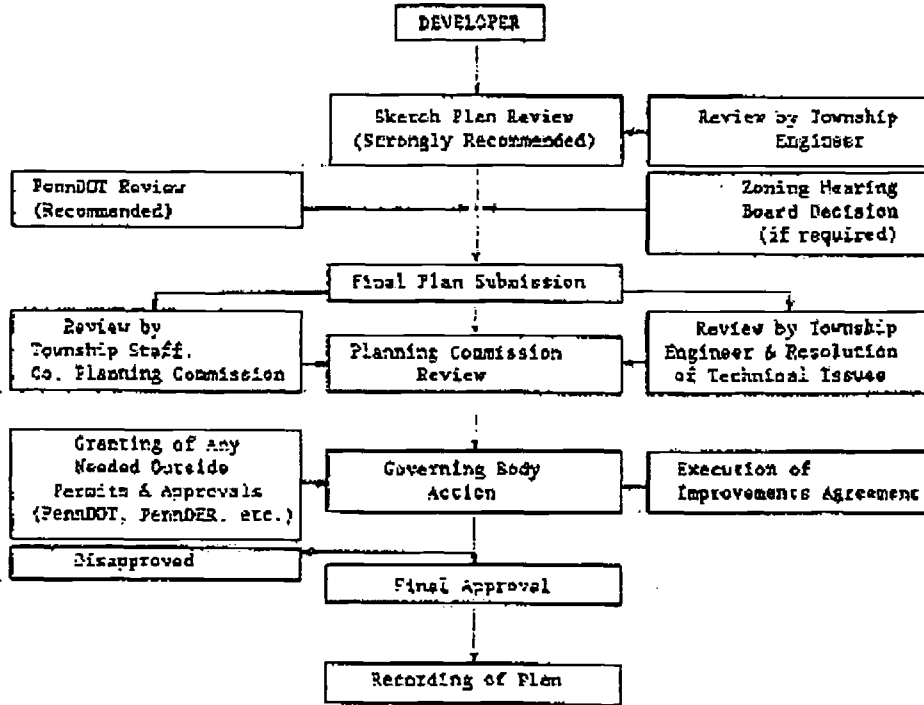
(D) Action by the Commission and the Board of Supervisors. Within ninety (90) days following the date of the first regular meeting (not including a workshop meeting) of the Commission after a proper and timely submission, the Commission shall make a recommendation to the Board of Supervisors, and the Board of Supervisors shall act to approve, conditionally approve or disapprove the plan. The ninety (90) day time limit shall apply unless the applicant grants an extension or unless other provisions of this Chapter are not complied with by the applicant.

(Ordinance No. 240, May 23, 1994, Section 303)

GENERALIZED PROCESS FOR A MAJOR SUBDIVISION OR LAND DEVELOPMENT



GENERALIZED PROCESS FOR A MINOR SUBDIVISION OR LAND DEVELOPMENT



Part 4

Sketch Plan

Section 401. Preplan Consultation. Prior to submission of a sketch plan, applicants for larger developments are encouraged to informally discuss their intent with the Zoning Officer, Township staff and/or Planning Commission. (Ordinance No. 240, May 23, 1994, Section 401)

Section 402. Sketch Plan Submission and Drawing Requirements. Prior to the submission of a preliminary plan (or a final plan where a preliminary plan is not required), applicants are very strongly encouraged to submit a sketch plan. A sketch plan review often allows an applicant to save substantial time and engineering costs, because many concerns about layout and issues concerning Township ordinances can be resolved prior to detailed engineering, thereby reducing the need for future redesign at a more detailed stage. When submitted, sketch plans shall include the following information:

(A) **Submission Requirement.** If submitted, eight (8) print copies of the sketch plan and the accompanying application shall be submitted to the Township staff at least twenty-one (21) days prior to a regular Township Planning Commission meeting in accordance with the provisions of this Part, except that a sketch plan for a minor subdivision or a boundary line adjustment shall be submitted at least ten (10) days prior to such meeting.

(B) **Drawing Requirements.** The sketch plan shall be drafted to scale and is recommended to include the following, as applicable:

- (1) Property boundaries.
- (2) Significant topographic and physical features (such as quarries, waterways and steep slopes).
- (3) Proposed lot and street layout with approximate areas of lots.
- (4) Site data including:
 - (a) Acres of entire tract.
 - (b) Number of lots and types of dwelling units (if residential).

- (c) Zoning district and major applicable requirements.
- (5) North point and scale.
- (6) Approximate proposed locations of any nonresidential buildings (if known) and proposed types of any nonresidential uses.
- (7) Name of project (which shall be distinct from any other existing or proposed project).
- (8) A location map showing the general location of the project in relation to adjacent lots, streets and waterways.
- (9) Approximate location of any area within the one hundred (100) year floodplain (from Federal Emergency Management Agency map).
- (10) General provisions for any stormwater management.
- (11) For residential developments, whether the applicant proposes to dedicate common open space or fees-in-lieu of land, if required.
- (12) General methods of providing water and sewer service, including sufficient information to show general feasibility of any proposed central water and sewer service.
- (13) Land uses of adjacent lots, and any zoning district boundaries in the area.
- (14) Name and address of person responsible for the preparation of the plan and the date of preparation.
- (15) Approximate general locations of possible wetlands (may be "hydric soil" locations from the County Soil Survey).

(C) County Planning Commission Review. If a subdivision or land development would be expected by the Township staff to have regional impact, one (1) copy of the sketch plan should be submitted to the County Planning Commission for an informal review.

(Ordinance No. 240, May 23, 1994, Section 402)

Section 403. Review Procedures. No official action shall be taken on a sketch plan. The Township shall not be bound by comments made or not made as part of a sketch plan review. (Ordinance No. 240, May 23, 1994, Section 403)

Part 5

Preliminary Plan

Section 501. Purpose. The purpose of the preliminary plan is to achieve formal approval of the overall development scheme proposed in order to minimize the need for any revisions of final plans. (Ordinance No. 240, May 23, 1994, Section 501)

Section 502. Submission and Review Procedure.

(A) Preliminary Plan Submission Required. A preliminary plan submission for a major subdivision or land development (other than a project involving a maximum of three (3) dwelling units) meeting all of the requirements of this Part shall be filed by the applicant and reviewed in accordance with the provisions of this Part.

(B) A preliminary plan submission is not required for:

- (1) A minor subdivision; or,
- (2) A submission that only involves a lot line adjustment (see Part 7); or,
- (3) A project involving a maximum of three (3) dwelling units.

(C) Required Submission.

(1) The applicant shall file with the staff at least twenty-one (21) days prior to a regular Planning Commission meeting (not including a workshop meeting):

(a) The required fees, including the County Planning Commission fee.

(b) The required submission materials, numbers of applications, numbers of plans and other materials and information required under §503.

(2) The staff shall forward plans to the following agencies to seek their comments prior to preliminary plan approval:

(a) Township (previously Municipal Authority) or Sewage Enforcement Officer (if applicable).

(b) Fire Chief and Police Chief (layout and utility plan if deemed appropriate by the Township).

(c) Township Codes Enforcement staff and Township Secretary.

(d) Township Engineer and/or Township Consulting Engineer.

(e) Township Parks and Recreation Director (if common open space is proposed, or if deemed appropriate by the Township).

(f) County Planning Commission.

(3) Applicant's Distribution. The applicant is fully responsible for the following:

(a) Contacting the appropriate utility companies, as appropriate, including the water supplier.

(b) Encouraged to seek at least an informal review by PennDOT of any proposed access onto a State road, and providing PennDOT with sufficient information for such a review.

(c) Providing a copy of the sedimentation and erosion control plans to the County Conservation District, together with their required review fees, if any earth disturbance is proposed.

(d) Determining whether any permits or approvals are needed from any agency outside of the Township, including DER (including any obstruction to a waterway) and the Army Corps of Engineers (including determining whether any "wetland" will be disturbed).

(4) Preliminary Plans.

(a) Each preliminary plan filed:

i) Shall provide the information required by §503; and,

ii) Should conform to any changes recommended by the Planning Commission, the Township Engineer or other Township officials during the sketch plan review.

(b) All sheets should be folded to approximately nine inches by twelve inches (9"x12") size or rolled in such a manner that the title of the sheet faces out.

(5) Each set of supportive documents shall provide the information required by §503.

(6) Colored Layout Plan. It is recommended that the applicant provide at least one (1) copy of the layout plan that is lightly colored in such a way that it will allow clearer understanding by the general public at public meetings.

(D) Initial Actions by the Staff.

(1) The Township staff shall forward a copy of the preliminary plan and supportive documents, including the application and checklist, to the Township Engineer for review prior to the Township Planning Commission's next regularly scheduled meeting.

(2) The staff shall retain in the Township's files one (1) copy of all materials submitted by the applicant, including the application form and the preliminary plan checklist.

(3) The staff shall forward to the Commission at or before the next regularly scheduled meeting of the Commission the following:

- (a) Seven (7) copies of the application form.
- (b) One (1) copy of the preliminary plan checklist.
- (c) Copies of the preliminary plan.
- (d) Copies of the supportive documents.

(4) Adjacent Municipalities. If any portion of a major subdivision or land development under this Section would occur within two hundred (200) feet of the boundary of another municipality or would clearly have a regional impact upon a municipality, the staff should

require an applicant to provide a copy of the layout plan that can be forwarded to that municipality for an advisory review.

(E) Determination of Completeness by Commission.

(1) Based upon the initial review of the Township staff and/or the Township Engineer, the Commission shall have authority, at its first regularly scheduled meeting after the submission is timely filed, to determine that a submission is significantly incomplete and therefore to refuse to review the submission further and to do one (1) of the following:

(a) Not accept the submission, indicating the deficiencies, and return the fee (minus the costs of any Township review) to the applicant.

(b) Accept the submission as being filed for review on the condition that the applicant shall file such additional required materials and information to the staff or appropriate agency or person within a certain number of days from the date of such acceptance.

(c) Table the acceptance of the submission until the next Planning Commission meeting where the applicant has met all of the submittal requirements, and has filed such materials within the required twenty-one (21) days prior to the meeting. The ninety (90) day time limit for action shall begin when the plan is accepted as complete.

(d) Recommend that the Board of Supervisors reject the plan for just cause.

(2) If the Commission determines that the submission is significantly complete, as filed and as required, the Commission shall accept the plans and may begin its review.

(3) Zoning Variances. An application under this Chapter shall not be considered to be complete if one (1) or more zoning variances will be required for the subdivision or land development to legally occur as submitted, until such time as the needed zoning variances have been granted. If the Planning Commission becomes aware that the zoning variance has been lawfully appealed, the Planning Commission may table a submission until that appeal is resolved if they determine that the variance is needed for the feasibility of the proposal as submitted.

(F) Review by Township Engineer.

(1) Within forty-five (45) days from the date the plans are duly submitted for review (unless granted an extension by the Commission or unless the plans are significantly incomplete), the Township Engineer should review the engineering considerations of the preliminary plan and prepare an initial report on such considerations to the Commission.

(2) The Township Engineer may make additional reports and recommendations to the Commission and the Board of Supervisors during review of the plan. Matters that should be dealt with directly by the Planning Commission and/or the Board of Supervisors should be listed separately from technical engineering considerations. These non-technical concerns should be made available to the Planning Commission at least five (5) days prior to each meeting.

(3) The applicant and/or his engineer shall make reasonable efforts to resolve technical engineering considerations outside of and prior to Planning Commission meetings. The Township Engineer may require the applicant or his engineer to meet with him for this purpose.

(4) A copy of findings of the Township Engineer should be sent or handed in person to the applicant or his representative.

(G) Review by Commission. The Planning Commission shall accomplish the following within the time limitations of the State Planning Code (unless the applicant grants a written time extension), while allowing a sufficient number of days within this deadline for a decision by the Board of Supervisors:

(1) Review all applicable reports received from any official reviewing agencies.

(2) Determine whether the preliminary plan submission meets the objectives and requirements of this Chapter and other applicable ordinances.

(3) Review the preliminary plan submission with the applicant, his/her agent or representative (if present) and recommend needed revisions so that the submission will conform to this Chapter, other ordinances and statutes.

(4) Recommend approval, conditional approval or disapproval of the preliminary plan submission in a written report to the Board of Supervisors specifying any recommended conditions for approval, identifying defects found in the application, describing requirements which have not been met, citing the provisions of the ordinance relied upon.

(H) DER Sewage Module. See the "Supplemental Information" section of §503(C).

(I) Review by Board of Supervisors. The Board of Supervisors shall:

(1) Review the report of the Commission [and] any reports of official reviewing agencies.

(2) Determine whether the preliminary plan submission meets the objectives and requirements of this Chapter and other ordinances.

(3) Approve or reject the preliminary plan submission within the time required by the Municipalities Planning Code. (As of 1991, this law requires:

(a) The Board of Supervisors to act not later than ninety (90) days following the date of the first regular meeting of the Commission held after it has been properly filed for review; but in no case shall the Board of Supervisors' decision be made later than one hundred twenty (120) days following the date the submission was accepted as being filed for review, unless the applicant grants a written extension of time; and,

(b) That no subdivision or land development shall be granted final approval until a report is received from the County Planning Commission or until the expiration of thirty (30) days from the date the application was forwarded to the County Planning Commission.)

(J) Decision by Board of Supervisors.

(1) The decision of the Board of Supervisors shall be in writing and shall be communicated to the applicant personally or by mail at his last known address not later than fifteen (15) days following the decision.

(2) Approval of the preliminary plan submission shall constitute conditional approval of the subdivision or land development as to the character and intensity, but shall not constitute approval of the final plan or authorize sale of lots or construction of buildings.

(3) If the preliminary plan submission is disapproved, the decision shall specify defects found in the submission, shall describe requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.

(4) Combined Preliminary/ Final Approval. If, based upon advice of the Township Engineer and the Planning Commission, the Board of Supervisors determines that a preliminary plan awaiting preliminary plan approval would also meet all of the final plan requirements and has satisfied all significant concerns of the Township, the Board of Supervisors may grant final plan approval at the same time as granting preliminary plan approval.

(K) Final Plan Submission Deadline An applicant shall file a final plan within five (5) years from the date of the approval of the preliminary plan by the Board of Supervisors, unless an extension in writing has been granted by the Board of Supervisors. Failure to comply with this requirement shall render the preliminary plan null and void, and a new preliminary plan shall be submitted.

(Ordinance No. 240, May 23, 1994, Section 502)

Section 503. Preliminary Plan Requirements.

(A) All of the following information and materials listed in this Section are required as part of all preliminary plans for any land development (other than one (1) of three (3) or less dwelling units) and for any major subdivision. This list of requirements shall serve both to establish the requirements, and as a checklist for the applicant and the Township to ensure completeness of submissions. The applicant shall submit completed photocopies of this Section as part of the application.

(B) The required information listed in this Section may be combined or separated onto different sheets, provided that the plans will be clearly readable.

(C) TOWNSHIP OF SPRING
PRELIMINARY PLAN FOR MAJOR SUBDIVISION OR LAND DEVELOPMENT
CHECKLIST AND LIST OF SUBMITTAL REQUIREMENTS
(To Be Completed By The Applicant)

Applicant's Name: _____

Applicant's Address: _____

Applicant's Phone No.: _____

Applicant's Signature: _____ Date: _____

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

A. GENERAL SUBMISSION ITEMS:*

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Township application/review fee(s)/escrow. |
| _____ | _____ | 2. 2 copies of the Completed Application (see Section 1201) |
| _____ | _____ | 3. 2 copies of the Preliminary Plan Checklist (using the photocopies of the pages in this Section). |
| _____ | _____ | 4. 8 print copies of the complete Preliminary Plans. |
| _____ | _____ | 5. 5 print copies of only the Layout Plans. |
| _____ | _____ | 6. 3 sets of Supportive Documents (Not applicable for Lot Line Adjustments). |
| _____ | _____ | 7. A completed County Subdivision and Land Development Review Application with any review fee charged by the County (unless the Township staff permits the applicant to deliver directly to the County). |

* Note- The Township may require the Applicant to file additional copies.

B. DRAFTING REQUIREMENTS: All information shall be legibly and accurately presented.

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Plans prepared on a standard sized sheet (such as 18"x24", 24"x36", 30"x42" or 36"x48"). |
|-------|-------|---|

- _____ 2. Plans drawn at a scale of 1 inch equals 50 feet or other scale preapproved by the Township Engineer or Township Staff.
- _____ 3. All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.
- _____ 4. Differentiation between existing and proposed features.
- _____ 5. Boundary line of the tract, shown as a heavy line.
- _____ 6. If layout plans involve more than one sheet, a map of the layout of the entire project at an appropriate scale on one sheet, with a key map showing how the layout sheets connect.
- _____ 7. If the tract(s) crosses a municipal boundary, a map showing both the portions in Spring Township and the other municipality, in sufficient detail for the Township to determine how the parts will interrelate.
- _____ 8. Required profiles shown at a scale of 1"=50' horizontal and 1"=5' vertical, or other scale preapproved by the Township Engineer or Township Staff.
- _____ 9. All sheets numbered and listed on the layout plan.
- _____ 10. Words "Preliminary Plan" and sheet title (such as "Layout Plan") on each sheet.

C. GENERAL INFORMATION:

- _____ 1. Name of project on each sheet.
- _____ 2. Name of landowner and developer (with addresses).
- _____ 3. Names of adjacent property owners and the deed book volume and page number for these owners, including those across adjacent streets and alleys.
- _____ 4. Names of adjacent subdivisions and the plan book volume and page number for these subdivisions, including those across adjacent streets and alleys.
- _____ 5. Lotlines of adjacent lots, and approximate locations of any buildings, common open spaces, detention basins or drainage channels existing or approved within 100 feet of the boundaries of the proposed project.
- _____ 6. Surveyor and plan preparer's statement (See Section 1202).
- _____ 7. Approval/review signature blocks for: Township Governing Body, Township Planning Commission and County Planning Commission (see Section 1202).
- _____ 8. Location map at a standard scale (1"= 800') showing the location of the project in relation to the following

features within 1,000 feet of the boundaries of the tract: existing and proposed streets, waterways, zoning district boundaries, and municipal boundaries.

- _____ 9. North arrow, graphic scale, written scale.
- _____ 10. Date of plan and all subsequent revision dates and submission dates (especially noting if is revision of a previously approved plan) with space for future revision dates.
- _____ 11. Source of title, including date and grantor.
- _____ 12. Tax map number (if available) and block and lot for the tract being subdivided.
- _____ 13. A statement indicating if the proposed development will result in 10 or more lots from the tract as of 1976.
- _____ 14. All record information if property was previously subdivided.

D. NATURAL FEATURES:

- _____ 1. Existing contour lines as follows:
 - a. shall be based on a field survey or photogrametric procedure at a scale of 1"= 100' or larger. Contours shall be based upon U.S.G.S. datum.
 - b. The contour interval shall be sufficient to determine compliance with Township ordinances. An interval of 2 feet for slopes of less than 15% and 5 feet for slopes of 15% or greater is generally recommended.
 - c. Note- Contours are not required to be shown within lots of 10 acres or more that are clearly not intended to be altered as a result of this proposed subdivision or land development.
- _____ 2. Identification of any slopes of 15 to 25 percent, and greater than 25 percent.
- _____ 3. Areas within any hydric soils (see County Soil Survey), with a notation that there are none if that is the case.
- _____ 4. Watercourses (with any name), natural springs, lakes and wetlands. Detailed delineations of wetlands are not required if there is clearly no alteration proposed of any areas that could be reasonably suspected of being wetlands.

Note- A qualified professional shall delineate any wetlands prior to preliminary plan approval. However,

the applicant is not required to have received all required Federal and State permits prior to Preliminary Plan approval.

- _____ 5. Rock outcrops, stone fields and sinkholes.
- _____ 6. Location of any areas within the 100 year floodplain (with differentiation between floodway and floodfringe if available from official Federal floodplain maps).
- _____ 7. Approximate locations and names of soil types, with identification according to the County Soil Survey or more detailed professional study of those that are alluvial, have a depth to bedrock of less than 3 feet or a seasonally high water table of less than 3 feet.

E. MAN-MADE FEATURES:

- _____ 1. Existing and proposed lot lines.
 - a. The boundaries of lots (other than a residual lot of at least 10 acres) shall be determined by accurate field survey.
 - b. The boundaries of any residual tract which is greater than 10 acres may be determined by deed.
- _____ 2. Location and elevation of existing monuments.
- _____ 3. Sufficient bearings, lengths of lines, radii, arc lengths, street widths, right-of-way and easement widths of all lots, streets, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground.
- _____ 4. Buildings estimated to be 80 years or older that are proposed to be impacted by the subdivision, with name and description.
- _____ 5. Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-ways proposed for dedication to the municipality).
- _____ 6. Existing building locations and land uses.
- _____ 7. Overhead electrical high-voltage lines and rights-of-ways/easements.

F. ZONING REQUIREMENTS:

- _____ 1. Applicable zoning district and the applicable lot area, width, building coverage, height regulations and minimum yard requirements.
- _____ 2. Minimum building setback line requirements will be shown for each lot.
- _____ 3. Area and location of any proposed common open space (if none proposed, place "W" in Not Submitted Column).
- _____ 4. If any common open space proposed: method of ownership and entity proposed to be responsible for maintenance.
- _____ 5. If any common open space proposed: description of intended purposes, proposed improvements (such as rough grading) and any proposed recreation facilities.
- _____ 6. Statement of type of water and sewer service proposed (such as "municipal water and municipal sewer").
- _____ 7. Linear feet of proposed streets.
- _____ 8. Required and proposed building coverage and impervious coverage (may be stated as "typical proposed" for single family detached or twin homes).


G. PROPOSED LAYOUT:

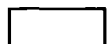
- _____ 1. Total acreage of site and total proposed number of lots and dwelling units.
- _____ 2. Identification number for each lot.
- _____ 3. Approximate lot area for each lot.
- _____ 4. Approximate dimensions of each lot.
- _____ 5. Existing rights-of-way and cartway widths and locations of existing streets, including existing streets within 100 feet of boundaries of tract.
- _____ 6. Proposed rights-of-way and cartway widths and locations of existing and proposed streets, including streets proposed as part of other projects within 100 feet of the boundaries of tract.
- _____ 7. Street centerline information, with horizontal curve data, bearings, distances and stations corresponding to the profile.
- _____ 8. Right-of-way and curb lines with horizontal curve radii at intersections.
- _____ 9. Beginning and end of proposed street construction.


- _____ 10. Street improvements proposed by the applicant, including any acceleration/deceleration lanes, traffic signals, street realignment or construction improvement.
- _____ 11. Any proposed curbing.
- _____ 12. Any proposed sidewalks with proposed handicapped ramps at intersections.
- _____ 13. Any proposed bicycle paths.
- _____ 14. Names of existing streets and initial proposed names of new streets.
- _____ 15. Designation of streets proposed to be dedicated to the Township or to remain private.
- _____ 16. Clear site triangles.


H. UTILITY PLAN:

- _____ 1. As applicable, the following existing and proposed items for each lot, using the following symbols (or other symbols preapproved by the Township staff):

 Well (if not connected to central water system) with required separation distance shown from septic drain fields, and with dimensions from lotlines

 Primary drain field (with dimensions from lotlines)

 Secondary drain field

 Soil probe location (located with dimensions)

 Percolation test location (located with dimensions)

- _____ 2. If on-lot sewage disposal systems are proposed:
 - _____ a. proposed contour lines on same sheet as utility layout.
 - _____ b. location of existing and proposed wells within 100 feet of the boundaries of the project.
 - _____ c. proposed or typical location of dwelling/building.
 - _____ d. locations of soils with a seasonally high water table averaging less than 3 feet (see County Soil Survey).
- _____ 3. If a centralized sewage system is proposed:
 - _____ a. proposed contour lines on same sheet as utility layout.

- _____ b. location and size of lines and laterals, with stations of lines corresponding to the profile, and extensions to reach existing sewer lines.
- _____ c. locations of manholes, with invert elevation of flow line and grade at top of each manhole.
- _____ d. proposed lot lines and any proposed easements or rights-of-ways needed for the utilities.
- _____ e. location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines.
- _____ f. manhole numbers assigned by the Municipal Authority.
- _____ g. separation distances from water lines and locations of concrete encasements.
- _____ 4. If centralized water service is proposed:
 - _____ a. location and size of existing and proposed waterlines.
 - _____ b. existing and proposed fire hydrant locations.
 - _____ c. distance noted that water lines will have to be extended to reach existing lines (if not already abutting the tract).
- _____ 5. As applicable, existing and proposed underground natural gas, electrical, telephone, cable TV and any other utility lines, with any easements shown that will affect development.
- _____ 6. List of contacts for underground utilities in the area, with phone numbers stated on the grading plans.

I. GRADING AND STORMWATER MANAGEMENT PLAN AND CALCULATIONS:

The following information shall be shown on the Plan or in calculations:

- _____ 1. Existing and proposed storm drainage facilities or structures, including detention basins (with capacity), swales, pipes (with sizes), culverts and inlets.
- _____ 2. Capacity, depth and locations of detention basins.
- _____ 3. Watershed areas for each drainage structure or swale.
- _____ 4. Locations of any proposed or existing stormwater easements.
- _____ 5. Intended design year standards for culverts, bridge structures and/or other stormwater facilities.
- _____ 6. Location of all underground utilities.
- _____ 7. Entity responsible to maintain/own any detention basin.
- _____ 8. See also requirements of Section 1008.

- _____ 9. Existing contour lines (see description under "Natural Features").
- _____ 10. Proposed contour lines.
- _____ 11. Stationing of any storm sewers, with stationing corresponding to profiles.

J. FOR USES OTHER THAN SINGLE FAMILY, TWO FAMILY SEMI-DETACHED OR TWO FAMILY DETACHED:

- _____ 1. For townhouses or apartments, evidence that the project meets the density requirements of the Zoning Ordinance.
- _____ 2. Evidence that the project will meet the off-street parking requirements of the Zoning Ordinance.
- _____ 3. Identification numbers for proposed buildings if more than one building proposed per lot.
- _____ 4. Arrangement of off-street parking spaces, parking aisles, paved areas and off-street loading areas.
- _____ 5. For townhouses, any proposed methods to ensure privacy between outdoor semi-private areas (such as fences between rear yard).
- _____ 6. Illustrative sketches of proposed buildings (encouraged not required).
- _____ 7. Proposed building locations and land uses (if known).
- _____ 8. Major types and locations of outdoor lighting.
- _____ 9. Location of any proposed outdoor storage areas.
- _____ 10. Square feet of paved area, including areas covered by gravel.

K. LANDSCAPE PLAN:

- _____ 1. Locations of treelines and existing forested areas.
- _____ 2. Locations of individual mature trees of greater than 6 inches trunk diameter measured at a height of 3 feet above the surrounding average ground level, other than trees within wooded areas and treelines.
- _____ 3. Any proposed evergreen screening, buffer yards or earthen berming (if required by the Township Zoning Ordinance).
- _____ 4. Areas of existing mature woods that are proposed to be protected and preserved or removed.
- _____ 5. Types, sizes and locations of any required trees (see Section 1017), paved area landscaping (see Section 705 of

the Township Zoning Ordinance) and any other major proposed landscaping.

- _____ 6. Any proposed fencing (including height and type) and/or landscaping around any stormwater detention basin (see Section 1007).

L. EROSION AND SEDIMENTATION PLAN:

- _____ 1. Drawings showing locations and types of proposed measures, complying with the regulations and standards of the County Conservation District and DER.
- _____ 2. Narrative describing proposed soil erosion and sedimentation control methods.

M. ROAD PROFILES:

- _____ 1. Profile of existing and proposed ground surface along centerline of street.
- _____ 2. Proposed centerline grade with percent on tangents and elevations at 50 feet intervals.
- _____ 3. All vertical curve data including length, elevations and minimum sight distance as required by Part 10.

N. WATER MAIN, SANITARY SEWER AND STORM DRAIN PROFILES:

- _____ 1. Profile of proposed ground surface with elevations at top of manholes or inlets.
- _____ 2. Profile of water main, storm sewer and sanitary sewer lines, with stationing, elevations, lengths, slopes, material, sizes, etc.
- _____ 3. All line crossings of other utilities.

O. SUPPORTING DOCUMENTS AND ADDITIONAL INFORMATION:

- _____ 1. Residual Lands Sketch. If the submitted plans do not include all undeveloped or underdeveloped adjacent or abutting lands owned by the same landowner or under control of the same developer (or closely related corporations), then a sketch shall be submitted at an appropriate scale if deemed appropriate by the Planning Commission, on one sheet, covering all such land

holdings together with a sketch of a reasonable future street system to demonstrate that the proposed subdivision provides for the orderly development of any residual lands and/or does not adversely affect the potential development of residual lands.

- _____ 2. If applicable, 2 copies of the DER Sewage Planning Module application as completed by the applicant, together with evidence that the application has been forwarded by the applicant to the required review agencies. Approval of such Planning Module shall be a condition of preliminary approval under this Chapter.
- _____ 3. If central water service is proposed by an existing water company or authority, the applicant shall provide a letter from such water company or authority which states that the company or authority expects to be able to adequately serve the development, that the proposed water system is generally acceptable in concept and that references any conditions required by the company or authority for the provision of services.
- _____ 4. If service is proposed by an existing sewage authority, the developer shall submit a copy of a letter from the authority which states that the company or authority can adequately serve the subdivision, that the proposed sanitary sewage system is generally acceptable and that references any conditions required by the company or authority for the provision of services.
- _____ 5. If service is proposed by a sewage disposal system other than one operated by an existing sewage authority, the developer shall provide sufficient information to show that the proposed system would be reasonably feasible, within DER regulations, and that an acceptable system would be put into place for the operation and maintenance of the system.
- _____ 6. Copy of any information submitted to PennDOT and any correspondence from PennDOT regarding the proposed access to State roads. (This requirement applies throughout the entire approval process).
- _____ 7. If the project would include any area within the 100 year floodplain or any watercourse, a Statement from the Zoning Officer indicating that the proposed subdivision or land development would be in compliance with the Floodplain regulations of the Township.

- _____ 8. A statement shall describe the nature of the landowner's and the developer's involvement in the proposed development, and the names of the primary partners or officers of any corporate developer.
- _____ 9. Method of ensuring maintenance of any private street.
- _____ 10. List of any Modifications or Waivers requested to this Chapter.
- _____ 11. Traffic Study - If required by Section 505 of this Chapter.
- _____ 12. Copies of the decisions of any zoning variances that are relevant to the proposal.
- _____ 13. Preliminary Stormwater Calculations, in sufficient detail to show that any proposed stormwater facilities would be sufficient in size. See the requirements of Section 1008.
- _____ 14. Commercial and Industrial Operations (if the uses are known). A written description of any proposed commercial, industrial or storage operations in sufficient detail to indicate any noise, glare, smoke and fumes nuisances and to allow a general determination of possible fire or other hazards from the use of highly toxic or hazardous substances or other public health or safety hazards. An estimate of the amount, direction and times of truck traffic that is expected.
- _____ 15. Community Impact Study. If required by §506 of this Chapter.
- _____ 16. If to be served by on-lot septic service, a copy of septic percolation test and soil probe results.

(Ordinance No. 240, May 23, 1994, Section 503)

Section 504. Certification. All certification shall comply with the State professional licensing laws. All subdivisions of land shall be certified and stamped by a registered land surveyor. (Ordinance No. 240, May 23, 1994, Section 504)

Section 505. Traffic Impact Study.

(A) Intent. To allow the Township to determine the safety and congestion impacts, and related costs, of proposed major traffic generating uses. To require that applicants respond with reasonable proposals to resolve the negative traffic impacts that their proposed uses will cause on the public. To recognize that sufficient Federal, State and municipal funds are not available to resolve traffic problems caused by private development.

(B) Uses Requiring a Traffic Impact Study. Any application for any of the following uses shall be required to complete a traffic study and include the findings in a written report:

- (1) Residential. Sixty (60) or more dwelling units.
- (2) Commercial. Twenty thousand (20,000) square feet or more of total floor area.
- (3) Office. Thirty thousand (30,000) square feet or more of total floor area.
- (4) Industrial. Sixty thousand (60,000) square feet or more of total floor area or any truck terminal.
- (5) Institutional. Thirty thousand (30,000) square feet or more of total floor area.
- (6) Any use or combination of uses that would generally result in greater than one thousand five hundred (1,500) trips per day.
- (7) Where the Township Engineer certifies that there is a clear existing severe traffic problem within close proximity to the proposed project which will likely be significantly worsened by the proposed project.

(C) Timing. Any required traffic impact study shall be submitted at the same time or earlier as any preliminary plan, special exception, conditional use or construction permit application, whichever is submitted earliest.

(D) Costs. The full costs of completing the study and of a review by the Township Engineer or other Township representative shall be born by the applicant.

(E) The traffic impact study shall be prepared and signed by a professional traffic engineer with verified experience in prepare such studies and submitted as follows:

- (1) Joint Studies. Joint traffic studies between different applicants are strongly encouraged.

(2) The Traffic Impact Study shall be prepared by a qualified professional traffic engineer with verified experience in preparing such studies.

(3) The study area boundary and identification of the roadways included within the study area.

(4) A general site description, including:

(a) Size and location of existing and proposed land uses and dwelling types.

(b) Construction staging, and completion date of the proposed development.

(c) Existing land uses, approved and recorded subdivision and land developments and subdivisions and land developments proposed but not yet approved and recorded in the study area that are determined by the Township Board of Supervisors as having bearing on the development's likely impact.

(d) Within the study area, the applicant must describe existing roadways and intersections (geometries and traffic signal control) as well as improvements contemplated by government agencies or private parties.

(5) Analysis of existing conditions, including:

(a) Daily and Peak Hour(s) Traffic Volumes. Schematic diagrams depicting daily and peak hour(s) traffic volumes shall be presented for roadways within the study area. Turning movement and mainline volumes shall be presented for the three peak hour conditions (AM, PM and site generated) while only mainline volumes are required to reflect daily traffic volumes. The source and/or method of computation for all traffic volumes shall be included.

(b) Volume/Capacity Analyses at Critical Points Utilizing techniques described in derivative Highway Capacity Manual, latest edition or derivative nomographs, an assessment of the relative balance between roadway volumes and capacity are to be described. The analysis shall be performed for existing conditions (roadway geometry and traffic signal control) for the appropriate peak hours.

(c) Level of Service at Critical Points. Based on the results obtained in the previous section, levels of service (A through F) shall be computed and presented for all movements. Included in this section shall also be a description of typical operating conditions at each level of service.

(d) A tabulation of accident locations during the most recent three-year period shall be provided.

(6) Analysis of future conditions without the proposed development. The future year(s) for which projections are made will be specified by the Township and will be dependent on the timing of the proposed development. The following information shall be included:

(a) Daily and Peak Hour(s) Traffic Volumes. This section shall clearly indicate the method and assumptions used to forecast future traffic volumes. The schematic diagrams depicting future traffic volumes shall be similar to those described in Section 505(E)(5)(a) in terms of location and times (daily and peak hours).

(b) Volume/Capacity Analyses at Critical Locations. The ability of the existing roadway system to accommodate future traffic (without site development) shall be described in this section. If roadway improvements or modifications are committed for implementation the volume/capacity analysis shall be presented for these conditions.

In the case of existing signalized intersections, Traffic signal timing shall be optimized to determine the best possible levels of service that can be obtained utilizing existing roadway geometry and traffic signal equipment.

(c) Levels of Service at Critical Points. Based on the results obtained in the previous section, levels of service (A through F) shall be determined.

(7) Trip Generation. The amount of traffic generated by the development shall be presented in this section for daily and the three peak hour conditions. The trip generation rates used in this phase of the analysis shall be justified and documented to the satisfaction of the Township Board of Supervisors. Trip Generation (latest edition)

published by the Institute of Transportation Engineers shall be used unless the Township Board of Supervisors approves other studies.

(8) Trip Distribution. The direction of approach for site generated traffic shall be presented in this section for the appropriate time periods. As with all technical analysis steps, the basic method and assumptions used in this work shall be clearly stated in order that the Township can replicate these results.

(9) Traffic Assignment. This section shall describe the utilization of study area roadways by site generated traffic. The proposed traffic volumes shall then be combined with anticipated traffic volumes from Section 505(E)(6) to describe mainline and turning movement volumes for future conditions with the site developed as the applicant proposes.

(10) Analysis of Future Conditions with Development. This section shall describe the adequacy of the roadway system to accommodate future traffic with development of the site.

Any unique characteristics of the site or within the study are (e.g., weekend tourists, antique sales, or holiday shopping) affecting traffic shall be considered. If staging of the proposed development is anticipated, analysis for each stage of completion shall be made.

The following information shall be included:

(a) Daily and Peak Hour(s) Traffic Volumes, Mainline and turning movement volumes shall be presented for the highway network in the study area as well as driveways and internal circulation roadways for the appropriate time periods.

(b) Volume/Capacity Analysis at Critical Points. Similar to Sections 505(E)(5)(b) and 505(E)(6)(b), a volume/capacity analysis shall be performed for the appropriate peak hours for future conditions with the site developed as proposed.

(c) Levels of Service at Critical Points. As a result of the volume/capacity analysis, the level of service on the study area roadway system shall be computed and described in this section for all movements.

(11) Recommended Improvements. In the event that the analysis indicates a decrease in the level of service for any movements will occur on study area roadways, a description of proposed improvements to remedy deficiencies shall be included in this section. These proposals would not include committed projects by the Township and State which were described in Section 505(E)(4)(c) and reflected in the analysis contained in Sections 505(E)(5) and 505(E)(6).

The following information shall be included:

(a) Proposed Recommended Improvements. This section shall describe the location, nature and extent of proposed improvements to assure sufficient roadway capacity. Accompanying this list of improvements shall be preliminary cost estimates.

(b) Volume/Capacity Analysis at Critical Points. An iteration of the volume/capacity analysis shall be described which demonstrates the anticipated results of making these improvements.

(c) Levels of Service at Critical Points. As a result of the revised volume/capacity analysis presented in the previous Sub-Section, levels of service for the highway system with improvements shall be presented.

(12) Conclusion. The last section of the report shall be a clear, concise description of the study findings.

(F) Applicant's Response. The applicant shall respond to the traffic impact study with proposals on what traffic improvements, right-of-way dedications or commitments of financing for specific projects the applicant proposes to commit to resolve the negative traffic impacts of the proposed development. Such improvements or financing may be staged in relation to the stages of the development. Upon request by the Township, the applicant shall respond to the Township's comments on the traffic impact study.

(Ordinance No. 240, May 23, 1994, Section 505; as amended by Ordinance No. 332, October 23, 2006, Section 1; as further amended by Ordinance No. 342, July 9, 2007, Section 1)

Section 506. Community Impact Studies for Developments of Fifty (50) or More Dwellings.

(A) A community impact study shall be required to be submitted by any applicant for a preliminary approval of any subdivision or land development that is intended to include fifty (50) or more dwelling units.

(B) The impact study shall include estimates of the following impacts:

(1) The number of public school students.

(2) The effect of the new school students on projected enrollments and capacities of public schools.

(3) The effect of the additional students on school district costs, compared to expected revenues.

(4) The effects on the costs and revenues of the Township government.

(5) The effects on Township services.

(6) The adequacy of the fire protection services to serve the proposed development.

(Ordinance No. 240, May 23, 1994, Section 506)

Section 507. Water Quantity Impact Study. Based upon the recommendation of the Township Engineer, the Planning Commission may require an applicant to provide a study to determine whether a proposed project would have significant negative impact upon groundwater quantity. Such study shall be completed by a qualified engineer or hydrogeologist. (Ordinance No. 240, May 23, 1994, Section 507)

Section 508. Sanitary Sewer Impact Study. Based upon the recommendation of the Township Engineer, the Planning Commission may require an applicant to provide a study to determine whether there will be sufficient capacity in transmission lines and treatment to handle the expected wastewater from a proposed development. Such study shall be completed by a qualified engineer. Such study shall be reviewed by the Municipal Authority of the Township of Spring prior to any recommendation for final plan approval by the Planning Commission. (Ordinance No. 240, May 23, 1994, Section 508)

Part 6

Final Plan

Section 601. Applicability. This Part lists the requirements for final plans for a major subdivision or any land development. See the requirements of Part 7 for a project that only involves a minor subdivision or only a boundary line adjustment. (Ordinance No. 240, May 23, 1994, Section 601)

Section 602. Submission and Review Procedure.

(A) Final Plan Submission Required.

(1) A final plan submission for each major subdivision or land development must be filed by the applicant and reviewed in accordance with the provisions of this Part.

(2) A final plan for a minor subdivision shall be filed by the applicant and reviewed in accordance with the provisions of Part 7.

(B) Submission Deadline.

(1) An applicant shall file a final plan submission within five (5) years from the date of the approval of the preliminary plan by the Board of Supervisors, unless an extension in writing has been granted by the Board of Supervisors.

(2) Failure to comply with this requirement shall render the preliminary plan submission null and void, and a new preliminary plan submission must be filed.

(C) Required Submission.

(1) The applicant shall file to the Township staff at least twenty-one (21) days prior to a regular Planning Commission meeting (not including workshop meetings):

(a) The required fees, including the County Planning Commission review fees.

(b) The required materials, numbers of applications and plans and other materials and information required by §603 of this Part.

(2) The Township Staff shall forward plans to the following agencies and seek their comments prior to final plan approval (where applicable):

(a) Municipal Authority or Sewage Enforcement Officer (if applicable).

(b) Township Engineer and/or consulting engineer.

(c) Fire Chief and Police Chief (layout and utility plan, if deemed appropriate by the Township staff).

(d) Township Codes Enforcement staff and Township Secretary.

(e) Berks County Planning Commission.

(3) Applicant's Distribution. It is the applicant's responsibility to:

(a) Make agreements with the appropriate utility companies.

(b) Provide information to PennDOT that is required for any access to a State road.

(c) Provide information to DER or other agencies for any permits that might be required.

(d) Submit a copy of the soil erosion and sedimentation plan to the County Conservation District, and pay their required review fees.

(4) The filing of the final plan shall conform with the approved preliminary plan and any changes recommended by the Township during the preliminary plan review.

(5) All sheets should be folded or rolled so that the title of the sheet faces out.

(D) Initial Actions by the Staff.

(1) The staff shall review the submission items for completeness and shall report such review to the Commission at its next regularly scheduled meeting.

(2) The staff shall forward a copy of the final plan and supportive documents to the Township Engineer for review, prior to the next regularly scheduled meeting of the Township Planning Commission.

(3) The staff shall retain in the Township's files one (1) copy of all materials submitted by the applicant, including the application form and the final plan checklist.

(4) The staff shall forward to the Commission at or before the next regularly scheduled meeting of the Commission the following:

- (a) Copies of the application form.
- (b) Copy of the final plan checklist.
- (c) Copies of the final plan.
- (d) Copies of the supportive documents.

(5) **Adjacent Municipalities.** If any portion of a major subdivision or land development would occur within two hundred (200) feet of the boundary of another municipality or would clearly have a regional impact upon a municipality, the staff should require an applicant to provide a copy of the layout plan that can be forwarded to that municipality for an advisory review.

(E) Determination of Completeness by Commission.

(1) Based upon the initial review of the Township staff and/or the Township Engineer, the Commission shall have authority, at its first regularly scheduled meeting after the submission is timely filed, to determine that a submission is significantly incomplete and therefore to refuse to review the submission further and to do one (1) of the following:

- (a) Not accept the submission, indicating the deficiencies, and return the fee (minus the costs of any Township review) to the applicant.

(b) Accept the submission as being filed for review on the condition that the applicant shall file such additional required materials and information to the staff or appropriate agency or person within a certain number of days from the date of such acceptance.

(c) Table the acceptance of the submission until the next Planning Commission meeting where the applicant has met all of the submittal requirements, and has filed such materials within the required twenty-one (21) days prior to the meeting. The ninety (90) day time limit for action shall not begin until such acceptance.

(d) Recommend that the plan be rejected by the Board of Supervisors for just cause.

(2) If the Commission determines that the submission is significantly complete, as filed and as required, the Commission shall accept the plans and may begin its review.

(3) If the Commission determines that the final plan submission, as filed, departs substantially from the approved preliminary plan, the Commission may classify the submission as a revised preliminary plan (with the applicable review fees required) and process the application as such.

(F) Review by Township Engineer.

(1) Within forty-five (45) days from the date the plans are duly submitted for review (unless granted an extension by the Commission or unless the plans are significantly incomplete), the Township Engineer should review the engineering considerations of the preliminary plan and prepare an initial report on such considerations to the Commission.

(2) The Township Engineer may make additional reports and recommendations to the Commission and the Board of Supervisors during review of the plan.

(G) Review by Commission. The Planning Commission shall accomplish the following within the time limitations of State Planning Code (unless the applicant grants a written time extension).

(1) Review all applicable reports received from appropriate review agencies and officers.

(2) Determine whether the final plan submission meets the objectives and requirements of this Chapter, other ordinances and statutes.

(3) Review the final plan submission with the applicant, his agent or representative (if present) and recommend any needed revisions so that the submission will conform to this Chapter, other ordinances and statutes.

(4) Recommend approval, conditional approval or disapproval of the final plan submission in a written report to the Board of Supervisors, specifying any recommended conditions for approval, identifying defects found by the application, describing requirements which have not been met, citing the provisions of the ordinance or statute relied upon.

(H) Review by Board of Supervisors. The Board of Supervisors shall:

(1) Review the report of the Commission.

(2) Review any reports received from any official reviewing agencies.

(3) Determine whether the final plan submission meets the objectives and requirements of this Chapter, other ordinances and statutes.

(4) Approve or reject the final plan submission within the time required by the Municipalities Planning Code.

(I) Decision by Board of Supervisors.

(1) Notice to Applicant. The decision of the Board of Supervisors shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.

(2) Dedications.

(a) The approval of the final plan by the Board of Supervisors shall not by itself constitute an acceptance of the dedication of any street or other proposed public way, space or area, unless such acceptance is specified at such time.

(b) Any such acceptance of dedication shall be specifically stated along with the signatures required for approval.

(3) Disapproval. When a final plan submission is disapproved, the decision shall specify defects found in the submission, shall describe requirements which have not been met and shall cite the provisions of the statute or ordinance relied upon in each case.

(4) Conditions. The Board of Supervisors may attach reasonable conditions to an approval to ensure the carrying out of the Comprehensive Plan, this Chapter, other Township ordinances and State laws and regulations.

(J) Development in Stages.

(1) If requested by the applicant, the Board of Supervisors may permit the undertaking of the required improvements and the preparation of the final plan to be completed in a series of sections or stages, each covering a portion of the proposed subdivision as shown on the preliminary plan.

(2) If the final plan is to be filed in sections or stages, each section or stage shall relate logically to provide adequate vehicle access, well-functioning extension of utilities and sufficient amounts of any approved common open space.

(3) Both the boundaries and configuration of stages or sections of a development shall be subject to the approval of the Board of Supervisors.

(Ordinance No. 240, May 23, 1994, Section 602)

Section 603. Final Plan Requirements. All of the information and materials listed in this section are required as part of all final plans for a major subdivision or a land development submission. This list of requirements shall serve as both a list of requirements, and as a checklist for the applicant and the Township to ensure completion of submissions. The applicant shall submit completed photocopies of this Section as part of the application. The required information listed in this Section may

be combined or separated onto different sheets, provided that the plans will be clearly readable. Supplemental written reports submitted at the time of the preliminary plan are not required to be resubmitted unless they need to be revised to reflect changes between the preliminary and the final plans.

TOWNSHIP OF SPRING
FINAL PLAN FOR MAJOR SUBDIVISION OR LAND DEVELOPMENT
CHECKLIST AND LIST OF SUBMITTAL REQUIREMENTS
(To Be Completed By Applicant)

Applicant's Name: _____

Applicant's Address: _____

Applicant's Phone No.: _____

Applicant's Signature: _____

Date: _____

* Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

A. GENERAL SUBMISSION ITEMS:*

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Township application/review fee(s)/escrow |
| _____ | _____ | 2. 2 copies of the Completed Application (see Section 1201) |
| _____ | _____ | 3. 2 copies of the Final Plan Checklist (using the photocopies of the pages in this Section) |
| _____ | _____ | 4. 8 print copies of the complete Final Plans |
| _____ | _____ | 5. 5 print copies of only the Layout Plans |
| _____ | _____ | 6. 3 sets of Supportive Documents (Not applicable for Lot Line Adjustments) |
| _____ | _____ | 7. A completed County Subdivision and Land Development Review Application with any review fee charged by the County (unless the Township staff permit the applicant to deliver directly to the County) |

* Note- The Township may require the Applicant to file additional copies.

B. DRAFTING REQUIREMENTS: All information shall be legibly and accurately presented.

1. Plans prepared on a standard sized sheet (such as 18"x24", 24"x36", 30"x42" or 36"x48")
2. Plans drawn at a scale of 1 inch equals 50 feet or other scale preapproved by the Township Engineer or Township Staff
3. All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.
4. Differentiation between existing and proposed features
5. Boundary line of the tract, shown as a heavy line
6. If layout plans involve more than one sheet, a map of the layout of the entire project at an appropriate scale on one sheet, with a key map showing how the layout sheets connect.
7. If the tract(s) crosses a municipal boundary, a map showing both the portions in Spring Township and the other municipality, in sufficient detail for the Township to determine how the parts will interrelate.
8. Required profiles shown at a scale of 1"=50' horizontal and 1"=5' vertical, or other scale preapproved by the Township Engineer or Township Staff.
9. All sheets numbered and listed on the Layout Plan or Title Sheet.
10. Words "Final Plan" and sheet title (such as "Layout Plan") on each sheet

C. GENERAL INFORMATION:

1. Name of project on each sheet
2. Name of landowner and developer (with addresses)

- | | | |
|-------|-------|---|
| _____ | _____ | 3. Names, deed book volumes and page numbers of adjacent property owners, including those across adjacent streets and alleys |
| _____ | _____ | 4. Lotlines of adjacent lots, and approximate locations of any buildings, common open spaces, detention basins or drainage channels existing or approved within 100 feet of the boundaries of the proposed project |
| _____ | _____ | 5. Notarized Owners Statement - see Section 1202 |
| _____ | _____ | 6. Surveyor and plan preparer's statement (See Section 1202) |
| _____ | _____ | 7. Approval/review signature blocks for: Township Governing Body, Township Planning Commission and County Planning Commission (see Section 1202) |
| _____ | _____ | 8. Location map at a standard scale (of 1"=800' showing the location of the project in relation to the following features within 1000 feet of the boundaries of the tract: existing and proposed streets, waterways, zoning district boundaries, and municipal boundaries |
| _____ | _____ | 9. North arrow, graphic scale, written scale |
| _____ | _____ | 10. Date of plan and all subsequent revision dates and submission dates (especially noting if is revision of a previously approved plan) with space for future revision dates |
| _____ | _____ | 11. Source of title, including date, grantor and grantee |
| _____ | _____ | 12. Tax map number (if available) and block and lot for the tract being subdivided |
| _____ | _____ | 13. Space for Recorder of Deeds |

D. NATURAL FEATURES:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Existing contour lines as follows: <ul style="list-style-type: none"> a. shall be based on a field survey or photogrammetric procedure at a scale of 1"= 100' or larger. b. The contour interval shall be sufficient to determine compliance with Township ordinances. An interval of 2 feet for slopes of less than 15% and 5 feet for |
|-------|-------|--|

slopes of 15% or greater is generally recommended.

- c. Note- Contours are not required to be shown within lots of 10 acres or more that are clearly not intended to be altered as a result of this proposed subdivision

- 2. Identification of any slopes of 15 to 25 percent, and greater than 25 percent

- 3. Areas within any hydric soils (see County Soil Survey), with a notation that there are none if that is the case

- 4. Watercourses (with any name), natural springs, lakes and wetlands. Detailed delineations of wetlands are not required if there is clearly no alteration proposed of any areas that could be reasonably suspected of being wetlands.

Note- A qualified professional shall delineate any wetlands prior to final plan approval. However, the applicant is required to have received all required Federal and State permits prior to Final Plan approval.

- 5. Rock outcrops, stone fields and sinkholes

- 6. Location of any areas within the 100 year floodplain (with differentiation between floodway and floodfringe if available from official Federal floodplain maps)

- 7. Approximate locations and names of soil types, with identification according to the County Soil Survey or more detailed professional study of those that are alluvial, have a depth to bedrock of less than 3 feet or a seasonally high water table of less than 3 feet.

E. MAN-MADE FEATURES:

- 1. Existing and proposed lot lines
 - a. The boundaries of lots (other than residual lot of at least 10 acres) shall be determined by accurate field survey, closed with an error not to exceed 1 in 10,000 and balanced.

b. The boundaries of any residual tract which is greater than 10 acres may be determined by deed.

- 2. Location and elevation of existing monuments
- 3. The following data for the cartway edges (curb lines) and right-of-way lines for all recorded (except those which are to be vacated) and/or proposed streets, and for the right-of-way of all existing streets within the property: the horizontal length of all straight lines including radii or curved lines; the length of all arcs (in feet carried to the second decimal) and the central angles in degrees, minutes and seconds of all horizontal curves.
- 4. Buildings estimated to be 80 years or older that are proposed to be impacted by the project, with name and description
- 5. Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-ways proposed for dedication to the municipality)
- 6. Existing building locations and land uses
- 7. Overhead electrical high-voltage lines and rights-of-ways/easements

F. ZONING REQUIREMENTS:

- 1. Applicable zoning district and the applicable lot area, width, building coverage, height regulations and minimum yard requirements
- 2. Minimum building setback requirements shown for each lot graphically shown
- 3. Area and location of any proposed common open space (if none proposed, place "W" in Not Submitted Column)
- 4. If any common open space proposed: method of ownership and entity proposed to be responsible for maintenance
- 5. If any common open space proposed: description of intended purposes, proposed improvements (such as rough grading) and any proposed recreation facilities

- | | | |
|-------|-------|---|
| _____ | _____ | 6. Statement of type of water and sewer service proposed (such as "municipal water and municipal sewer") |
| _____ | _____ | 7. Linear feet of proposed streets |
| _____ | _____ | 8. Required and proposed building coverage and impervious coverage (may be stated as "typical proposed" for single family detached or twin homes) |

G. PROPOSED LAYOUT:

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Total acreage of site and total proposed number of lots and dwelling units |
| _____ | _____ | 2. Identification number for each lot |
| _____ | _____ | 3. Approximate lot area for each lot |
| _____ | _____ | 4. Approximate dimensions of each lot |
| _____ | _____ | 5. Existing rights-of-way and cartway widths and locations of existing streets, including existing streets within 100 feet of boundaries of tract |
| _____ | _____ | 6. Proposed rights-of-way and cartway widths and locations of existing and proposed streets, including streets proposed as part of other projects within 100 feet of the boundaries of tract |
| _____ | _____ | 7. Street centerline information, with horizontal curve data, bearings, distances and stations corresponding to the profile |
| _____ | _____ | 8. Right-of-way and curb lines with horizontal curve radii at intersections |
| _____ | _____ | 9. Beginning and end of proposed street construction |
| _____ | _____ | 10. Street improvements proposed by the applicant, including any acceleration/deceleration lanes, traffic signals, street re-alignment or construction improvement |
| _____ | _____ | 11. Any proposed curbing |
| _____ | _____ | 12. Any proposed sidewalks with proposed handicapped ramps at intersections |
| _____ | _____ | 13. Any proposed bicycle paths |
| _____ | _____ | 14. Names of existing streets and initial proposed names of new streets |
| _____ | _____ | 15. Designation of streets proposed to be dedicated to the Township or to remain private. |

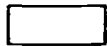
- 16. Clear site triangles
- 17. Any required PennDOT Highway Occupancy Permit numbers.

H. UTILITY PLAN:

- 1. As applicable, the following existing and proposed items for each lot, using the following symbols (or other symbols preapproved by the Township staff):



Well (if not connected to central water system) with required separation distance shown from septic drain fields, and with dimensions from lotlines



Primary drain field (with dimensions from lotlines)



Secondary drain field



Soil probe location (located with dimensions)



Percolation test location (located with dimensions)

- 2. If onlot sewage disposal systems are proposed:
 - a. proposed contour lines on same sheet as utility layout
 - b. location of existing and proposed wells within 100 feet of the boundaries of the project
 - c. proposed or typical location of dwelling/building
 - d. locations of soils with a seasonally high water table averaging less than 3 feet (see County Soil Survey)
- 3. If a centralized sewage system is proposed:
 - a. proposed contour lines on same sheet as utility layout
 - b. location and size of lines and laterals, with stations of lines corresponding to the

- _____ _____ profile, and extensions to reach existing sewer lines
- _____ _____ c. locations of manholes, with invert elevation of flow line and grade at top of each manhole
- _____ _____ d. proposed lot lines and any proposed easements or rights-of-ways needed for the utilities
- _____ _____ e. location of all other drainage facilities and public utilities in the vicinity of sanitary sewer lines
- _____ _____ f. manhole numbers assigned by the Municipal Authority
- _____ _____ g. separation distances from water lines and locations of concrete encasements
- _____ _____ 4. If centralized water service is proposed:
 - _____ _____ a. location and size of existing and proposed waterlines
 - _____ _____ b. existing and proposed fire hydrant locations
 - _____ _____ c. distance noted that water lines will have to be extended to reach existing lines (if not already abutting the tract)
- _____ _____ 5. As applicable, existing and proposed underground natural gas, electrical, telephone, cable TV and any other utility lines, with any easements shown that will affect development
- _____ _____ 6. List of contacts for underground utilities in the area, with phone numbers stated on the grading plans

I. GRADING AND STORMWATER MANAGEMENT PLAN AND CALCULATIONS:

The following information shall be shown on the Plan or in calculations:

- _____ _____ 1. Existing and proposed storm drainage facilities or structures, including detention basins (with capacity), swales, pipes (with sizes), culverts and inlets
- _____ _____ 2. Capacity, depth and locations of detention basins

3. Watershed areas for each drainage structure or swale
4. Locations of any proposed or existing stormwater easements
5. Intended design year standards for culverts, bridge structures and/or other stormwater facilities
6. Location of all underground utilities
7. Entity responsible to maintain/own any detention basin
8. See also requirements of Section 1008
9. Existing contour lines (see description under "Natural Features")
10. Proposed contour lines
11. Stationing of any storm sewers, with stationing corresponding to profiles

J. FOR USES OTHER THAN SINGLE FAMILY DETACHED, TWO FAMILY SEMIDETACHED OR TWO FAMILY DETACHED:

1. For townhouses or apartments, evidence that the project meets the density requirements of the Zoning Ordinance
2. Evidence that the project will meet the off-street parking requirements of the Zoning Ordinance
3. Identification numbers for proposed buildings if more than one building proposed per lot
4. Arrangement of off-street parking spaces, parking aisles, paved areas and off-street loading areas
5. For townhouses, any proposed methods to ensure privacy between outdoor semi-private areas (such as fences between rear yard)
6. Illustrative sketches of proposed buildings (encouraged not required)
7. Proposed building locations and land uses (if known)
8. Major types and locations of outdoor lighting
9. Location of any proposed outdoor storage areas
10. Square feet of paved area, including areas covered by gravel

K. LANDSCAPE PLAN:

- _____ 1. Locations of treelines and existing forested areas
- _____ 2. Locations of individual mature trees of greater than 6 inches trunk diameter measured at a height of 3 feet above the surrounding average ground level, other than trees within wooded areas and treelines
- _____ 3. Any proposed evergreen screening, buffer yards or earthen berming (if required by Township Zoning Ordinance)
- _____ 4. Areas of existing mature woods that are proposed to be protected and preserved or removed
- _____ 5. Types, sizes and locations of any required trees (see Section 1017), paved area landscaping (see Section 706 of the Township Zoning Ordinance) and any other major proposed landscaping.
- _____ 6. Any proposed fencing (including height and type) and/or landscaping around any stormwater detention basin (see Section 1007)

L. EROSION AND SEDIMENTATION PLAN:

- _____ 1. Drawings showing locations and types of proposed measures, complying with the regulations and standards of the County Conservation District and DER.
- _____ 2. Narrative describing proposed soil erosion and sedimentation control methods.
- _____ 3. Approval letter from Berks County Conservation District.

M. ROAD PROFILES:

- _____ 1. Profile of existing and proposed ground surface along centerline of street.
- _____ 2. Proposed centerline grade with percent on tangents and elevations at 50 feet intervals
- _____ 3. All vertical curve data including length, elevations and minimum sight distance as required by Part 10.

N. WATER MAIN, SANITARY SEWER AND STORM DRAIN PROFILES:

- _____ 1. Profile of proposed ground surface with elevations at top of manholes or inlets
- _____ 2. Profile of water main, storm sewer and sanitary sewer lines, with stationing, elevations, lengths, slopes, material, sizes, etc.
- _____ 3. All line crossings of other utilities.

O. ADDITIONAL FINAL PLAN REQUIREMENTS:

- _____ 1. Protective covenants shall be placed on the land providing for:
 - _____ a. clear sight triangle easements (see Sections 1004.M and 1011.D)
 - _____ b. all needed utility, drainage, maintenance, pedestrian, open space or other easements.
- _____ 2. Required Plan Notations. The following wording shall be required to be placed on any final subdivision or land development plan, as applicable:
 - _____ a. "Well and sewage disposal systems shall be constructed in accordance with standards of the Pennsylvania Department of Environmental Resources."
 - _____ b. "Individual owners of lots must receive approval from the Township Sewage Enforcement Officer for a sewage permit prior to undertaking the construction of an on-lot sewage disposal system or building that will need to be served by such a system."
 - _____ c. "The Planning Commission and Governing Body have not passed upon the feasibility of any individual lot or location within a lot being able to sustain any type of well or sewage disposal system."
- _____ 3. Street Lighting
 - _____ a. Existing street lighting

- b. Any proposed street lighting (or notation stating none is proposed), including types of poles, spacing of poles and intensity of lamps

4. Proposed monument locations

P. CONSTRUCTION DETAILS:(following any applicable Township standards).

- 1. Typical cross-section and specifications for street construction as required by Section 1004 and the Township Street and Improvement Specifications.

- 2. Drainage swale cross-section and construction materials.

- 3. Pipe bedding details.

- 4. Storm drainage structures, including any detention basin outfall structure and spillway

- 5. Sanitary sewer structures.

- 6. Curb and sidewalk details.

- 7. Landscaping details

Q. SUPPORTING DOCUMENTS AND ADDITIONAL INFORMATION:

- 1. A copy of any "Supporting Documentation and Additional Information" that was required for the Preliminary Plan and that needed to be adjusted or revised to reflect changes between the Preliminary and the Final Plan.

- 2. List of Modifications or Waivers granted to this Ordinance, together with variances granted by the Township Zoning Hearing Board to the Township Zoning Ordinance.

- 3. Deed Restrictions. All private deed restrictions, homeowner or condominium association agreements or covenants already imposed or to be imposed as a condition to sale. Any homeowner or condominium association agreement may be subject to review by the Township Solicitor and acceptance by the Governing Body.

4. Nondedicated Streets Agreement. Agreement for any street not offered for dedication stating who is responsible for the improvement and maintenance of such streets. The developer shall be responsible for such maintenance until the condominium or homeowners association is established and operational.
5. Open Space Agreement. A formal contract providing for the maintenance of open space and the method of management, together with all offers of dedication and covenants governing the reservation and maintenance of undedicated open space. This agreement is subject to the review of the Township Solicitor and acceptance by the Governing Body.
6. Storm Drainage Calculations. All calculations relating to facilities appearing on the Grading and Storm Drainage Plan and the Erosion and Sedimentation Plan shall be submitted for review by the Township Engineer. (see Section 1008).
7. Development Schedule. A statement indicating the approximate date when construction can be expected to begin and be completed.
8. State Highway Reviews. The applicant shall submit to the Township a copy of the application to PennDOT for any needed occupancy permit to have access onto a State highway, and shall also submit any review comments received from PennDOT within 5 days of receiving such comments. Any needed permit shall be issued prior to Final Approval.
9. If service is proposed by means other than by private individual wells owned by the owner of each lot, the applicant shall present evidence to the Township that the service will be provided by a certified public utility, a bona fide cooperative association of property owners or by a municipal corporation, authority or utility, as permitted by the Township. This evidence shall include a copy of one or more of the following, as appropriate: the "Certificate of Public Convenience from the Pennsylvania

Public Utility Commission or a copy of an application submitted for such certificate or a cooperative agreement or a commitment or agreement to serve the area in question.

10. If the subdivision or land development was not required to submit a preliminary plan, a copy of any supporting information listed in Section 503 that is applicable to this project.

11. All signed agreements or contracts with utility companies, water companies or authorities or sewage companies or authorities for the provision of services to the project.

12. Approval letters from all appropriate Federal and State agencies of any private centralized water supply system or private centralized sewage disposal system.

13. Approved DER Sewage Planning Module, if applicable

14. DER Water Quality Management Permit, if applicable

R. MATERIALS REQUIRED PRIOR TO RECORDING: The following are not required at the time of final plan submission, but are required prior to recording of the final plan and prior to the construction of any buildings.

1. Reproducible mylar of the "Record Plan" provided to the Township after Final Plan Approval. See Section 803.B.6.

(Ordinance No. 240, May 23, 1994, Section 603)

Section 604. Certifications. All certifications shall comply with the State professional licensing laws. All subdivisions of land shall be certified and stamped by a registered land surveyor. (Ordinance No. 240, May 23, 1994, Section 604)

Part 7

Minor Subdivisions and Lot Line Adjustments

Section 701. Purpose. The purpose of this Part is to permit applicants and the Township to use a simplified procedure for reviewing minor subdivisions and boundary line adjustments prior to approval for recording. (Ordinance 240, May 23, 1994, Section 701)

Section 702. Submission and Review Procedure.

(A) Final Plan Submission Required. A final plan submission for each minor subdivision or lot line adjustment must be filed by the applicant and reviewed in accordance with the provisions of this Part. A preliminary plan is not required for a minor subdivision or lot line adjustment.

(B) Required Submission.

(1) The applicant shall file to the staff at least twenty-one (21) days prior to a regularly scheduled Planning Commission meeting:

(a) The required fee(s) including any County Planning Commission review fee; and,

(b) The number of copies* of plans, applications and materials provided for in §703 for a minor subdivision and §704 for a lot line adjustment.

*The staff may require the applicant to provide additional copies.

(2) The Township staff shall forward, prior to final plan approval, the appropriate plan information to the following agencies to seek their comments, unless the staff determines that such review is not needed because of the limited scope of the proposed project:

(a) Municipal Authority or Sewage Enforcement Officer.

(b) Fire Chief and Police Chief.

(c) Township Codes Enforcement staff and Township Secretary.

(d) Township Engineer and/or Consulting Engineer.

- (3) The applicant is fully responsible for the following:
 - (a) Providing a copy of the soil and erosion control plan to the County Conservation District if earth disturbance is proposed.
 - (b) Contacting the appropriate utility companies.
 - (c) Applying for any PennDOT highway occupancy permit that may be required.
 - (d) Determining whether any permits or approvals are needed from any agency outside of the Township.

(4) All sheets should be folded to approximately nine inches by twelve inches (9"x12") in size or rolled in such a manner that the title of the sheet faces out.

(5) Each set of supportive documents shall provide the information required by §703, unless otherwise exempt.

(C) Initial Actions by the Staff.

(1) The staff shall review the submission items filed against a checklist for completeness and shall report such review to the Commission at its next regularly scheduled meeting.

(2) The staff shall submit one (1) set of plans to the County Planning Commission for their review.

(3) The staff shall retain in the Commission's files one (1) copy of all materials submitted by the applicant.

(4) The staff shall forward to the Commission at or before the next regularly scheduled meeting of the Commission:

- (a) Copies of the application form.
- (b) Copies of the final plan checklist.
- (c) Copies of the final plan.

(d) At least one (1) copy of the supportive documents.

(D) Determination of Completeness by Commission.

(1) Based upon the initial review of the Township staff and/or the Township Engineer, the Commission shall have authority, at its first regularly scheduled meeting after the submission is timely filed, to determine that a submission is significantly incomplete and therefore to refuse to review the submission further and to do one (1) of the following:

(a) Not accept the submission, indicating the deficiencies, and return the fee (minus the costs of any Township review) to the applicant.

(b) Accept the submission as being filed for review on the condition that the applicant shall file such additional required materials and information to the staff or appropriate agency or person within a certain number of days from the date of such acceptance.

(c) Table the acceptance of the submission until the next Planning Commission meeting where the applicant has met all of the submittal requirements, and has filed such materials within the required twenty-one (21) days prior to the meeting. The ninety (90) day time limit for action shall not begin until such acceptance.

(d) Recommend that the plan be rejected by the Board of Supervisors for just cause.

(2) If the Commission determines that the submission is significantly complete, as filed and as required, the Commission shall accept the plans and may begin its review.

(3) Zoning Variances. An application under this Chapter shall not be considered to be complete if one (1) or more zoning variances will be required for the subdivision or land development to legally occur as submitted, until such time as the needed zoning variances have been granted. If the Planning Commission becomes aware that the zoning variance has been lawfully appealed, the Planning Commission may table the lawful acceptance of a submission until that appeal is resolved if they determine that the variance is needed for the feasibility of the proposal as submitted.

(E) Review by Township Engineer.

(1) Within forty-five (45) days from the date the plan is duly submitted for review (unless granted an extension by the Commission) the Township Engineer should review the engineering considerations in the plan and prepare an initial report on such considerations to the Commission.

(2) The Township Engineer may make additional reports and recommendations to the Commission and the Board of Supervisors during review of the plan.

(F) Review by Commission. The Planning Commission shall accomplish the following within the time limitations of the State Municipalities Planning Code (unless the applicant grants a written time extension).

(1) Review all applicable reports received from the appropriate review agencies and officers.

(2) Determine whether the final plan submission meets the objectives and requirements of this Chapter, other ordinances and statutes.

(3) Review the final plan submission with the applicant, his agent or representative (if present) and recommend any needed revisions so that the submission will conform to this Chapter, other ordinances and statutes.

(4) Recommend approval or disapproval of the final plan submission in an advisory report to the Board of Supervisors, specifying any recommended conditions for approval, identifying defects found by the application, describing requirements which have not been met, citing the provisions of the ordinance or statute relied upon.

(G) Review by Board of Supervisors. The Board of Supervisors shall:

(1) Review the report of the Commission.

(2) Review the report received from any other official reviewing agencies.

(3) Determine whether the final plan submission meets the objectives and requirements of this Chapter, other ordinances and statutes.

(4) Approve or reject the final plan submission within the time required by the Municipalities Planning Code.

(5) County Planning Commission Review. No subdivision or land development shall be granted final approval until a report is received from the County Planning Commission or until the expiration of thirty (30) days from the date the application was forwarded to the County Planning Commission.

(H) Decision by Board of Supervisors.

(1) The decision of the Board of Supervisors shall be in writing and shall be communicated to the applicant personally or mailed not later than fifteen (15) days following the decision.

(2) Approval.

(a) The approval of the final plan by the Board of Supervisors shall not by itself constitute an acceptance of the dedication of any street or other proposed public way, space or area, unless such acceptance is specifically made at such time.

(b) Any such acceptance of dedication shall be specifically stated along with the signatures required for approval.

(c) If the Board of Supervisors elects to accept lands offered for dedication, the submission shall be accompanied by duly executed instruments of conveyance to the Township. Such instruments shall state that the title thereof is free and unencumbered.

(3) If a final plan submission is disapproved, the decision shall specify defects found in the submission, shall describe requirements which have not been met, and shall cite the provisions of the statute or ordinance relied upon in each case.

(Ordinance No. 240, May 23, 1994, Section 702)

Section 703. Minor Subdivision Final Plan Requirements. All of the following information and materials listed in this Section are required as part of all minor subdivision submissions. This list of requirements shall serve as both a list of requirements, and as a checklist for the applicant and the Township to ensure completion of submissions. The applicant shall submit completed photocopies of this Section as part of the application.

TOWNSHIP OF SPRING
MINOR SUBDIVISION FINAL PLAN CHECKLIST
AND LIST OF SUBMITTAL REQUIREMENTS
(To Be Completed By Applicant)

Applicant's Name: _____

Applicant's Address: _____

Applicant's Phone No.: _____

Applicant's Signature: _____

Date: _____

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

NOT
SUBMITTED SUBMITTED*

A. GENERAL SUBMISSION ITEMS:

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Township application/ review fee(s)/ escrow |
| _____ | _____ | 2. 2 copies of the Application (see Section 1201) |
| _____ | _____ | 3. 2 copies of the Minor Subdivision Plan Checklist
(using the photocopies of the pages in is Section) |
| _____ | _____ | 4. 8 copies of the Final Plan |
| _____ | _____ | 5. 4 sets of Supportive Documents (Not applicable
for Lot Line Adjustments) |
| _____ | _____ | 6. A completed County Subdivision and Land
Development Review Application with any
review fee charged by the County |

B. DRAFTING REQUIREMENTS: All information shall be legibly and accurately presented.

1. Plans prepared on a standard sized sheet (such as 18"x24", 24"x36", 30"x42" or 36"x48")
2. Plans drawn at a scale of 1 inch equals 50 feet or other scale preapproved by the Township Engineer or Township Staff
3. All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.
4. Differentiation between existing and proposed features
5. Boundary line of the tract, shown as a heavy line

C. GENERAL INFORMATION:

1. Name and location of subdivision
2. Name of landowner and developer (with addresses)
3. Names of adjoining property owners, including those across adjacent streets and alleys, with lotlines of adjacent lots and approximate locations of any buildings existing on these lots within 100 feet
4. Notarized Owners Statement of Intent-see Section 1202
5. Name, address, signature, and seal of the plan surveyor and plan preparer. (See Section 1202)
6. Approval/review signature blocks for:
 - Township Governing Body, Township Planning Commission and County Planning Commission (see Section 1202)
7. Location map at a scale of 1" = 800' showing the location of the project in relation to the following features within 1000 feet of the boundaries of the tract: existing and proposed streets, waterways, zoning district boundaries, and municipal boundaries
8. North arrow, graphic scale, written scale
9. Date of plan and all subsequent revision dates (especially noting if it is a revision of a previously approved plan)

- _____ 10. Source of title, including date, grantor and grantee
- _____ 11. Tax map number (if available) and block and lot for the tract being subdivided
- _____ 12. A statement indicating if the proposed development will result in ten or more lots from the tract as of 1976
- _____ 13. All record information if property was previously subdivided

D. NATURAL FEATURES:

- _____ 1. Contour lines as follows:
 - a. 0% to 15% slope - may be accurately superimposed from the U.S.G.S. quadrangle map - 2' contour interval
 - b. 15% or greater - shall be based on a field survey or photogrametric procedure at an interval of 5 feet (or other interval pre-approved by the Township Engineer or Township Staff) at a scale of 1"=100' or larger
- _____ 2. Identification of any slopes of 15 to 25 percent, and greater than 25 percent
- _____ 3. Areas within any hydric soils (see County Soil Survey), with a notation that there are none if that is the case
- _____ 4. Watercourses (with any name), natural springs, lakes and wetlands. Detailed delineations of wetlands are not required if there is clearly no alteration proposed of any areas that could be reasonably suspected of being wetlands
- _____ 5. Rock outcrops, stone fields and sinkholes
- _____ 6. Areas of existing mature woods, with areas noted that are proposed to be preserved or removed

E. MAN-MADE FEATURES:

- _____ 1. Existing and proposed lot lines
 - a. The boundaries of lots (other than a residual lot of at least 10 acres) shall be determined by accurate field survey,

closed with an error not to exceed 1 in 10,000 and balanced.

b. The boundaries of any residual tract which is greater than 10 acres may be determined by deed.

- 2. Location of existing and proposed monuments
- 3. Sufficient bearings, lengths of lines, radii, arc lengths, street widths, right-of-way and easement widths of all lots, streets, rights-of-way, easements and community or public areas to accurately and completely reproduce each and every course on the ground.

- 4. Buildings estimated to be 80 years or older that are proposed to be impacted by the subdivision, with name and description

- 5. Sewer lines, storm water facilities, water lines, bridges and culverts

- 6. Existing and proposed utility easements and restrictive covenants and easements for purposes which might affect development (stating which easements and rights-of-ways proposed for dedication to the municipality)

- 7. Proposed (if known) and existing building locations and land uses

F. ZONING REQUIREMENTS:

- 1. Applicable district and minimum lot area
- 2. Minimum setback requirements shown for each lot

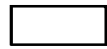
G. PROPOSED LAYOUT:

- 1. Total acreage of site and total proposed number of lots
- 2. Identification number for each lot
- 3. Lot area for each lot
- 4. The following items for each lot, as applicable, using the following symbols (or other symbols pre-approved by the Township staff):



Well (if not connected to central water system) with required separation distance shown from

septic drain fields, and with dimensions from lotlines



Primary drain field (with dimensions from lotlines)



Secondary drain field



Soil probe location (located with dimensions)



Percolation test location (located with dimensions)

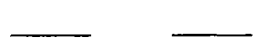


5. Existing and proposed storm drainage facilities or structures

H. Additional Information: The Planning Commission may require the submission of any additional information that would be required for the Final Plan of a major subdivision under Section 603.



1. Residual Lands Sketch. If the submitted plans do not include all undeveloped or underdeveloped adjacent or abutting lands owned by the same or landowner or under control of the same developer (or closely related corporations), the Township may require that a sketch be submitted at an appropriate scale, on one sheet, covering all such land holdings together with a sketch of a reasonable future road system to demonstrate that the proposed subdivision provides for the orderly development of any residual lands and/or does not adversely affect the potential development of residual lands.



2. Completed DER Sewage Planning Module application, if applicable

(Ordinance No. 240, May 23, 1994, Section 703)

Section 704. Lot Line Adjustments, Annexations and Other Plans Exempt from Normal Submission.

(A) An applicant may submit the reduced submission requirements listed in this Section together with the procedures that would apply to a minor subdivision plan instead of the preliminary and final submission requirements only where all of the following would apply:

(1) No additional number of new lots will be created.

(2) No additional segments or significantly changed alignments of streets are proposed.

(3) The plan cannot reasonably be expected to result in any construction of new principal nonresidential buildings (other than buildings to support crop farming).

(4) The plans will only involve one (1) or more of the following:

(a) Adjustment to lotlines.

(b) Annexation of one (1) or more lots onto one (1) or more lots.

(c) Changes in the supporting documentation or engineering details of an approved plan.

(B) The following list of requirements shall serve as both a list of requirements, and as a checklist for the applicant and the Township to ensure completion of submissions. The applicant shall submit completed photocopies of this Section as part of the application. The required information listed in this Section may be combined or separated onto different sheets, provided that the plans will be clearly readable.

TOWNSHIP OF SPRING
LOT LINE ADJUSTMENTS, ANNEXATIONS AND
PLANS EXEMPT FROM NORMAL REQUIREMENTS
CHECKLIST AND LIST OF SUBMITTAL REQUIREMENTS
(To Be Completed By Applicant)

Applicant's Name: _____

Applicant's Address: _____

Applicant's Phone No.: _____

Applicant's Signature: _____

Date: _____

*Insert "NA" in the "Not Submitted" column if not applicable. Insert "W" in the "Not Submitted" column if a waiver is requested from the requirement.

SUBMITTED NOT SUBMITTED*

_____	_____	1. Township application/review fee(s)/escrow
_____	_____	2. 2 copies of the Completed Application (see Section 1201)
_____	_____	3. 2 copies of this Checklist (using the photocopies of the pages in this Section)
_____	_____	4. 5 print copies of the complete Final Plans
_____	_____	6. 2 sets of Supportive Documents (Not applicable for Lot Line Adjustments)
_____	_____	7. A completed County Subdivision and Land Development Review Application with any review fee charged by the County (if required by the County; unless the Township staff permit the applicant to deliver directly to the County) Note-The Township may require the Applicant to file additional copies.
_____	_____	8. Plans prepared on a standard sized sheet (such as 18"x24", 24"x36", 30"x42" or 36"x48")
_____	_____	9. Plans drawn at a scale of 1 inch equals 50 feet or other standard scale.
_____	_____	10. All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.

_____ _____ 34. Notation stating that a covenant shall be placed
on deed

(C) Additional Information. The Planning Commission may require that a plan under this Section include the submission of additional information that would be required if the plan would be a final minor subdivision plan, if such information would be necessary to determine compliance with this Chapter.

(D) A plan for annexation under this Section shall bear the following note:

"The lot to be annexed, as shown hereon, shall be combined in a common description with the lot to which such lot is joined."

(Ordinance No. 240, May 23, 1994, Section 704)

Section 705. Recording Plans. See Part 9. (Ordinance No. 240, May 23, 1994, Section 705)

Part 8

Improvements Guarantees

Section 801. Guarantee of Improvements Installation Required.

(A) Before approving any subdivision or land development plan for recording, the Board of Supervisors shall require that the Township be assured (by means of a proper improvements agreement and performance guarantee) that the improvements required by this Chapter and the improvements appearing on the plan will be installed in strict accordance with the standards and specifications of this Chapter.

(B) Purpose of Bond. The bond and other surety agreements shall stand as security for compliance with all Township ordinances, other laws, covenants, stipulations, conditions and rules applicable to the subdivision for which it is filed.

(C) No construction of buildings or paving or sales of any individual lot or condominium unit within a subdivision shall take place in any subdivision unless there is on file, with the Township, a current duly executed performance bond (and security escrow agreement if necessary), or unless all rough grading is complete and all required public improvements, utilities, streets, drainage facilities, sewers and street lights have been completed and accepted by the Township Board of Supervisors.

(D) If a developer chooses to install all required improvements prior to construction of any building, in place of using performance guarantees, the Township shall, as deemed necessary, require the developer to have adequate insurance, hold harmless agreements and an escrow account to cover the costs of inspections.

(E) The developer shall provide a deed of dedication together with an "as-built" plan of each such improvements.

(Ordinance No. 240, May 23, 1994, Section 801)

Section 802. Improvements to be Provided by the Applicant.

(A) In all cases, the subdivider or land developer shall be responsible for the installation of all improvements required by this Chapter.

(B) Inspections.

(1) The Township Engineer or the Township's designee shall make such inspections of the required improvements at such intervals as may be reasonably necessary to assure compliance with this Chapter.

(2) The reasonable costs of such inspection shall be borne by the subdivider or land developer, and held in an escrow account.

(Ordinance No. 240, May 23, 1994, Section 802)

Section 803. Development Agreement.

(A) Improvements Agreement Required.

(1) All applicants proposing any subdivision or land development which provides for the installation of improvements required by this Chapter or any improvements or amenities which appear on the plan shall be required to enter into a legally binding improvements agreement complete with performance guarantee with the Township prior to final plan approval.

(2) The improvements agreement shall guarantee the installation of said improvements in strict accordance with all Township requirements.

(B) Terms of Improvements Agreement The improvements agreement shall be in the manner and form approved by the Township Solicitor and it shall consist of the following terms, where applicable:

(1) Construction.

(a) The construction depicted upon the approved plans in itemized format.

(b) Construction of streets with related curbs, street signs, drainage facilities and related improvements.

(c) Installation of utility lines.

(2) Improvements.

(a) A work schedule setting forth the beginning and ending dates and such other details as the Township deems fit and appropriate for the improvements covered by the improvements agreement.

(b) An inspection schedule approved by the Township Engineer.

(3) Performance Guarantee.

(a) The provision of a performance guarantee for completion of required improvements which complies with §804.

(b) The estimated cost of the improvements, including a detailed breakdown in a form acceptable to the Board of Supervisors, and amount of the performance guarantee.

(c) All improvements subject to the improvements agreement shall be approved according to the approved inspection schedule and §804.

(4) Developer's Responsibilities for Damage to Other Property.

(a) Developer shall secure or maintain public liability insurance for the duration of improvements construction. A copy (or other evidence of coverage) shall be submitted to the Township.

(b) A save harmless clause to protect the Township from liability.

(c) Prevention of erosion, sedimentation and water damage to the subject and adjacent properties.

(5) Dedication of streets, transfer of water and sewer lines and easements.

(6) After completion of all required improvements, the developer shall provide the Township with a set of reproducible completed improvement plans prepared by and certified by a professional engineer or landscape surveyor of all streets, storm and sanitary sewers, and water distribution facilities and street monuments and elevations.

(7) The developer shall be responsible for all reasonable engineering and legal costs and expenses for review, inspection, consultations and preparation of agreements.

(8) Provisions for violation of the improvements agreement.

(9) Any other lawful terms which the Board of Supervisors may require to carry out the provisions of this Chapter.

(10) Signatures. The development agreement shall be signed by all landowners and/or developers.

(C) Ownership of Land and Guarantee. A certificate of ownership in the form of Section 1202 shall be executed in the exact name in which title is held. If the developer(s) of a subdivision is someone other than the landowner(s) of the subdivision, the developer shall also execute the affidavit given above, along with a performance bond and security agreements.

(Ordinance No. 240, May 23, 1994, Section 803)

Section 804. Performance Guarantee. The performance guarantee for completion of required improvements shall meet the following requirements:

(A) Security.

(1) The guarantee shall be secured by the credit of any of the following:

(a) An irrevocable and unconditional letter of credit of a Federal or State chartered lending institution.

(b) A restrictive or escrow account in a Federal or State chartered lending institution.

(c) Such other financial security approved by the Board of Supervisors (which approval shall not be unreasonably withheld).

(2) Such bond or other security shall provide for, and secure to the public, the completion of any improvements which may be required within one (1) year of the date fixed in the development schedule for the completion of such improvements.

(3) Such financial security shall be posted with a bonding company or Federally issued or State 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 State.

(4) The Board of Supervisors may require that evidence be provided that such institution or company has sufficiently adequate and secure assets to cover the security.

(5) The Township shall be an authorized signatory on any account in which the escrow funds are held and all escrow funds from sales of lots shall be paid directly to such fund, and a monthly statement shall be furnished to the Township.

(B) Amount.

(1) 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 in the official development schedule, and within the process for increases to cover inflation as permitted by the Pennsylvania Municipalities Planning Code, as amended.

(2) The cost of the improvements shall be established by an estimate prepared by a Pennsylvania registered professional engineer, (pursuant to the applicable revisions of the Pennsylvania Municipalities Planning Code, as amended).

(3) If the party posting the financial security requires more than one (1) year from the date of posting of the financial security to complete the required improvements, the amount of financial security shall 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 ten (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.

(C) Multi-Year or Multi-Stage Development. In the case where development is projected over a period of years, the Board of Supervisors may

authorize submission of final plats 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.

(Ordinance No. 240, May 23, 1994, Section 804)

Section 805. Approval of Improvements.

(A) In General. 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(s) performing the work.

(B) Notice of Completion. When the developer has completed an improvement, the developer shall notify the Board of Supervisors in writing by certified or registered mail of such completion and request for release and shall send a copy thereof to the Township Engineer.

(C) Engineer's Report.

(1) Within thirty (30) days of the receipt of such request, the Township Engineer shall submit a written report certifying which improvements have been completed in accordance with the approved plan to the Board of Supervisors.

(2) This report shall be based on the inspections made according to the approved inspection schedule included in the improvements agreement and shall recommend approval or rejection of the improvements, either in whole or in part.

(3) If the Engineer finds any or all of the improvements to be not as required, he shall include a statement of the reasons for recommending their rejection in the report.

(D) Release of Funds. See §510 of the Pennsylvania Municipalities Planning Code, as amended.

(E) Completion of Unapproved Improvements. The developer shall proceed to complete any improvements not approved by the Board of Supervisors and, upon completion, request approval in conformance with the procedures specified in §805.

(F) Final Release.

(1) When the developer has completed all of the necessary and appropriate improvements, the developer shall request final release in conformance with the procedures specified in §805. See time limitations and procedures in §510 of the Pennsylvania Municipalities Planning Code.

(2) A maintenance agreement must be in place before final release.

(G) Appeal. 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.

(Ordinance No. 240, May 23, 1994, Section 805)

Section 806. Remedies to Effect Completion of Improvements.

(A) Enforcement of Security.

(1) In the event that any improvements which may be required have not been installed as provided in this Chapter or in accord with the approved final plan, or in the event of the bankruptcy of the owner or developer, the Board of Supervisors is hereby granted the power to elect to enforce any corporate bond (or other security) by appropriate legal and equitable remedies.

(2) This may include taking all actions necessary to obtain moneys under said bond including, but not limited to, seizure of undeveloped lots, confession of judgment, suit on the bond, seizure of escrow funds, revocation of building permits and prosecution under this Chapter.

(3) Rate of Construction. Failure of a developer to construct streets and other public improvements reasonably at the same time or prior to the construction of the buildings served by those streets or public improvements, and at the same rate in time at which buildings are completed, shall be a violation of this Chapter and a cause for default.

(B) Completion by Township. 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.

(C) **Proceeds for Installation of 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.

(Ordinance No. 240, May 23, 1994, Section 806)

Section 807. Maintenance Agreement.

(A) **Maintenance Agreement Required.**

(1) All applicants proposing any subdivision or land development which provides for the dedication of improvements required by this Chapter or any improvements or amenities which appear on the plan shall be required to enter into a legally binding maintenance agreement with the Township prior to acceptance of dedication by the Township.

(2) The dedication of any improvement shall not be accepted by the Township prior to the execution of a maintenance agreement and the delivery of the maintenance guarantee.

(B) **Terms of Maintenance Agreement.**

(1) The maintenance agreement shall be in the manner and form approved by the Township Solicitor.

(2) The maintenance agreement shall require the applicant to make any repair or reconstruction of any improvement stipulated in the maintenance agreement which is specified by the Board of Supervisors as necessary by reason of faulty construction, workmanship or materials prior to acceptance of such improvement by the Township.

(3) The maintenance agreement shall require the applicant to maintain, at his/her own cost, all improvements stipulated in the maintenance agreement. This period shall not exceed eighteen (18) months from the date of acceptance or dedication by the Township, except

for any special purpose escrow or maintenance agreements required by the Township.

(4) The maintenance agreement shall 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.

(5) Snowplowing. It shall be the responsibility of the developer to plow snow and maintain all streets until such time as the Township may accept such streets.

(C) Public Utilities and Authorities. 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.

(Ordinance No. 240, May 23, 1994, Section 807)

Section 808. Maintenance Guarantee.

(A) Security. The maintenance guarantee shall be secured by the credit of any of the following:

(1) An irrevocable and unconditional letter of credit of a Federal or State chartered lending institution;

(2) A restrictive or escrow account in a Federal or State chartered lending institution; or,

(3) Such other financial security approved by the Board Supervisors (which approval shall not be unreasonably withheld).

(B) Terms. Such maintenance guarantee shall be in the form approved by the Township Solicitor and Board of Supervisors, payable to the Township, to guarantee the maintenance and repair of the streets and other public improvements in the subdivision for eighteen (18) months from the date of acceptance thereof by the Township. The applicant shall prove to the satisfaction

of the Board of Supervisors that there will be an acceptable system for the long-term maintenance of any stormwater detention basins.

(C) Amount. The amount of the maintenance guarantee shall be determined by the Township, but shall not exceed fifteen (15) percent of the actual cost of installation of such improvements.

(D) Release After the expiration of eighteen (18) months from the date of acceptance of said improvements, the Township shall release said maintenance guarantee to the developer (or party posting said maintenance guarantee) if all improvements are in satisfactory condition.

(Ordinance No. 240, May 23, 1994, Section 808)

Part 9

Recording of Final Plan

Section 901. Recording of Final Plan.

(A) **Deadline.** The applicant is responsible to ensure that the final plan as approved by the Board of Supervisors is recorded in the Office of the Recorder of Deeds of the County within ninety (90) days of such final approval, unless an extension has been granted in writing by the Board of Supervisors. The applicant shall then send or deliver a receipt of the recording to the Township.

(B) At its option, the Township may agree to record a final plan, in which case the applicant shall compensate the Township for all such cost.

(C) The final plan shall not be recorded without the required signatures of Township officials, and the County Planning Commission staff, as applicable.

(D) The final plan shall not be recorded unless the applicant has met all required conditions that the Township staff determine would impact the recorded final plan.

(Ordinance No. 240, May 23, 1994, Section 901)

Section 902. Record Plan. The applicant shall provide a copy of the approved plan to serve as the record plan. This record plan shall be a clear and legible mylar and one (1) paper print after recording, and shall be an exact copy of those portions of the approved final plan that the Township requires to be recorded. Such record plan, at an absolute minimum, shall include all of the following: street right-of-ways, easements, lotlines, lot dimensions, common open space and covenants that the Township require to be placed on the final plan. (Ordinance No. 240, May 23, 1994, Section 902)

Section 903. Effect of Recording.

(A) **Official Map.** If the Township has adopted or does adopt an official map, any dedicated streets on the record plan shall be considered to be part of that official map.

(B) **Private Improvements.** Every street, park or other improvement shown on a subdivision or land development plan that is recorded, as provided herein, shall be deemed to be a private street, open space or improvement until such time it has been offered for dedication to the Township and accepted by resolution or ordinance, and recorded, or it is condemned for a public purpose.

(C) Dedication of Improvements. Streets, parks and other public improvements shown on a subdivision or land development plan to be recorded

(1) May be offered for dedication to the Township by formal notation thereof on the plan; or,

(2) The owner shall note on the plan that such improvements have not been offered for dedication to the Township.

(Ordinance No. 240, May 23, 1994, Section 903)

Part 10

Design Standards and Required Improvements

Section 1001. Application.

(A) Evaluating Plans. The design standards and improvements required in this Part are the minimum requirements that the Planning Commission and the Board of Supervisors shall apply in evaluating plans for any proposed subdivision or land development.

(B) Additional Improvements. Additional or higher type improvements may be required in specific cases when the Board of Supervisors determines the improvements are clearly necessary to protect the public health and safety.

(C) Modifications and Exceptions. See §107 of this Chapter.

(Ordinance No. 240, May 23, 1994, Section 1001)

Section 1002. Required Improvements. The remainder of this Part sets forth the design and construction standards for required improvements. These minimum standards shall apply to any improvement, regardless of whether this Chapter requires the improvement. (Ordinance No. 240, May 23, 1994, Section 1002)

Section 1003. Overall Requirements.

(A) Land shall be suited to the purpose for which it is to be subdivided or developed.

(B) Hazardous Conditions. Land subject to hazardous conditions (such as open quarries, limestone solution channels, unconsolidated fill, floods, excessive erosion or unsafe water supply) shall not be subdivided until the developer has provided adequate safeguards to overcome or eliminate the hazards and until the Board Supervisors has approved the correction of the hazardous condition. See the floodplain requirements of the Township Zoning Ordinance.

(C) Comprehensive Plan. The subdivision or land development shall be designed in consideration of any applicable provisions of the Township Comprehensive Plan.

(D) Zoning. All aspects of a proposed subdivision or land development shall conform to the Township Zoning Ordinance and all other Township ordinances and specifications.

(E) Nearby Development. A subdivision or land development and its street pattern shall be coordinated with existing or approved nearby developments or neighborhoods to help develop the area harmoniously and to help prevent conflicts between neighboring development.

(F) Safety. No subdivision or land development shall occur in such a way that would significantly threaten the public health and safety, including hazards of toxic substances, traffic hazards, explosive hazards and fire hazards.

(Ordinance No. 240, May 23, 1994, Section 1003)

Section 1004. Streets.

(A) Access to Proposed Subdivisions and Land Developments. All proposed subdivisions and land developments shall have adequate and safe access to the public street system.

(B) Streets and Topography. Proposed streets shall be adjusted to the contour of the land to produce usable lots and streets of reasonable gradient. See the steep slope regulations in Part 5 of the Zoning Ordinance.

(C) State and Federal Standards. All design elements of all streets, including horizontal and vertical alignment, sight distance and superelevation are subject to review and approval by the Township. When reviewing the design of streets, in addition to the standards in this Chapter, the Rural or Urban Design Criteria in the Pennsylvania Department of Transportation "Design Manual Part 2, Highway Design," latest edition, and "A Policy on Geometric Design of Highways and Streets," AASHTO, latest revision, shall be consulted to assure that the road design is in accordance with acceptable engineering practice.

(D) Street Continuations. Where deemed appropriate by the Board of Supervisors, proposed streets shall be extended to the boundary line of the tract being subdivided to eventually provide for normal circulation of traffic within the vicinity.

(E) Design Speeds. For certain aspects of vertical and horizontal alignment discussed below, standards are determined by design speed of the road involved. For all proposed streets the subdivider shall indicate the proposed design speed. The designated design speed is subject to the approval

of the Township. Unless otherwise approved by the Township, minimum design speeds shall be as follows:

- (1) Arterial Streets - fifty-five (55) mph
- (2) Minor Arterial Streets - fifty-five (55) mph
- (3) Urban Collector Streets - forty (40) mph
- (4) Rural Collector Streets - forty (40) mph
- (5) Local Streets - thirty (30)* mph

*Design speeds for local streets may be reduced upon approval of the Township Engineer when the average lot size is less than ten thousand (10,000) square feet.

(F) General Standards.

(1) The location and width of all streets shall conform to the official plans as may have been adopted by the Township and shall be properly related to all existing streets, recorded streets and official plans.

(2) The proposed street system shall extend existing or recorded streets at the same width as the existing or recorded streets if these streets meet the standards of §1004(K). If the existing or recorded streets do not meet the standards of §1004(K), the proposed street extensions will meet those standards.

(3) New local streets shall be designed as to discourage through traffic, but the subdivider shall give adequate consideration to provision for the extension and continuation of collector streets into and from adjoining properties when required by the Township. Local streets shall be extended and continued into and from adjoining properties when necessary for the proper development of traffic circulation in the Township.

(4) If lots or parcels in the subdivision are large enough for resubdivision, or if a portion of the subdivider's property is not proposed to be subdivided but could be subdivided in the future, the Township may require the reservation of land adequate to provide for future street access to land which could be resubdivided or subdivided in the future

and require that the location of land reserved for future streets be coordinated with the street system shown on the subdivision plan.

(G) Loop Roads.

(1) Where practical, local streets shall be designed as "loop roads" so that all abutting lots shall have two (2) directions of access.

(2) In areas where site topography and/or tract configuration prohibit the design of "loop local streets", under extraordinary circumstances the Board of Supervisors may allow the use of cul-de-sac streets. The number of such cul-de-sac streets within a subdivision shall be limited to no more than is necessary to serve the areas having the topographic or tract configuration constraints. All cul-de-sac streets shall meet the design requirements of §1004(N).

(H) Partial and Half Street. New half and partial streets are prohibited.

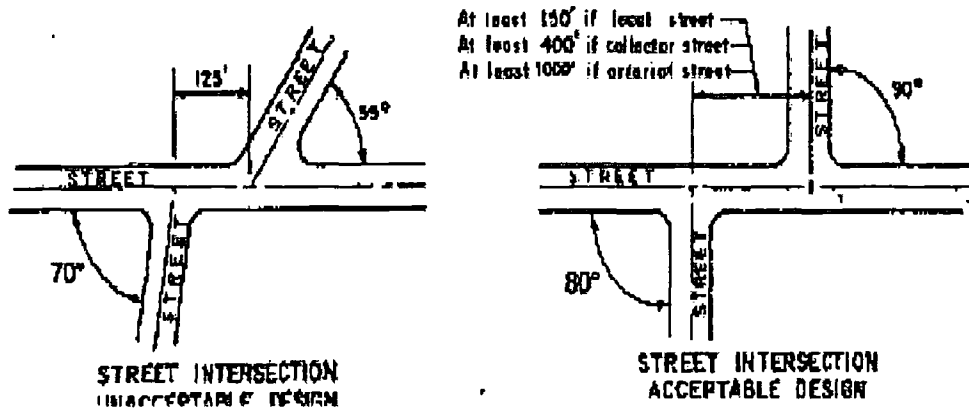
(I) Intersections.

(1) The centerlines of streets shall intersect at right angles unless existing conditions dictate otherwise. When said conditions exist, the intersection shall be as nearly at right angles as possible, but not less than seventy-five (75) degrees at intersections.

(2) Intersections of more than two (2) streets at one (1) point shall be prohibited. Where streets intersect other streets, the intersecting street shall either be aligned with any street intersecting on the other side or be offset by the minimum distance stated in this subsection. This minimum offset and the minimum distance between centerlines of parallel or approximately parallel streets intersecting a cross street from opposite directions shall be:

- (a) One hundred fifty (150) feet along a local street.
- (b) Four hundred (400) feet along a collector street.
- (c) One thousand (1,000) feet along an arterial street.

(d) The distances of this subsection shall be measured between the intersections of the center lines of the legal rights-of-way of the streets. (See the following figures).



(3) At street intersections, the property line shall be rounded by arcs with the radii listed below. For streets other than local streets, the Township may require a larger radius.

Type of Street	Minimum Radius of Arc at Intersection of Cartway Edge or Curb Line (in feet)	Minimum Radius of Arc at Intersection of Right-of-Way (in feet)
Arterial	40	30
Collector	30	20
Local	20	10

(J) Arterial and Collector Street Frontage. Where a subdivision or land development abuts or contains an existing or proposed arterial or collector street, the Board of Supervisors shall require one (1) or more of the following methods of layout and site design if it determines one (1) or more of these methods will be reasonable, feasible and necessary to avoid increased traffic congestion and improve traffic safety. The Board's decision to use one (1) or more of the following methods will be based on the recommendations of the Planning Commission, the Township Engineer, any comments from PennDOT and any professional traffic studies that have been submitted.

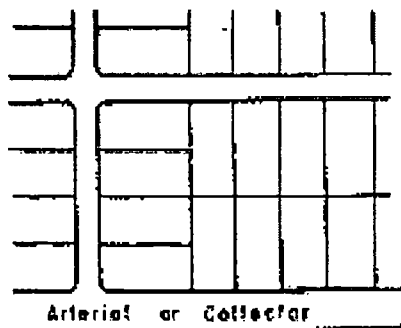
- (1) Provision of reverse frontage lots.
- (2) Provision of service streets along the rear of the abutting lots, together with prohibition of private driveways intersecting the streets.

(3) The minimization of the number and length of driveway cuts or street intersections onto an arterial or collector street, which may include requiring the use of shared driveways between adjacent uses or lots.

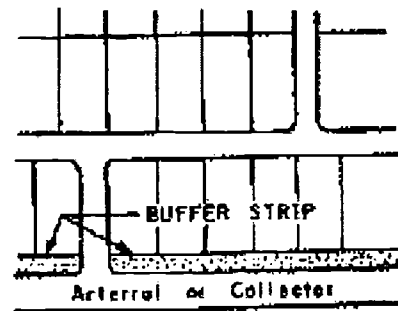
(4) The restriction of ingress and egress involving left-hand turns onto or off of the arterial or collector street.

(5) The prohibition of driveways from individual dwellings entering directly onto an arterial or collector street. If there is no alternative to this, each driveway entering onto an arterial or collector street shall have adequate turn-around space for vehicles provided within the lot so that vehicles do not back onto the street.

(6) See also §407 of the Township Zoning Ordinance, "Frontage Development Along Arterial and Collector Streets."



UNACCEPTABLE DESIGN



**REVERSE FRONTAGE LOTS
ACCEPTABLE DESIGN**

(K) Street Design Standards.

(1) Minimum street design standards shall be as shown in Table 10.1., unless PennDOT establishes a more restrictive requirement.

TABLE 10.1
DESIGN STANDARDS FOR STREETS
 (All Dimensions in Feet Unless Specified)

Design Specification	Type of Street				
	Arterial	Minor Arterial	Collector Urban	Rural	Local
Right-of-way width ¹	84	60	60	60	53
Cartway width ¹ (plus turning lanes as determined to be needed by the Board of supervisors or PennDOT)	64	40	40	40	33
Acceleration/Declaration Lane Width (where determined to be needed by the Board of Supervisors or PennDOT)	10	10	NA	NA	NA
Minimum Sight Distance ²	550	550	375	375	200
Minimum Tangent Between Reverse Curves ³	220	200	100	100	100
Minimum Centerline Radii for Horizontal Curves	400'	400'	300	300	150
Maximum Grade ^{**}	5%	5%	6%	8%	10%
Design Speed (mph)	55	55	40	40	30 ^{***}

¹Additional widths may be required by the Board of Supervisors, after considering the advice of the Township Engineer, for the purpose of promoting the public safety and convenience and for providing the proposed traffic volumes.

²Horizontal sight distances shall be measured from a point 3.5 feet above the road surface to a point 6 inches above the road surface, and shall be based upon standards of the American Association of State Highway and Transportation Officials (AASHTO). the specified sight distance shall be provided at all horizontal, sag vertical and crest vertical curves.

³All tangents shall be measured along the street centerline.

*Larger radii may be required as determined by the Township Engineer.

**Minimum grades for all streets shall be 1.0 percent, unless the Township Engineer determines that a lesser grade acceptable.

***Design speeds for local streets may be reduced upon approval of the Township Engineer when average lot size is less than 10,000 square feet.

(2) Horizontal curves shall connect street lines that are deflected in excess of two (2) degrees.

(3) Vertical curves shall be used at changes of grade exceeding one (1) percent. The length of the vertical curve shall be determined by the required site distance specified in Table 10.1.

(4) All approaches to an intersection of two (2) or more streets shall have a leveling area not greater than five (5) percent grade for a distance of fifty (50) feet, measured from the nearest right-of-way line of the intersecting street.

(5) The minimum grade of any street gutter shall be one (1) percent.

(6) A minimum tangent of one hundred (100) feet, measured from edge of cartway, shall be required between a curve and a street intersection where one (1) of the intersecting streets is a collector or an arterial street.

(7) Combinations of the minimum radius and the maximum grade shall be avoided.

(L) Easements. Easements shall be provided adjacent to street rights-of-way, tract boundaries and lot lines and other required areas according to the following standards:

(1) Drainage or domestic water easements shall be provided as indicated and required by the plans. The minimum width of easement shall be twenty (20) feet (which might include ten (10) feet on each side of abutting lots within a subdivision) with an additional width of 10 feet for each additional utility. A separate twenty (20) foot wide easement shall be provided for sanitary sewer lines, or as is required by the sewer authority.

(2) A minimum separation distance of ten (10) feet shall be provided between any sanitary sewer and any other utility or storm sewer. The centerline of any sanitary or storm sewer shall be a minimum of ten (10) feet from the edge of any utility easement.

(M) Sightlines at Intersections of Streets.

(1) A triangular area, as defined by this subsection, shall be graded and shall be free of sight obstructions so that vision of the intersecting streets is not obscured.

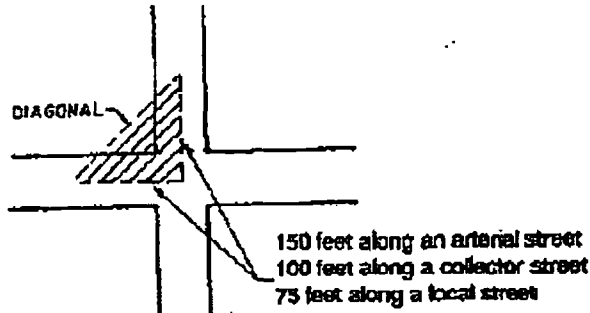
(2) A sight distance easement, a deed restriction, lease restriction or plan notation (whichever method is applicable), shall be used to prohibit vegetation and the construction of a fence or wall within the triangular area defined by this subsection.

(3) Such triangular area shall be bounded by the intersecting street centerlines and a diagonal connecting two (2) points. These points are a distance from each end of the centerline of each street of:

(a) One hundred fifty (150) feet from the intersection of such street centerlines along one (1) or more arterial streets.

(b) One hundred (100) feet from the intersection of such street centerlines along one (1) or more collector streets.

(c) Seventy-five (75) feet from the intersection of such street centerlines, along one (1) or more local streets.



(4) If determined by the Township Engineer to be necessary for traffic safety, the Planning Commission may require that driveways or new street intersections of a subdivision or land development entering onto a Township street meet the same PennDOT standards that would apply as if such street would be State-owned.

(N) Cul-de-Sac Streets.

(1) The length of a cul-de-sac street shall be measured from the edge of the cartway of an intersecting street to the center of the bulb of the cul-de-sac. The minimum length of a cul-de-sac shall be two hundred fifty

(250) feet. The maximum length of a cul-de-sac shall be as listed in the following table:

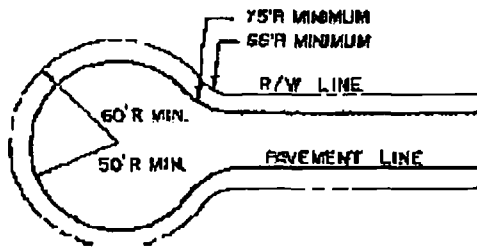
Minimum Lot Width *	Maximum Cul-de-Sac Length
Greater than or equal to 200 feet	1,300 feet
150 feet to 199 feet	1,000 feet
100 feet to 149 feet	750 feet
Less than 100 feet	500 feet

*as defined by the then applicable zoning ordinance of the Township or the actual lot width as shown on the subdivision plan.

(2) Cul-de-sac streets shall be provided with a turn-around having a minimum radius of fifty (50) feet to the outside curb and sixty (60) feet to the right-of-way line. The circular right-of-way of the cul-de-sac shall be connected to the approach right-of-way by a transition arc having a radius of not less than sixty-five (65) feet. The circular paving of the cul-de-sac shall be connected to the approach paving by a transition arc having a radius of not less than seventy-five (75) feet (see the figure below).

(3) The Board of Supervisors, upon the recommendation of the Planning Commission, may permit acceptable alternative turn-around designs, including a turn-around of acceptable radii incorporated into a parking court or a landscaped island (with an acceptable system for maintenance) within a cul-de-sac.

(4) No street, whether designed to be permanent or temporary, shall include a dead end without an approved turn-around at the end of the street. Temporary stub streets resulting from the phasing of a development shall include at least a temporary cul-de-sac conforming to the dimensional requirements of this Section. The temporary turn-around shall be constructed with a paved surface acceptable to the Township Engineer. The Township will not accept the dedication of temporary stub streets. No lots shall be developed along the transition arcs or the turn-around of a temporary cul-de-sac street.



(5) The maximum grade across the turn-around shall be five (5) percent.

(6) The maximum centerline profile grade of any cul-de-sac shall be eight (8).

(7) On-street parking within a turn-around shall be prohibited.

(8) A maximum of twenty (20) residential lots shall be permitted on any cul-de-sac street.

(O) Maintenance. As a condition for final plan approval, the developer must enter into a legally binding agreement which shall state who is to be responsible for the improvement and maintenance of any street not offered for dedication. If an association of lot owners is to be made responsible, such association must be legally organized prior to plan approval by an agreement approved by the Township.

(P) Street Design and Construction Standards.

(1) Streets shall be graded, improved and surfaced to the grades and dimensions shown on plans, profiles and cross-sections submitted by the developer that meet applicable Township standards. All subdivisions and land developments shall comply with the Township's "Standard Specifications for Developers," as amended, or its successor standards.

(2) Right-of-Way Grading.

(a) The entire right-of-way shall be graded to the approved cross-section. All trees, stumps and other material deemed unsuitable by the Township Engineer shall be removed. The excavation shall be backfilled and suitably compacted to the satisfaction of the Township Engineer.

(b) The finished street surface shall be crowned in conformance with the Township street and improvement specifications.

(c) A proper super-elevation (banked curves) shall be provided on arterial and collector streets when required by the Township Engineer.

(3) Grading Beyond Right-of-Way.

(a) The subdivider or developer may be required to grade beyond the right-of-way line in order to provide continuous slope from the right-of-way line to the proposed elevation of the abutting property.

(b) Such grading beyond the right-of-way shall maintain the original conditions of slope and contours except where stormwater runoff designs dictate or warrant improvement or alteration of the original slope and contours.

(c) Approved plans, either preliminary or final, showing proposed grading, shall be a covenant running with the land, unless altered by written permission from the Board of Supervisors in conjunction with the County Conservation District.

(d) In areas of earth excavation or earth fill, such grading shall be done to a maximum slope of one (1) foot vertical to three (3) feet horizontal.

(e) In no case shall the required street grading extend onto an adjoining property owned by someone else, unless the other adjoining property owner gives a written agreement to the developer to do so.

(4) Trench Excavation. All trenches excavated within the cartway of an existing or proposed public street or right-of-way shall be mechanically compacted with backfill acceptable to the Township Engineer or be stone backfilled if the cartway is to be paved in the same construction season.

(5) Drainage of streets shall comply with §1007 of this Part.

(6) Street Construction Standards. See the Township's standard specifications for developers for streets.

(7) Alternative Designs. Alternative road bed designs may be prepared and will be considered. The alternate design must provide load capabilities equivalent to or higher than the capabilities of the designs set forth above. Alternate designs will be reviewed on the basis of design recommendations of the appropriate trade association and be subject to the approval of the Board of Supervisors, based upon the recommendation of the Township Engineer.

(Q) Private Streets. Any private street or accessway that will eventually serve traffic from three (3) or more residential lots or two (2) or more industrial, commercial and or institutional lots shall be designed and constructed to Township construction standards, including the provision of a street right-of-way. These requirements may be waived or reduced by the Board of Supervisors, based upon advice by the Township Engineer, for accessways through parking courts to be maintained by the owner of a rental development or a homeowner/property-owner association.

(R) Required Traffic Improvements.

(1) If there is a reasonable relationship between the need for an "on-site improvement" of a street (including but not limited to a new or upgraded traffic signal or land dedication to improve an abutting intersection or the re-alignment of an abutting curve in a street or widening of the abutting cartway or right-of-way), and a proposed subdivision or land development, the subdivision or land development shall be required to fund its fair share of the cost of such improvement and/or dedicate sufficient right-of-way, when permitted by applicable law.

*An "on-site improvement" of a street shall be defined as follows, unless this definition is amended by State law: "all street improvements constructed on the applicant's property, or the improvements constructed on the property abutting the applicant's property that are necessary for the ingress and egress to the applicant's property."

(2) An applicant for any land development or major subdivision shall be required to widen the cartway and any shoulders of abutting streets to Township standards (see Table 10.1 "Design Standards for Streets"), from the centerline of the street right-of-way inward towards the project's lot lines, unless:

(a) The Board of Supervisors, based upon review of the Planning Commission and Township Engineer, determines that such widening is not needed or that a lesser improvement is sufficient.

(b) PennDOT specifically refuses in writing to allow such improvement to a State street in the foreseeable future.

(3) In place of funding the improvement at the time of final approval, the Township may enter into an agreement to allow the developer to accomplish the improvement or allow the improvement to be funded in stages in relationship to the stages of the development or require the funds to be placed in escrow until such time as sufficient funds are available for a more comprehensive improvement. Any such funds received under this Section shall be accounted for separately and remain committed to traffic improvements.

(S) Bus Stops.

(1) The developer of any residential land developments or subdivisions that involve fifteen (15) or more dwelling units shall contact the School District prior to submitting final plans to establish an acceptable and safe location for a school bus stop.

(2) The Planning Commission may require the developer of any major subdivision or land development to contact the local public transportation agency to seek an appropriate location for a public bus stop.

(Ordinance No. 240, May 23, 1994, Section 1004)

Section 1005. Lots.

(A) Lots shall conform to the applicable minimum lot sizes, lot widths, setback and all other requirements as set forth in the Township Zoning Ordinance.

(B) All lots shall front on a public or private street improved to meet Township standards or for which such improvements have been insured by the posting of an acceptable performance guarantee under this Chapter.

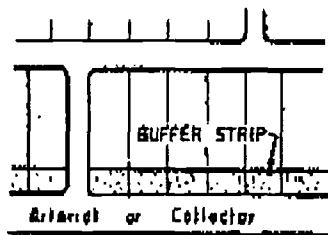
(C) The depth-to-width ratio of a lot shall generally not be greater than two and one-half (2.5) to one (1) or less than one (1) to one (1), unless otherwise permitted by the Board of Supervisors.

(D) Side lines of lots shall abut and be approximately at right angles to straight streets and on radial lines to curved streets, unless otherwise permitted by the Board of Supervisors. Pointed or very irregularly shaped lots shall be avoided.

(E) Lots.

(1) Double frontage lots shall ordinarily not be created except as needed to avoid direct vehicular access onto an arterial or collector street by individual driveways.

(2) On any residential lot that includes a rear yard directly abutting onto a collector or arterial street or expressway, such rear yard shall include a ten (10) feet deep planting strip along the back of the lot, outside of right-of-way with access across this strip clearly prohibited on notes on any approved plan (see Figure below). This planting strip shall include evergreen plantings meeting the requirements of §405(I) of the Township Zoning Ordinance. Any fencing in the rear of such lots shall be placed on the inside of such plantings. Such plantings shall be placed so that they do not obstruct safe sight distance.



REVERSE FRONTAGE LOTS

(3) If any remnants of land (other than rights-of-way) would exist after subdividing, those remnants shall be incorporated into existing or proposed lots.

(Ordinance No. 240, May 23, 1994, Section 1005)

Section 1006. Open Space and Recreation Areas and Fees.

(A) Intent.

(1) To provide adequate open spaces, recreational lands and recreational facilities to serve new residents of new developments, for both active and passive recreation.

(2) To recognize and work to carry out the officially adopted Spring Township "Parks, Recreation and Open Space Plan."

(3) To recognize the rationale for these common open space and fee-in-lieu of land requirements, as described in a June 12, 1990, memorandum to the Township from the Township's professional recreation planning consultants.

(B) Applicability.

(1) This subsection shall apply to any subdivision or land development for which a preliminary plan or a combined preliminary/final plan is submitted after the enactment date of this amendment.

(2) This subsection shall not apply to plans that the Board of Supervisors determines only involve clearly minor adjustments or corrections to an approved preliminary plan or clearly minor adjustments or corrections to a preliminary plan that was before the Township for consideration at the date of the adoption of this amendment.

(C) Limitations on Use of Fees.

(1) Any fees collected under this subsection shall be placed within an interest-bearing account and shall be accounted for separately from other Township funds.

(2) To ensure that the lands and facilities are accessible to the residents and employees of the developments that paid fees towards their cost, the attached "Recreation Fee District Map" (Section 1204 hereof) designates two (2) overlapping "Recreation Fee Districts." These districts are the "Northern Recreation Fee District" and the "Southern Recreation Fee District." Any such fees collected under this Section shall only be expended within the same recreation fee district as the subdivision or land development that contributed the fees.

(3) Such fees shall only be used for the following: acquisition of public open space, development of public recreational facilities, landscaping of public open space and closely related engineering and design work.

(4) Unless the Township identifies fees for a particular set of facilities or particular recreation area, then the fees shall be used for the further development of the Cacoosing Creek Recreation Area as a generally centrally located recreation area providing programs and facilities for the entire Township.

(D) Land Dedication. Any subdivision or land development regulated under this Section shall be required to dedicate the specified amount of common open space, unless the Board of Supervisors determines that such land in that location would not serve a valid public purpose, in which case recreation fees-in-lieu of land shall be required.

(1) Generally, it is the intent of this subsection that developments of five or fewer dwelling units that do not include land that is adjacent to existing publicly-owned land shall be required to pay a recreation and open space fee in lieu of dedicating land. However, if the applicant does not agree to pay such fees, then land shall be required to be dedicated.

(2) The land and fee requirements of this subsection shall be based upon the number of new dwelling units that would be permitted on the lots of a subdivision or land development after approval.

(3) Prime Open Space. For the purposes of this subsection, the term "prime open space" shall mean land proposed to be dedicated as common open space that would meet all of the following standards:

(a) Less than six (6) percent slope.

(b) Not a "wetland" under Federal and/or State regulations.

(c) Be part of a contiguous tract of at least two (2) acres (which may include existing adjacent common open space).

(d) Not be within the "one hundred (100) year floodplain" as defined by official floodplain maps of the Township.

(4) Amount of Common Open Space. A subdivision or land development shall be required to dedicate the following amounts of common open space for each permitted new dwelling unit, unless the governing body determines that recreation fees in lieu of the open space would be more in the public interest.

Percentage of the Total Required Common Open Space that Would Meet the Definition of "Prime Open Space":	Minimum Required Common Open Space Per Permitted Dwelling Unit
0% to 39.9%	1,280 square feet
40% to 74.9%	1,175 square feet
75% to 100%	1,070 square feet

(E) Fees for Residential Development. If the governing body determines that a land dedication within a proposed subdivision or land development would not be in the public interest, the applicant shall be required to pay fees-in-lieu of dedicating open space. This fee shall be one thousand two hundred dollars (\$1,200.00) per permitted dwelling unit, or as set by resolution, from time to time, by the governing body.

(F) Fees for Business Development.

(1) Intent. To recognize that the development of employers in the Township creates significant demand for local recreational facilities, such as athletic fields, volleyball courts and picnic areas.

(2) Any new business subdivision or land development shall be required to pay a recreation fee of one thousand five hundred dollars (\$1,500.00) for each acre within such subdivision or land development that is intended for new business uses. This amount of the fee may be amended by resolution, from time to time, by the governing body.

(3) The fee shall be based upon the nearest one-quarter (1/4) acre. (For example, if a fee of one thousand five hundred dollars (\$1,500.00) per acre is currently in place, a two and one-quarter (2.25) acre business use would pay a fee of three thousand three hundred seventy-five dollars (\$3,375.00). No fee shall be required for business subdivisions or land developments involving less than one-quarter (1/4) acre of land for new business uses.

- (4) See possible modifications of fees in §1007(K).

(G) Decision on Land vs. Fees. The Board of Supervisors shall determine whether a land dedication or the payment of fees shall be required. This determination should, but is not required to, be made at the time of sketch plan review. The Township should, at a minimum, consider the following in this decision:

- (1) Whether the land in that location would serve a valid public purpose.
- (2) Whether there is potential to make a desirable addition to an existing recreation area.
- (3) Whether the proposed land would meet the objectives and requirements of this Section.
- (4) Whether the area surrounding the proposed development has sufficient existing recreation and open space land, and whether it is possible for pedestrians and bicyclists to reach those lands.
- (5) Any recommendations that may be received from the Planning Commission, the Township Engineer, the local School Board or School District staff and the Township Parks and Recreation Board.
- (6) Any relevant policies of the Township Parks, Recreation and Open Space Plan.

(H) Land to be Dedicated.

(1) Land required to be dedicated shall be suitable for its intended purpose, in the determination of the Board of Supervisors. The applicant shall state what improvements, if any, that he/she intends to make to the land to make it suitable for its intended purpose, such as grading, landscaping or development of trails. Such land shall be free of construction debris at the time of dedication.

(2) Required common open space shall be dedicated to the Township, unless the Board of Supervisors agrees to accept a dedication to any of the following: the Wilson School District, Berks County, a homeowner association or an environmental organization acceptable to the Board of Supervisors. In the case of a rental development, the

Township may permit the common open space be retained by the owner of the adjacent residential buildings.

(3) If required common open space is to be owned by a homeowner association, the developer shall be required to establish such association in a form that requires all property-owners with the development to annually contribute to the maintenance of the common open space. Any homeowner association agreements regarding required common open space shall be subject to acceptance by the Board of Supervisors, based upon review by the Township Solicitor. The provisions of §703(F) of the Pennsylvania Municipalities Planning Code should serve as a model for such agreement.

(4) Any required common open space dedication shall include deed restrictions to permanently prevent its development for buildings, except buildings for noncommercial recreation or to support maintenance of the land.

(5) Priority shall be given to dedication of land that would be suitable for:

(a) A new community park in the south-central portion of the Township.

(b) Preserving woods, steep slopes or other important natural features or land along a creek.

(c) Adding needed land onto an existing public recreation area.

(6) Land that is not suitable for active or passive recreation shall not be accepted as part of a required dedication, including areas within a stormwater detention basin that could not serve recreation purposes. Portions intended for active recreation shall be well-drained, of less than six (6) percent average slope and not require filling in of a wetland for use.

(7) Common open space within a subdivision or land development shall be contiguous, except as may be specifically exempted by the Board of Supervisors, and shall have adequate access for maintenance and for pedestrians.

(8) Other Ordinances. Any required land dedication under this subsection shall be in addition to any land dedication or improvement requirements of any other Township ordinance or resolution.

(9) Lands Close to Buildings.

(a) For the purposes of this subsection, no land shall be used to meet the minimum common open space requirements of this Section if such land is within:

(1) Fifteen (15) feet of any building.

(2) Within fifteen (15) feet of a parking area of more than six (6) parking spaces (other than parking areas specifically developed to serve the open space).

(b) This specifically includes, but is not limited to, open space surrounding buildings in a development of apartments or townhouses.

(10) Residual Lands. If only a portion of a larger tract of land is currently proposed to be subdivided, or the applicant owns one (1) or more adjacent tracts that are not currently proposed to be subdivided, the applicant shall provide a sketch of a possible future land dedication on these adjacent lands in case they would be developed in the future.

(11) Coordination With Future Adjacent Dedication. The Board of Supervisors may require that a required land dedication within a property currently being subdivided be placed along an edge of the property so that it may, in the future, be combined with an open space dedication on the edge of an adjoining property when that adjoining property is subdivided or developed.

(I) Combination of Land and Fees. Upon mutual agreement of the Board of Supervisors and the applicant, the Township may accept a combination of common open space and fees-in-lieu of land to meet the requirements of this Section for a residential subdivision or land development. This combination shall be based upon the common open space requirement applying for a certain number of dwelling units and the fee-in-lieu of land requirement applying for the remaining number of dwelling units.

(J) Timing of Fees. Fees required under this subsection shall be paid prior to the recording of the final plan, except as follows:

(1) If the required fee would be greater than five thousand dollars (\$5,000), and the applicant and the Township mutually agree to provisions in a binding development agreement to require the payment of all applicable recreation fees prior to the issuance of any building permits within each clearly defined phase of the development, then the fees are not required to be paid prior to recording of the final plan but may instead be paid within the requirements of that development agreement.

(2) If the applicant agrees to pay such fees in installments, then all such fees shall not be considered to be "paid" for the purposes of any applicable time limitations for utilization under the State Planning Code until all such fees are paid in full, including all installments and phases.

(K) Fee Modification Process.

(1) An applicant may seek modification of the required amount of a recreation fee under this Section, following the "Modifications/ Exceptions" procedures of §107 of this Chapter. In such case, the full burden of proof, based upon relevant data and qualified professional testimony, shall be upon the applicant to clearly prove to the satisfaction of the Board of Supervisors that the required fees under this subsection would:

(a) For a residential development, be disproportionate compared to the current market value of the common open space that would otherwise be required to be dedicated.

(b) For a business development, would be disproportionate compared to the amount of impact on recreation facilities and common open spaces that the employees of the development would have upon the Township.

(2) An applicant may also seek a modification of the requirements of this subsection under the procedures of §107 by offering to construct substantial permanent recreation facilities within the proposed subdivision or land development or on adjacent public open space that the applicant clearly proves to the satisfaction of the Board of Supervisors will substantially meet the recreation needs of the residents and/or employees, as applicable, of the development.

(Ordinance No. 240, May 23, 1994, Section 1006; as amended by No. Ordinance 265, July 13, 1998, Section 1; as further amended by Ordinance No. 286, August 26, 2002, Sections 1-3)

Section 1007. Stormwater Management and Erosion Control.

(A) The management of stormwater on the site, both during and upon completion of the disturbances associated with the proposed subdivision or land development, shall be accomplished in accordance with the standards and criteria of this Section.

(1) The design of any temporary or permanent facilities and structures and the utilization of any natural drainage systems shall be in full compliance with these terms and the interpretations of the Township.

(2) At the time of application for a building permit for any approved lot created by a subdivision under terms of this Chapter, issuance of the permit shall be conditioned upon adherence to the terms of this Section.

(B) In order to prevent accelerated erosion and resulting sedimentation, land disturbance activities relating to an approved subdivision or land development shall be conducted following methods approved by the County Conservation District. Such measures shall conform with the following principles:

(1) There shall be no increase in discharge of sediment or other solid materials from the site as a result of stormwater runoff.

(2) Erosion and sedimentation devices such as temporary vegetation/mulch, temporary detention basins, diversion terraces, silt barrier fences, rock filter berms or hay bales (in areas of minimum flows) appropriate to the scale of operations shall be installed concurrent with earthmoving activities and whenever a situation is created which would contribute to increased erosion.

(3) No earthmoving or stripping of vegetation will be conducted in areas of greater than thirty-three (33) percent slope unless specific approval is obtained from the Board of Supervisors upon recommendation of the Township Engineer.

(4) Earthmoving and the addition of fill shall be maintained where possible and practicable to preserve desirable natural features and the topography of the site. Changes in grade and topography and other earthmoving shall be in accordance with the storm and surface drainage plan prepared by the applicant and approved by the Board of Supervisors

in accordance with this Section, based upon review by the Township Engineer.

(5) Stripping of vegetation, regrading or other development shall be done in such a way that will minimize erosion.

(6) To the maximum extent practicable, mature healthy trees of at least six (6) inches trunk width measured three (3) feet above the average surrounding ground level shall be retained and protected. Such trees shall not be removed except as provided on the approved subdivision or land development plan. The filling of soil over the roots of trees to be preserved is prohibited. (The roots are presumed to extend out from the tree as far as the tree's branches extent outward.)

(7) Land disturbance shall be limited to the actual construction site and an access strip. The amount of disturbed area and the duration of exposure shall be kept to a practical minimum.

(8) The permanent (final) vegetative and structural erosion control and drainage measures shall be installed as directed by the Township.

(9) Sediment in runoff water shall be trapped and removed through means approved by the Township Engineer to assure adequate capacity in the basins or traps.

(10) Procedures for protecting soils or geologic structures with water supply potential from contamination by surface water or other disruption by construction activity shall be established in consultation with the Township and such areas shall include, at minimum, those underlain by carbonate limestone formations. The Township may require pollution control facilities to be provided on existing and proposed stormwater management systems within or adjacent to the project site.

(11) Provisions for protecting existing wells or other water supplies shall be established.

(12) Graded slopes shall not be steeper than three (3) horizontal units to one (1) vertical unit.

(13) A minimum of four (4) inches of topsoil shall be provided on all disturbed areas prior to final seeding and mulching.

(14) Sediment and erosion control facilities shall be designed according to applicable governmental standards, specifically the following:

(a) DEP sediment and erosion plan requirements in Chapter 102, Title 25 [Pa.Code].

(b) County Conservation District standards, which has been delegated by the Pennsylvania Department of Environmental Protection to enforce the erosion and sediment control plan.

(c) It shall be the responsibility of the land developer to submit the application and other necessary material to the County Conservation District. Comments shall be received and compliance therewith accomplished prior to final plan approval.

(C) All stormwater management plans and calculations shall include a detailed, site-specific narrative which contains, as a minimum, the following information:

(1) A general description of the project.

(2) A description of any storm drainage problems within, adjacent to or downstream of the project site.

(3) A description of the overall stormwater management system.

(4) A description of all design assumptions, calculation methods, computer models, etc.

(5) A summary comparing peak rates of runoff at all points of discharge from the site for the predevelopment, construction phase and post development conditions.

(6) A detailed description of the staging of earthmoving activities, and accelerated erosion and sedimentation control measures.

(7) A description of the proposed maintenance of the temporary erosion and sedimentation control measures during construction.

(D) All subdivision and land development activities involving an increase in impervious cover, a diversion of stormwater runoff crossing or

leaving the site, or an alteration to the existing groundcover, shall be conducted in conformance with the following performance standards:

(1) All plans and designs for stormwater management facilities shall be reviewed by the Township Engineer. Plans for facilities other than storm sewers shall determine stormwater peak discharge and runoff by the use of the Soil Cover Complex Method as set forth in Urban Hydrology for Small Watersheds, Technical Release No. 55, with specific attention given to antecedent moisture conditions, flood routing and peak discharge specifications included therein, and "Hydrology National Engineering Handbook" Section 4, both by the Soil Conservation Service. The Rational Method, in accordance with the provisions of §1007(D)(8), may be used for the design of detention facilities with drainage areas of one hundred (100) acres or less.

(2) Unless otherwise specified, peak discharge rates from the site during the construction phase and in the post development condition shall not exceed the predevelopment peak discharge rate from a two (2) year, twenty-four (24) hour storm of three and one tenth (3.1) inches of rainfall for all storms up to a ten (10) year, twenty-four (24) hour storm of four and nine tenths (4.9) inches of rainfall. Peak discharges for any storms of greater than 10-year frequency up to and including a one hundred (100) year storm shall not exceed the peak discharges from the site of such storms before development including:

(a) A twenty-five (25) year, twenty-four (24) hour storm of five and five tenths (5.5) inches of rainfall;

(b) A fifty (50) year, twenty-four (24) hour storm of six and one tenth (6.1) inches of rainfall; and,

(c) A one hundred (100) year, twenty-four (24) hour storm of six and nine tenth (6.9) inches of rainfall.

(3) In establishing the antecedent conditions for calculating runoff prior to development, the following assumptions shall apply:

(a) Woodland shall be used as the prior condition for those portions of the watershed [with] trees of greater than six (6) inches DBH or where such trees existed within eighteen (18) months of application.

(b) Meadow shall be used for all other areas, including areas which are presently covered by impervious surfaces.

(c) Average antecedent moisture conditions.

(d) A Type II distribution storm.

(4) Post-development and construction phase runoff hydrographs shall be routed through the proposed storage facilities (detention and retention basin(s), underground facilities, temporary construction phase facilities, etc.) using storage-indication procedures to ensure that the facility discharge does not exceed the allowable discharge. Allowable discharge shall be determined by subtracting the flows bypassing the storage facility from the predevelopment runoff flow.

(5) During the construction progression of a project, the discharge of stormwater runoff from the site may follow distinct patterns that will be altered during the course of the construction. In such an event, the comparison of the construction phase discharge rate to the predevelopment rate shall be performed for each separate and distinct pattern. At no time throughout the construction phase of a project shall the peak discharge rate discharging from any location along the boundary of a site exceed the predevelopment peak discharge rate at that location.

(6) Where applicable, construction phase and post-development time of concentration to a storage facility shall be the time of concentration in the storm sewer to its point of discharge into the storage facility. Overland flow from the discharge point to the outlet structure shall not be included in the time of concentration.

(7) When designing regional storage facilities for office parks, industrial parks, etc., the following design criteria shall be followed:

(a) Assumed impervious, lawn, etc., coverage areas shall be noted in the calculations for each lot which will drain to the basin. Impervious coverage shall be assumed to be the maximum coverage allowed by the Zoning Ordinance.

(b) A six (6.0) minute time of concentration shall be used to calculate the post-development basin inflow hydrographs (five (5.0) minutes for rational method). Longer times of concentration shall be allowed only where significant portions of the drainage area will remain undeveloped or where it can be demonstrated that

the longer times will occur even after the full potential development.

(c) For lots which will have on lot detention or retention basins, the following criteria shall also apply:

i) The predevelopment time of concentration for the lot shall be the same as the predevelopment time of concentration for the entire predevelopment drainage area in which it is located.

ii) The required predevelopment time of concentration and SCS curve number shall be noted on the recorded plan.

(8) The Rational Method may be used in lieu of the Soil Cover Complex Method to compute design flows for the sizing of storm sewers, inlets and swales.

(a) The following runoff coefficients shall be used for calculating runoff using the Rational Method:

RUNOFF COEFFICIENTS FOR THE RATIONAL METHOD*
HYDROLOGIC SOIL GROUP AND SLOPE RANGE

<u>Land Use</u>	<u>A</u>		<u>B</u>		<u>C</u>		<u>D</u>	
	<u>0-6%</u>	<u>6%+</u>	<u>0-6%</u>	<u>6%+</u>	<u>0-6%</u>	<u>6%+</u>	<u>0-6%</u>	<u>6%+</u>
Cultivated Lane	0.25 ^a	0.35	0.30	0.40	0.35	0.45	0.40	0.50
	0.30 ^b	0.40	0.35	0.45	0.40	0.50	0.50	0.60
Meadow	0.10	0.13	0.13	0.19	0.16	0.23	0.19	0.26
	0.14	0.16	0.16	0.22	0.20	0.26	0.23	0.30
Forest	0.08	0.11	0.11	0.14	0.13	0.16	0.16	0.20
	0.11	0.14	0.14	0.18	0.16	0.20	0.20	0.25
Open Space (Lawn)	0.10	0.14	0.15	0.19	0.20	0.24	0.25	0.28
	0.16	0.20	0.20	0.25	0.25	0.30	0.30	0.35
Bare Earth During Construction	0.40	0.45	0.45	0.50	0.50	0.55	0.60	0.65
	0.50	0.55	0.55	0.60	0.60	0.65	0.70	0.75
Impervious Surfaces	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95

*Higher coefficients may be required by the Township due to local soil conditions.

^a Runoff coefficients for storm recurrence intervals less than 25 years.

^b Runoff coefficients for storm recurrence intervals of 25 years or more.

(b) Time of concentration calculations shall be submitted based upon current design methods outlined in SCS Technical Release No. 55, latest edition. The sheet and shallow concentrated flow lengths used in the calculations shall be justified based on existing or proposed topography. The time of concentration flow paths (predevelopment, construction phase and post-development) shall be shown on the grading plan, and shall be representative of the drainage area. The pre-development sheet flow length shall be one hundred fifty (150) feet, unless a shorter length can be justified. The maximum construction phase and post-development sheet flow length for unpaved surfaces shall be one hundred (100) feet for most situations (one hundred fifty (150) feet for areas which will remain undisturbed). Use of maximum flow lengths shall be justified, and all flow lengths are subject to approval by the Township.

(c) Rainfall intensities shall be based upon the current PennDOT Storm Intensity-Duration-Frequency chart for Region 4.

(9) All plans for erosion and sedimentation and stormwater management shall conform to the plan content requirements of Pennsylvania DEP's "Erosion and Sediment Pollution Control Program Manual."

(E) Storm sewers, culverts, bridges and related installations shall be provided:

(1) To permit unimpeded flow of natural watercourses. Such flow may be redirected as required, subject to the approval of DEP.

(2) To insure adequate drainage of all low points along the line of streets.

(3) To intercept stormwater runoff along streets at intervals reasonably related to the extent and grade of the area drained, and to prevent substantial flow of water across intersections or flooded intersections during the design storm required by §1007(F)(3)(c).

(4) To insure adequate and unimpeded flow of stormwater under driveways in, near or across natural watercourses or drainage swales. Suitable pipes or other waterway openings shall be provided as necessary.

(F) Design of storm sewers and related installations:

(1) Storm sewers, as required, shall be placed under or immediately in front of the curb, when parallel to the street within the right-of-way. Generally, locating storm sewers under curbs in curves or at street intersections shall be prohibited. When located in undedicated land, they shall be placed within an easement not less than twenty (20) feet wide as approved by the Township Engineer.

(a) Open ditches will not be permitted but properly designed, graded and turfed drainage swales shall be permitted in lieu of storm sewers in commercial and industrial areas and, where approved by the Township Engineer, in residential areas. Swales shall be located within an easement not less than twenty (20) feet wide, but of sufficient width to allow access for maintenance.

(b) Such swales shall be designed not only to carry the required discharge without excessive erosion, but also to increase the time of concentration, reduce the peak discharge and velocity and permit the water to percolate into the soil. The minimum grassed swale grade shall be one (1) percent and all swales shall be designed with a minimum six (6) inches of freeboard. For grass swales the minimum design flow velocity shall be two (2.0) fps, and PennDOT approved turf reinforcement mat shall be installed where design velocities exceed four (4) fps.

(2) Storm sewers shall be installed in accordance with the following requirements:

(a) All storm sewers shall be constructed per PennDOT Form 408 Specifications and Design Manual, Part 2, Highway Design and Standards for Roadway Construction, unless otherwise directed by the Township.

(b) Storm sewers shall have a minimum diameter of fifteen (15) inches and a minimum slope of one-half (1/2) percent.

(c) Reinforced concrete pipe is acceptable for all storm sewer construction. Corrugated polyethylene pipe will be permitted for diameters of fifteen (15) inches to thirty-six (36) inches only. Pipe materials shall be subject to approval by the Township Engineer.

(d) All storm sewer pipe within street cartways or other paved areas shall be bedded and backfilled in accordance with the provisions of the Township of Spring Construction Manual and Standard Specification.

(e) In carbonate areas the Township shall require watertight connections.

(3) Storm sewers shall be designed based upon the following criteria:

(a) Any changes in alignment shall be accomplished utilizing straight sections connected by inlets or manholes.

(b) When there is a change in pipe size through a structure, the top inside elevation of the outlet pipe shall be at or below the elevations of all incoming pipes.

(c) Storm sewer sizes shall be determined based upon the following design storm frequencies:

i) Ten (10) years in all residential subdivisions or land developments with an average gross density of less than six (6) units per acre.

ii) Twenty-five (25) years in all other residential subdivisions or land developments, unless otherwise specified by the Township Engineer.

(d) Storm sewer design shall be based upon PennDOT design methods. Inlet efficiency and bypass flow shall be determined for all inlets, and the gutter flow spread shall not exceed one-half (1/2) the travel lane width.

(e) Where necessary, storm sewers and culverts shall be evaluated for inlet and outlet control restrictions.

(f) Rainfall intensity curves and other hydraulic design data, provided by the manufacturers of storm drainage structures, shall be used for design purposes.

(4) Inlets shall conform to PennDOT standards. Precast concrete inlets may be used but the Township Engineer must approve these inlets for each project.

(a) Inlets shall generally be located at the lowest point of street intersections to intercept the stormwater before it reaches pedestrian crossings or at sag point of vertical curves in the street alignment which provides a natural point of ponding of surface stormwater.

(b) At street intersections, inlets shall be placed in the tangent and not the curved portion of the curbing.

(c) Where the Board of Supervisors deems it necessary because of special land requirements, they may approve special inlets.

(d) The interval between inlets serving stormwater runoff flow along the curb shall not exceed a maximum of one thousand (1,000) feet when located along any one (1) continuous curb line. More frequent spacing shall be required when the entrance capacity of any individual inlet warrants closer spacing as determined by calculations which incorporate consideration of the area drained, intensity of rainfall, slope or grade, runoff coefficient of imperviousness and cross-sectional rear of the gutter.

(e) When inlets are used in a storm system within the right-of-way limits of a street, in lieu of manholes, the spacing of such inlets shall not exceed the maximum distance of four hundred fifty (450) feet along any one (1) continuous line.

(5) Manholes shall be installed in accordance with the following requirements:

(a) The construction locations of manholes shall be as indicated on the subdivision drainage plan or area drainage plan approved by the governing municipal authorities.

(b) Manholes shall be located on a continuous storm sewer system at all abrupt changes of grade, at all locations where a transition in storm sewer pipe sizing is required, at all angle points and at all points of convergence of two (2) or more influent storm sewer mains.

(c) Manholes shall not be more than three (300) feet apart on sizes up to twenty-four (24) inches and not more than four hundred fifty (450) feet apart on larger sizes. Inlets may be substituted for manholes on approval by the Township.

(6) The construction of endwalls shall be required at ends of all stormwater conveyance structures.

(a) Generally, these structures will be built of three thousand (3000) psi concrete, except in special cases three thousand five hundred (3500) psi may be required by the Township Engineer. Special care shall be used by the design engineer to select the proper endwall to fit the condition.

(b) The design engineer shall provide energy dissipators at endwalls where the discharge velocity with pipe flowing full is more than one (1) fps.

(7) Stormwater roof drains shall not discharge water directly over a sidewalk or into any sanitary sewer line.

(G) Bridges and culverts shall have ample waterway to carry expected flows, based on a minimum storm frequency of twenty-five (25) years. Bridge and/or culvert construction shall be in accordance with the PennDOT specifications and shall meet the requirements of DEP.

(1) Culverts shall be provided with wing walls and constructed for the full width of the right-of-way. The cartway area over the bridge shall be 24 inches wider, on either side, than the road connecting with the bridge, or if the character of the road is expected to change for future planning, the cartway of the bridge shall be made to anticipate this condition. On either side of the bridge cartway, the bridge railing must be set back from the edge of the final cartway and this area may be used to place sidewalks, present or future.

(H) All existing and proposed one hundred (100) year floodplains shall be delineated on the plans for drainageways having watershed areas greater than one hundred (100) acres. The floodplain delineations shall be based upon the following criteria.

(1) Where available, the floodplain shall be as mapped by the Federal Emergency Management Agency as part of the National Flood Insurance program.

(2) If the drainage course has not been mapped by FEMA, the horizontal and vertical limits of the floodplain shall be determined by the Standard Step Method (i.e., HEC-2 or similar approved computer model). If the HEC-2 model is used, the applicant shall submit a computer disc containing all input files for the calculations.

(3) Where approved by the Township Engineer, the Manning Equation may be used for relatively small drainage areas.

(4) The methods below may be used to compute the design flow(s) in the drainage course. A conservative average of at least two (2) methods, preferably three (3), shall be used, and the design flow is subject to approval by the Township. Other methods may be used with approval of the Township.

(a) The graphical and tabular hydrograph methods in Technical Release No. 55, "Urban Hydrology for Small Watershed", latest edition, by the United States Department of Agriculture Soil Conservation Service. The graphical method may be used for streams whose drainage area at the point of interest is no larger than two thousand (2,000) acres, and the tabular hydrograph method may be used for drainage areas up to twenty (20) square miles.

(b) The Rational Method may be used for streams whose drainage area at the point of interest is no larger than three hundred twenty (320) acres.

(c) The method in Water Resources Bulletin Number 13, "Floods in Pennsylvania," issued by the Pennsylvania Department of Environmental Protection, may be used for streams whose drainage area at the point of interest is larger than two (2) square miles.

(d) The "Procedure PSU-IV for Estimating Design Flood Peaks on Ungaged Pennsylvania Watersheds".

(e) The Penn State Runoff Model.

(I) Detention or retention basins for the control of stormwater peak discharges shall meet the following requirements:

(1) Basins shall be installed prior to any earthmoving or land disturbances which they will serve. The phasing of their construction shall be noted in the narrative and on the plan.

(2) Whenever a basin will be located in an area underlain by limestone, a geological evaluation of the proposed location will be conducted to determine susceptibility to sinkhole formations. The design of all facilities over limestone formations shall include measures to prevent groundwater contamination and, where necessary, sinkhole formation. Soils used for the construction of basins shall have low-erodibility factors ("K" factors). The Township may require an impermeable liner to be installed up to the one hundred (100) year design water surface elevation.

(3) Energy dissipators and/or level spreaders shall be installed at points where pipes or drainageways discharge to or from basins. Generally, outlet pipes designed to carry the predevelopment, two (2) year storm flow will be permitted to discharge to a stream with only an energy dissipator. Storms of a ten (10) year or greater intensity should be spread across floodplains by level spreaders; rock material found on the site is suggested for their construction.

(4) The following slope restrictions shall apply to basins:

(a) Exterior slopes of compacted soil shall not exceed one (1) foot vertical for three (3) feet horizontal, and may be further reduced if the soil has unstable characteristics.

(b) Interior slopes of the basin shall not exceed one (1) foot vertical in two and one-half (2.5) feet horizontal except with approval of the Township:

i) Where maximum water depth will not exceed three (3) feet; or,

ii) When a two (2) inch rainfall in one (1) hour will not fill the basin in one (1) hour; or,

iii) Where concrete, stone or brick walls are used with side slopes proposed to be steeper than one (1) foot

vertical in three (3) feet horizontal, in which case the basin shall be fenced by a permanent wire fence forty-eight (48) inches in height and a ramp of durable, nonslip materials for maintenance vehicles shall be provided for access into the basin.

(c) The minimum bottom slope shall be two (2) percent for grass and seventy-five hundredths (0.75) percents for concrete paving. One (1) percent may be used for grass if an underdrain system is provided. A concrete low flow channel shall be required for all basins where the distance from the inlet pipe to the outlet structure exceeds one hundred (100) feet. The minimum channel width shall be four (4) feet and the design must be approved by the Township.

(5) Detention and retention basins shall also be designed to meet the following requirements:

(a) The minimum top of berm width shall be eight (8) feet.

(b) Outlet pipes shall have a minimum diameter of twelve (12) inches. For pipe lengths exceeding one hundred (100) feet, the minimum diameter shall be fifteen (15) inches.

(c) Properly spaced antiseep collars shall be installed on all basin outlet pipes. Design calculations shall be provided.

(d) All basins shall be constructed with a compacted, relatively impervious (Unified Soil Classification CL-ML or ML) key trench and core. The key trench shall extend at least two (2) feet into undisturbed subsoil (below topsoil layer). The minimum bottom width of the trench shall be six (6) feet and the minimum top width of the core shall be four (4) feet. The side slopes of the compacted core and trench shall not exceed one (1) horizontal to one (1) vertical, and the top elevation of the core shall be set at or above the twenty-five (25) year design water elevation.

(6) Outlet structures within basins which will control peak discharge flows and distribute the flows by plans to discharge areas shall be constructed of reinforced concrete, and shall have childproof, nonclogging trash racks over all design openings twelve (12) inches in diameter, except those openings designed to carry perennial stream flows.

(a) Emergency spillways shall be constructed of concrete of sufficient mass and structural stability to withstand the pressures of impounded waters and outlet velocities. Precast concrete paving blocks and sod may be used when approved by the Township. Emergency spillways shall be designed to safely convey the one hundred (100) year basin inflow hydrograph through the basin assuming the principal outlet is completely blocked, and a minimum six (6) inch freeboard shall be provided.

(7) Inlet and outlet structures shall be located at maximum distances from one another. The Township may require a rock filter berm or rock-filled gabions between inlet and outlet areas when the distance is deemed insufficient for sediment trappings.

(8) Permanent grasses or stabilization measures shall be established on the sides of all earthen basins by hydroseeding within five (5) days of initial construction. The Township may require jute or erosion control matting to be installed inside the basin or on the basin embankment.

(9) Adequate drainage courses shall be provided and maintained for the discharge(s) from the basin. If the basin will not discharge to a suitable natural drainage course, the Township may require the developer to provide facilities to safely and efficiently convey the discharge to a suitable drainage course. Securing of necessary drainage easements for this purpose shall be the sole responsibility of the developer.

(10) When Pennsylvania DEP requires facilities to have a State permit, the designer shall submit all information to Pennsylvania DEP and obtain all necessary approval and permits. No stormwater facility shall create health or sanitation problems. Consideration shall be given to safety standards.

(J) All calculations shall be submitted to the Township Engineer on computation sheets for approval. If, in the opinion of the Township Engineer, the size of pipes or holding pond is insufficient, the Board of Supervisors may require the developer to increase the size of pipes or capacity of the holding pond. If the storm drainage system design is completed on a computer installation, sufficient supporting data shall be provided to allow comprehensive review by Township officials.

(K) Intercepting underdrains shall be required at all locations in which subsurface water is encountered which may permeate or endanger the subgrade of the street. Underdrains shall be required in all cuts three (3) feet deep and greater, and in all other locations stipulated by the Township Engineer. Pipe foundation underdrains shall be parallel to the established street grade to outlet in approved drainage structures. Pipe foundation underdrain shall consist of a trench excavated to a minimum depth of twenty-four (24) inches below the underneath elevation of the special subgrade and to the minimum width of eighteen (18) inches in which a six (6) inch pipe underdrain shall be laid. The trench shall be backfilled with Pennsylvania Department of Transportation 2B aggregate to its full depth around and above the laid pipe.

(1) If the length of pipe underdrain exceeds six hundred (600) feet in one (1) run, the minimum diameter of six (6) inches shall be increased to eight (8) [inches] beyond that point. Pipe shall meet PennDOT, Form 408 Specifications.

(L) Future Construction.

(1) Within all subdivisions in which offstreet storm or sanitary sewers are to be constructed, or are anticipated for future construction, a twenty (20) foot maintenance easement shall be provided for such easement shown in the subdivision plans which are submitted to the governing Municipal authorities for their approval. Existing watercourses which are under the jurisdiction of the Pennsylvania DEP into which stormwater is permitted to be deposited shall require an easement within or adjacent to its banks equal to the one hundred (100) year floodplain.

(2) All storm sewers, if placed to feed into the said existing watercourses, shall require the stipulated maintenance easement. Sanitary sewers which parallel or are adjacent to such watercourses shall be provided with the stipulated easement.

(3) Any developer shall be responsible for the control of surface water from his property to a point of natural disposal. Downstream easements may be required, as well as the construction of improvements necessary to control runoff and prevent property damage. Whenever practicable, the maintenance easement shall be parallel with and conjunctive to property lines of the subdivision.

(M) When deemed necessary by the Board of Supervisors, stormwater detention facilities shall be enclosed with a fence of a type approved by the Board of Supervisors.

(N) All streets shall be so designed as to provide for the discharge of surface water from their rights-of-way.

(O) The slope of the crown on proposed streets shall not be less than one-eighth (1/8) inch per foot and not more than one-third (1/3)inch per foot.

(P) Maintenance and repair for detention basins shall be the responsibility of the property owner(s) and shall be deed restricted and indicated on the approved plans. The Township may perform necessary maintenance and repairs to detention basins if the owner(s) fail to do so after receiving notice from the Township. The Township may recover the cost of such necessary maintenance and repairs from the property owner.

(Ordinance No. 240, May 23, 1994, Section 1007; as amended by Ordinance No. 336, March 26, 2007, Section 1)

Section 1008. Sanitary Sewage Disposal Systems.

(A) In General. All subdivisions and land developments shall be served with an adequate sewage disposal system (either onlot or centralized systems) that will meet State regulations.

(B) Centralized Sewage Disposal System. In addition to the above general requirements, the appropriate municipal authority or agency shall also review and approve centralized sewage disposal systems.

(C) Onlot Sewage Disposal System.

(1) If connection to a public sanitary sewage system is not required at the time of occupancy, and if an alternative central sewage system is not approved by the Township under the Township sewage facilities plan, then each lot shall be required to be served by an on-lot sewage disposal system that will meet all applicable State regulations. Each such proposed location shall be tested and approved by Township Sewage Enforcement Officer, prior to approval of the preliminary plan. The approved test locations shall be shown on the preliminary plan.

(2) Alternate System. Any use with an onlot septic system and that does not have capped sewers shall include a suitable land area set

aside in open space for a second septic system that could be used if the first system fails. Such site shall be tested and approved by the Township Sewage Enforcement Officer.

(3) The applicant shall enter the results of the tests of required onlot septic tests on four (4) copies of a DER form for perc tests and shall submit these with the preliminary plan.

(D) Sewer Connection and Capped Sewers.

(1) Any building or use within a subdivision or land development that generates wastewater and that in the determination of the Board of Supervisors, upon the advice of the Municipal Authority and the Township Engineer, could reasonably connect into a public sewage system shall be required to connect into that system. The applicant shall be responsible to pay such reasonable capital expenses that are necessary for such connection.

(2) If sewage service will not be accessible at the time of the development of the land development or subdivision, but is planned to be accessible within five (5) years of the final approval, the subdivider shall install approved capped sewer lines within the limits of the land development or subdivision, in addition to approved onsite sewage facilities. Such sewer lines shall be capped at the limits of the subdivision or land development and the laterals shall be capped at the street right-of-way.

(Ordinance No. 240, May 23, 1994, Section 1008)

Section 1009. Water Supply Systems and Fire Hydrants.

(A) In General. All subdivisions and land developments shall be served with an adequate water supply system (either onlot or centralized system) that will meet DER requirements.

(B) Centralized Water Supply System. Proposed extensions of centralized water systems shall meet all applicable procedures, reviews and requirements of the appropriate municipal authority or public utility and meet with their approval prior to final plan of any plan relying upon such system.

(C) Onlot Water Supply System.

(1) The Board of Supervisors, based upon any recommendations of the Planning Commission, the Township Engineer and the appropriate water supplier, shall require all lots and principal uses within a subdivision or land development to be connected to the central water system where the Board of Supervisors determines that such connection would be feasible and reasonable.

(2) When a subdivision or land development is not required to connect to a central water system, acceptable locations for onlot water systems shall be shown on plans and shall be constructed in accordance with regulations of DER.

(3) Wells should be located no closer than twenty-five (25) feet from any future street right-of-way.

(D) Fire Hydrants. All subdivisions and land developments that will be served by public water service shall provide fire hydrants as needed with appropriate water pressure so that all dwelling units and principal buildings are within six hundred (600) feet of an active fire hydrant. Fire hydrant locations are subject to review by the water company and the appropriate fire official.

(Ordinance No. 240, May 23, 1994, Section 1009)

Section 1010. Refuse Collection and Utilities Other Than Water and Sewer.

(A) All electric power, telephone, cable television, natural gas and other utilities shall be placed underground except where the Board of Supervisors determines it is not feasible, and in accordance with the current standards of the utility serving the subdivision or development.

(B) All garden apartment developments shall include conveniently located and sanitary refuse collection facilities for the residents. All uses within nonresidential land developments and subdivisions shall include appropriate and sanitary refuse collection facilities. All refuse shall be regularly collected. All bulk refuse collection dumpsters shall be screened on three (3) of four (4) sides by walls or evergreen landscaping from view of dwellings, adjacent residentially zoned lots and public streets.

(C) All commercial, industrial, institutional and rental apartment complexes shall provide suitable locations for recycling containers, as needed and/or as may be required by Township recycling ordinances.

(Ordinance No. 240, May 23, 1994, Section 1010)

Section 1011. Access Drives and Driveways.

(A) Construction Standards for Access Drives. See §1004.

(B) Access. A State highway occupancy permit is required for all access drives or driveways onto a State road.

(C) Location. The minimum distance between an access drive or driveway to a street intersection shall be as follows:

Type of Subdivision or Land Development	Distance Between Centerlines of Access Drive or Driveway and Nearest Intersection Street by Type of Intersecting Street		
	Arterial	Collector	Local
Residential - Single family detached dwelling	150 feet	100 feet	75 feet
Residential - Other than single family detached dwellings and garden apartments	150 feet	75 feet	50 feet
Nonresidential or mixed	300 feet	200 feet	150 feet

(D) Sightlines at Intersections of Driveways or Access Drives with Streets. See §405 of the Township Zoning Ordinance.

(E) Grades. Grades of access drives or driveways shall not exceed twelve (12) percent when connecting to a local or collector street and seven (7) percent when connecting onto an arterial street; however, the initial twenty (20) feet from the edge of the cartway shall not exceed seven (7) percent, except for an arterial street shall not exceed four (4) percent.

(F) Drainage. The developer shall make adequate provisions to maintain uninterrupted parallel drainage along a public street where intersected by an access drive or driveway. Access drives and aisles within parking lots shall be graded and drained to keep the primary travel lane free of stormwater.

(Ordinance No. 240, May 23, 1994, Section 1011)

Section 1012. Off-street Parking and Loading. See Part 7 of the Township Zoning Ordinance. (Ordinance No. 240, May 23, 1994, Section 1012)

Section 1013. Sidewalks, Pathways and Driveway Aprons.

(A) Sidewalks built to Township specifications shall be required in all subdivisions and land developments.

(B) Pathway or Bikeway.

(1) If deemed necessary for the convenient and safe circulation of bicycles and pedestrians, the Board of Supervisors, upon the recommendation of the Planning Commission, may require that a major subdivision or land development include the granting of an easement for a pathway or bikeway.

(2) A bikeway or pathway may be required to have a width of up to eight (8) feet and may be required to be illuminated and/or paved to Township standards

(3) A bikeway or pathway may be included within the required minimum area of an abutting lot.

(C) Location.

(1) Sidewalks, where required or provided, shall be located within the street right-of-way and no closer than one (1) foot from the right-of-way line nor closer than three (3) feet from the curb line.

(2) A grass planting strip shall be planted between the curb and sidewalk. This strip shall not be paved except at driveway entrances.

(D) Required sidewalks and pathways shall each have a minimum width of four (4) feet.

(E) Construction.

(1) Sidewalks. See Township improvement requirements.

(2) Pathways shall be constructed of one (1) of the following, at a minimum: four (4) inches of portland cement concrete underlain by four (4) inches of compacted gravel or crushed stone or two and one-half (2

1/2) inches of bituminous concrete underlain by six (6) inches of compacted gravel or crushed stone.

(F) Handicapped Access. All sidewalks and curbs at the intersection of two (2) or more public streets shall include a sloped curb cut suitable for use by wheelchairs at all four (4) crossings.

(G) Maintenance. It shall be the responsibility of adjacent landowners to maintain sidewalks.

(Ordinance No. 240, May 23, 1994, Section 1013)

Section 1014. Street Lighting.

(A) Street lights shall be placed along streets within and abutting a proposed subdivision or land development where the Board of Supervisors deems them necessary to provide safe traffic or pedestrian circulation. At a minimum, street lights shall be required to be provided at all street intersections, curves in streets and the more isolated areas of a development.

(B) Such lights shall meet design standards established by the public utility.

(C) Where street lights are required on a public street, the public utility shall install cabling, poles, fixtures and all other equipment required for a complete street lighting system. The developer shall complete all excavation required for the street lighting system designed by the public utility and approved by the Township and shall be responsible for any reasonable costs that may be levied by the public utility for such work.

(D) On all private streets, parking areas and other areas requiring lighting, the developer shall provide materials, installation, energizing and power for all lighting systems. A system acceptable to the Board of Supervisors shall be established for the maintenance of such lights.

(Ordinance No. 240, May 23, 1994, Section 1014)

Section 1015. Identification Signs and Street Names.

(A) The developer shall reimburse the Township for the supply and installation of adequate street signs at the intersection of all streets and with any other signs required.

(B) Street names are subject to the approval of the Board of Supervisors and the U.S. Postal Service, and shall continue the name of any street with the same alignment, and shall not duplicate or be closely similar to the name of another street within the Township or the postal district.

(Ordinance No. 240, May 23, 1994, Section 1015)

Section 1016. Regulatory Signs. The developer shall reimburse the Township for the costs of supplying and installing traffic regulatory signs that meet current design standards as established by PennDOT. (Ordinance No. 240, May 23, 1994, Section 1016)

Section 1017. Landscaping, Trees and Historic Buildings.

(A) Required Trees. Where required by the Township as part of a buffer yard or otherwise, trees shall meet the requirements of this Section.

(1) The following species of trees are permitted to be used to meet Township requirements:

Deciduous:

Gleditsia triacanthos - Thornless Locust
Acer rubrum - American Red Maple
Acer saccharum - Sugar Maple
Celtis occidentalis - Common Hackberry
Fagus sylvatica - European Beech
Fraxinus pennsylvanica - Green Ash
Fraxinus americana - White Ash
Ginkgo biloba fastigiata - Maiden Hair Tree (male only)
Liquidambar styraciflua - Sweet Gum
Liriodendron tulipifera- Tulip Poplar
Quercus phellos - Willow Oak
Quercus acutissima - Sawtooth Oak
Quercus imbricaria - Shingle Oak
Quercus borealis - Red Oak
Quercus coccinea - Scarlet Oak
Sophora japonica - Chinese Scholar Tree
Quercus macrocarpa - Bur Oak
Quercus alba - White Oak
Quercus montana - Chestnut Oak
Quercus velutina - Black Oak
Tilia american - American Linden

Tilia petiolaris - Silver Linden
Tilia euchlora - Crimean Linden
Tilia cordata - Little Leaf European Linden
Zelkova serrata - Zelkova

Evergreen:

Ilex opaca - American Holly
Picea abies - Norway Spruce
Picea glauca - White Spruce
Picea omorika - Serbian Spruce
Picea pungens - Colorado Spruce
Pinus nigra - Austrian Pine
Pinus strobus - White Pine
Pinus thunbergi - Japanese Black Pine
Pseudotsuga taxifolia - Douglas Fir
Tsuga canadensis - Canada Hemlock
Tsuga caroliniana - Carolina Hemlock

(2) Quality of Trees. Trees permitted shall be of symmetrical growth, free of insect pests and disease, and durable under the maintenance contemplated.

(3) Minimum Size. The trunk diameter (measured at a height of 1 foot above the finished grade level) shall be a minimum of two (2) inches.

(4) Planting and Maintenance.

(a) Trees shall be planted and staked in conformance with good landscaping practices.

(b) Trees adjacent to or within parking areas shall be properly protected from damage by vehicles by raised curbs, similar devices or sufficient setback.

(c) Required trees shall be properly maintained and shall not be removed by the developer without being replaced by another tree that meets the requirements of this Section.

(5) Spacing. The trees required under this Section shall be generally spaced throughout the development at the required interval, but may be clustered at locations acceptable to the Planning Commission.

(6) Credit for Existing Trees. If existing healthy trees are to be protected and preserved that would, in the determination of the Township Engineer, generally meet the intent and requirements of this Section, they may serve as a credit towards the number of trees required to be planted.

(B) Ground Cover.

(1) After completion of a project, all exposed ground surfaces that are not paved within a subdivision or land development, and that are not covered by approved gravel areas or decorative stones or similar material, shall be covered by a natural ground cover that will prevent soil erosion and the emanation of dust.

(2) The vegetative cover shall not be poisonous in nature.

(C) Buffer Yards. See the requirements for buffer yards in §405 of the Township Zoning Ordinance.

(D) Preservation of Existing Trees.

(1) The cutting down or other destruction of mature attractive healthy trees shall be held to the minimum necessary to carry out the approved construction and for public safety. Such trees of greater than six (6) inch trunk diameter measured 4 feet above the average surrounding ground level shall be preserved whenever reasonable, in the determination of the Board of Supervisors, based upon the recommendation of the Township Engineer and the Planning Commission.

(2) All reasonable efforts shall be taken during construction to ensure that trees protected by this Section are not damaged or destroyed during construction.

(3) A tract of land shall not be permitted to be cleared of mature trees prior to a development submission or approval in order to circumvent the requirements of this Section. Clear-cutting of areas of one-half (1/2) acre of mature woods or more is specifically prohibited, except as is approved to allow construction under this Chapter.

(E) Natural and Historic Feature Preservation.

(1) Substantial and sensitive natural features and historic structures and important archaeological sites worthy of protection, as determined by the Board of Supervisors upon the advice of the Planning Commission, shall be respected, incorporated into the design of and reasonably protected in any subdivision or land development.

(a) These features include, but are not limited to, natural drainage channels, waterways and falls, large trees or groves, highly scenic views and important community landmarks.

(b) Wetlands. All subdivisions and land developments shall comply with State and Federal wetland regulations. The Township Engineer or Board of Supervisors may require that an applicant provide a professional wetlands study to prove compliance with wetland regulations if an area of suspected wetlands is proposed to be altered.

(Ordinance No. 240, May 23, 1994, Section 1017)

Section 1018. Monuments and Lot Pins.

(A) Monuments.

(1) Permanent reference monuments shall be located along street right-of-way lines at the following locations:

(a) At least one (1) monument at each street intersection.

(b) At changes in direction of street lines, excluding arcs at intersections.

(c) At each end of each curved street line, excluding arcs at intersections.

(d) An intermediate monument wherever topographical or other conditions make it impossible to sight between two (2) otherwise requirement monuments.

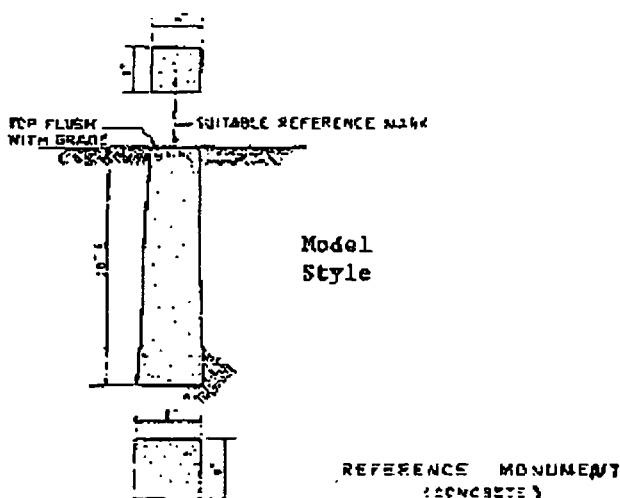
(e) At such other places along the line of streets as may be determined by the Township Engineer to be necessary so that any street may be readily defined in the future.

(2) With the approval of the Township Engineer the subdivider may install monuments on only one (1) side of the street provided that enough monuments are set to permit a surveyor to stakeout accurately any building lot shown on the plan.

(3) All monuments shall be placed by a registered professional engineer or surveyor so that the center of the monument shall coincide exactly with the point of intersection of the lines being monumented.

(4) Reference monuments shall be constructed of steel reinforced portland cement concrete to the dimensions shown in the accompanying sketch or other detail accepted by the Township Engineer.

(5) Reference monuments shall be placed so that the top of the monument is flush with the surrounding grade.



(B) Lot Pins. All lot corner markers shall be permanently located and shall be at least a three-quarter (3/4) inch metal pin or pipe with a minimum length of twenty (20) inches, located in the ground to existing grade.

(Ordinance No. 240, May 23, 1994, Section 1018)

Section 1019. Curbs.

(A) Curbs shall be provided along both sides of all public streets and all private streets.

(B) If curbs are waived, appropriate stabilized drainage channels designed according to §1007 shall be required along all streets, within the street right-of-way, or drainage easements.

(C) All required curbs shall meet Township specifications.

(D) Maintenance. It shall be the responsibility of the adjacent landowners to maintain curbs.

(Ordinance No. 240, May 23, 1994, Section 1019)

Part 11

Mobile Home Park Design Standards and Required Improvements

Section 1101. Application.

(A) The requirements in this Part shall apply to a mobile home park which is on a tract held in single ownership and provides mobile home space on a lease or rental basis.

(B) Mobile home parks proposed to be developed for sale of lots shall be designed in accordance with all requirements set forth for single family dwelling residential development.

(C) Every proposed mobile home park shall be submitted, reviewed, approved and recorded as either a land development or a major subdivision.

(D) Definition. The terms "mobile home" and "manufactured home" shall have the same meaning.

(Ordinance No. 240, May 23, 1994, Section 1101)

Section 1102. Exemptions. The provisions of this Part shall not apply to:

(A) The business of mobile home sales, provided that the mobile homes shall not be occupied.

(B) The storage or garaging of mobile homes not being used for living or sleeping purposes within a building or structure.

(C) A single mobile home used as a residence on a lot with no other dwellings.

(D) A mobile home located on the site of a construction project, survey project, or other similar work project and used solely as a field office or work or tool house in connection with such project, provided such mobile home is removed from said site within thirty (30) days after the completion of such project.

(Ordinance No. 240, May 23, 1994, Section 1102)

Section 1103. Contents, Submission and Review of Plans. All provisions of this Chapter and all other Township ordinances which are not specifically modified by this

Part shall apply to a mobile home park. This specifically includes, but is not limited to Parts 4, 5, 6, 8 and 9 with respect to the contents, submission and review of mobile home park plans. (Ordinance No. 240, May 23, 1994, Section 1103)

Section 1104. General Standards and Requirements.

(A) The mobile home park shall have direct access to a paved public street.

(B) The individual mobile homes shall not be leased or rented for periods of less than sixty (60) days. The owner or manager of the mobile home park shall periodically report changes in adult tenants to the Township Tax Collector.

(C) The mobile home park shall have adequate access by emergency vehicles and shall include fire hydrants with adequate water pressure.

(D) All mobile home parks of more than twenty-five (25) dwelling units shall include a qualified resident manager.

(E) The plans shall show typical locations for each mobile home unit.

(F) The owner of the mobile home park shall ensure that there is proper maintenance of all private roads, parking courts, common open spaces and privately owned utilities within the mobile home park. This shall include but not be limited to, snow removal. The applicant shall propose a method to permanently ensure that such maintenance occurs. Such method shall be reviewed by the Township Solicitor and shall be subject to acceptance by the Board of Supervisors.

(Ordinance No. 240, May 23, 1994, Section 1104)

Section 1105. Design Standards.

(A) Access.

(1) Access to individual mobile home spaces shall be from interior parking courts, access drives, or private streets and shall not be from public streets exterior to the development. Streets within the development providing access to twenty (20) or more dwellings shall have a paved cartway width of at least twenty-six (26) feet, and other streets shall have a paved cartway width of at least twenty-two (22) feet.

(2) All streets within the mobile home park shall be private and be maintained as part of the mobile home park. See §1004(L) concerning construction of private streets. A private street within a mobile home park is not required to provide right-of-way. All construction of access drives and driveways shall meet the requirements of §1012.

(B) Parking. Parking courts are encouraged to be used to meet the off-street parking requirements. Parking shall be prohibited along the cartway of streets with a cartway width of less than twenty-eight (28) feet within the mobile home park.

(C) Other Design Standards and Improvements.

(1) Every mobile home space shall be graded to provide a level, stable and well-drained stand for the mobile home.

(2) Every space shall be provided with underground electric, telephone and T.V. cable (if available) service.

(3) All fuel storage and supply systems shall be constructed and maintained in conformity with the regulations of all agencies having jurisdiction, and if above ground shall adequately be screened with landscaping or a screen wall compatible with the home.

(4) An average of one (1) deciduous shade tree shall be provided for each fifty (50) feet of frontage along a public or private street. The trunk of such trees shall not be located within the ultimate/future street right-of-way, but shall be planted within twenty (20) feet of such right-of-way line. Such trees may be irregularly spaced or clustered in locations approved by the Township. These trees shall meet the requirements of §1017 of this Chapter.

(5) See §1006 concerning required recreation land dedication or fees-in-lieu of land.

(6) The owner of the mobile home park shall install and operate sufficient lighting along private streets for security and safety purposes.

(Ordinance No. 240, May 23, 1994, Section 1105)

Part 12.

Appendices

Section 1201. Township of Spring Application Form for Subdivision or Land Development.

TOWNSHIP OF SPRING APPLICATION FORM FOR
SUBDIVISION OR LAND DEVELOPMENT

FOR OFFICE USE ONLY
FILE NUMBER

___ New Submission ___ Resubmission

Date of Application _____ (to be filled in by Township Staff)

___ Sketch Plan Review

___ Preliminary Plan Name of Development _____

___ Final Plan

___ Minor Subdivision Location _____

___ Resubdivision

___ Boundary Line Adjustment

___ PRD

Land Owner's Name _____ Telephone # _____

Address _____

Applicant's Name _____ Telephone # _____

Address _____

Plan Preparer's Name _____ Telephone # _____

Address _____

Total Acreage _____ Number of Lots _____

Water Supply: Onlot well: ___ Public: ___ Other: ___

Sewage System: Private (onlot): ___ Public: ___ Other: ___

Submit 3 copies of this form to the Township Staff. A copy will be receipted and returned to you.

Previous Subdivision or Construction on this Tract within the Past 5 Years:

Section 1202. Plan Preparer's Statement; Owner's Statement; Approval/Review Block Forms.

B.1 PLAN PREPARER'S STATEMENT.

I, _____, a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that the Plan, prepared from a field survey on _____, 19__ correctly represents the property boundary of the proposed subdivision or land development.

Date Registered Surveyors' Signature

Address Printed Name

B.2 OWNER'S STATEMENT. - Model Form for Individual Owner(s) (strike inappropriate words)

CERTIFICATE OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA :
:SS
COUNTY OF BERKS :

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE/THEY IS (ARE) THE (EQUITABLE) OWNER(S) OF THE PROPERTY SHOWN HEREON AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT HIS/HER/THEIR DIRECTION, AND ACKNOWLEDGE(S) THE SAME TO BE HIS/HER/THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND THAT ALL STREET RIGHTS-OF-WAY, UTILITY EASEMENTS, AND ALL PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN THEIR LIMITS AND WITHIN ANY PROPOSED PUBLIC OPEN SPACES, AS SHOWN AND/OR NOTED ON THE OFFICIAL APPROVED FINAL PLANS AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE AND OWNERSHIP.

NOTARY OWNER
(SEAL)

B.3 OWNER'S STATEMENT. - Model Form for Corporation (strike inappropriate words)

CERTIFICATE OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF BERKS :

ON THIS, THE ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE/THEY IS THE AUTHORIZED OFFICER OF _____ THE (EQUITABLE) OWNER(S) OF THE PROPERTY SHOWN HEREON AND THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT ITS DIRECTION, AND ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW AND THAT ALL STREET RIGHTS-OF-WAY, UTILITY EASEMENTS, AND ALL PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN THEIR LIMITS AND WITHIN ANY PROPOSED PUBLIC OPEN SPACES, AS SHOWN AND/OR NOTED ON THE OFFICIAL APPROVED FINAL PLANS AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE AND OWNERSHIP.

NOTARY

OWNER

(SEAL)

B.4 APPROVAL/REVIEW BLOCKS.

1. BERKS COUNTY PLANNING COMMISSION

A blank space measuring three and one-half (3-1/2") inches square shall be provided in which the endorsement stamp of the County Planning Commission may be applied. It is preferred that this space be adjacent to the Township certification.

2. BERKS COUNTY RECORDER OF DEEDS

A blank space measuring three (3") inches square shall be provided along the bottom edge of the plan in which the Recorder of Deeds may acknowledge receipt and recording of the plan.

3. TOWNSHIP OF SPRING PLANNING COMMISSION

AT A MEETING HELD ON _____, 20____, THE PLANNING COMMISSION OF THE TOWNSHIP OF SPRING, BY MOTION, DULY ENACTED, RECOMMENDED THAT THE BOARD OF SUPERVISORS APPROVE THE FINAL PLAN AS SHOWN HEREON.

(followed by 7 signature lines)

_____	_____
_____	_____
_____	_____
_____	_____

4. TOWNSHIP OF SPRING BOARD OF SUPERVISORS

AT A MEETING HELD ON _____, 20____, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SPRING APPROVED THE FINAL PLAN AS SHOWN HEREON.

(followed by 5 signature lines)

_____	_____
_____	_____
_____	_____

Section 1203. Drainage Covenant Agreement.

C.1 STANDARD DRAINAGE COVENANTS AGREEMENT. - Model Form.

The Owner(s) for themselves, their heirs, executors, administrators, and successors and assigns do hereby covenant to bind themselves, their heirs, executors, administrators, successors, and assigns and the lands described in the plan entitled _____ to faithfully perform all of the following requirements:

1. The Owner(s) shall be responsible for stabilization and reconstruction (to approved design grades and specifications) of all drainage facilities and detention basins within an owner's lot, which because of construction activities, grading, or stripping of vegetation on the owner's lot has caused damage to said improvements.
2. All drainage and detention basin easements shown on this plan shall be maintained in a grassed or otherwise improved condition, in accordance with the grades and designs shown on the approved development plans for this project. All these easements shall be kept free of all obstructions, including but not limited to, such obstructions as fill, temporary or permanent structures, and plants (other than grass). Fences may be constructed within these easements, within the requirements of other Township Ordinances, provided that the fence is of a type and location that will not impede the flow of stormwater, and provided that the owner(s) shall be bound to remove such fence at the owner(s) expense and without compensation to the owner(s) if determined by the Township to be necessary to allow work within the easement. The maintenance of all such easements shall be the responsibility of the current lot owner(s) at any point in time, including future owner(s).
3. Whenever sedimentation is caused by stripping vegetation, grading or other earth moving activities, it shall be the responsibility of the Owner(s) to remove the sedimentation from all adjoining surfaces, drainage systems and watercourses, and to repair any damage at the Owner(s)'s expense.
4. The Owner(s) shall make provision for and be personally responsible for strict compliance with all of the aforesaid covenants, and any other agreement contained in any and all agreements with the Township. Upon failure by the Owner(s) to comply within the time period specified by oral or written notice, or in the event the Township, in its sole and absolute discretion determines the work to be on an emergency nature, the Township may perform such work as may be necessary in its sole and

absolute discretion to bring the Owner(s) into compliance at the Owner(s)' expense and the Owner(s) shall be charged for said expense, plus a 20% surcharge for the Township's administrative expenses, plus any costs expended by the Township if a municipal lien or suit in assumpsit or equity is filed, which expense the Owner(s) hereby agree to assume and pay.

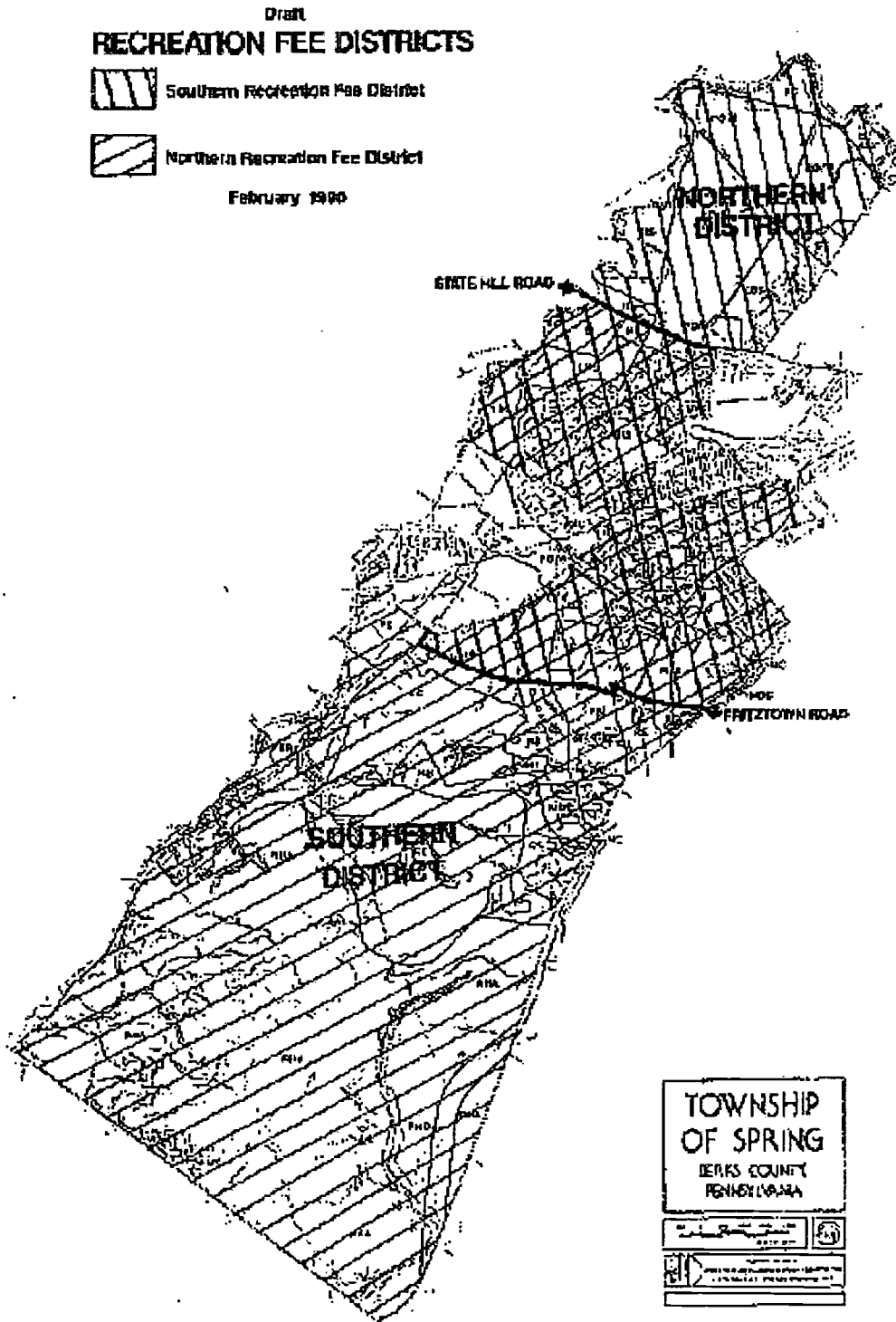
I accept this Standard Drainage Covenants Agreement.

Owner's Signature

Date

Attest

Section 1204. Recreation Fee Districts.



Section 1205. General Process for Sewage Facility Plan Reviews.

APPENDIX E
GENERAL PROCESS FOR SEWAGE FACILITY PLAN REVIEWS

This chart is provided only for general illustrative purposes, and is not official part of this Ordinance. The following chart shows one general process in effect as of 1990 under the State Sewage Facilities Plan. Please see up-to-date DER regulations regarding the current process that applies to each type of submission.

