

REED TOWNSHIP
Dauphin County, Pennsylvania

**SUBDIVISION
AND
LAND DEVELOPMENT ORDINANCE**

1990

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REED TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

AN ORDINANCE ESTABLISHING REGULATIONS AND STANDARDS FOR THE SUBDIVISION AND DEVELOPMENT OF LAND WITHIN REED TOWNSHIP; ESTABLISHING PROCEDURE FOR APPLICATION AND ADMINISTRATION OF THESE REGULATIONS AND STANDARDS; AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF. THIS ORDINANCE REPEALS ALL OTHER SUBDIVISION ORDINANCES PREVIOUSLY ADOPTED.

BE IT ORDAINED by the Board of Supervisors of Reed Township, Dauphin County, Pennsylvania, as follows:

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ARTICLE I SHORT TITLE, PURPOSE AND JURISDICTION

Section 101. Short Title.

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

Section 102. Purpose.

This Ordinance is enacted for the purpose of assuring suitable sites for building purposes and human habitation and to provide for the harmonious development of Reed Township, for the proper coordination of proposed streets, parks or other facilities with existing streets, parks or other facilities, for insuring adequate open space for traffic, recreation, light and air and for the proper distribution of population, thereby creating conditions favorable to the health, safety, morals and general welfare of the citizens of the Township. The approval of any subdivision and/or land development plan shall be based upon considerations set forth as follows:

- A. Recognition of a desirable relationship of the development proposed to the general land form, topographic and geologic character, to natural drainage and surface water run-off, and to the ground water table.
- B. Recognition of a desirable standard of subdivision design, including adequate provision for pedestrian and vehicular traffic, and for suitable building sites for the contemplated land use.
- C. Preservation of such natural assets as ponds, streams, shrubs, trees and water-shed areas.
- D. Provisions for adequate and safe water supply, sewage disposal, storm drainage and other utilities.

Section 103. Authority and Jurisdiction.

The authority of the Board of Supervisors to adopt this Ordinance regulating subdivision and land development within Reed Township is granted by Article V of the Pennsylvania Municipalities Planning Code of July 31, 1968, Act No. 247, as amended. (Ac 170, December 21, 1988, P.L. No. 170). No subdivision or land development of any lot, tract or parcel of land shall be made, no streets, sanitary sewer, storm sewer, water main or other improvements in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of buildings abutting thereon, except in accordance with the provisions of this Ordinance.

Section 104. Interpretation.

The provisions of this Ordinance shall be interpreted to be the minimum requirements to meet the purposes of the Ordinance. Where the provisions of this Ordinance conflict or are inconsistent with the provisions of any other ordinance, regulations or requirement, the more restrictive provisions shall apply.

Section 105. Township Liability.

The grant of a permit or approval of a subdivision and/or land development plan shall not constitute a representation, guarantee, or warranty of any kind by the Township or by any official or employee thereof of the practicability or safety of the proposed use and shall create no liability upon the Township, its officials or employees.

ARTICLE II DEFINITIONS

For the purpose of this Ordinance, the following words and phrases shall have the meaning as given in the Article.

Words in the present tense include the future.

The singular includes the plural.

The word "shall" is mandatory, the word "may" is optional.

The word "person" means an individual, corporation, partnership, firm, association, company or any other similar entity.

1. Agriculture Purpose - the use of a tract at least ten (10) acres in size for the purpose of active cultivation or animal raising as a means of obtaining income.
2. Alley - a minor right-of-way privately or publicly owned, primarily for service access to the rear or side of properties.
3. Applicant - a landowner or developer, as hereinafter defined, who has filed an application for development, including his heirs, successors and assigns.
4. Application For Development - every application whether preliminary or final, required to be filed and approved prior to start of construction or development, including but not limited to an application for a building permit, for the approval of a development plan.
5. Block - an area bounded by streets.
6. Board of Supervisors - the elected or appointed supervisors of Reed Township.
7. Building Setback Lines - lines parallel to and set back from the lot line a distance equal to the depth of the yard required.
8. Cartway - the surface of a street or road available for vehicular traffic.
9. Centralized Sewerage System - any public sewerage system or a private sewerage system designed for the collection of sewage or industrial wastes of a liquid nature from two (2) or more lots and the treatment and disposal of the sewage or industrial wastes, provided such private sewage system is approved by the Department of Environmental Resources.
10. Clear Sight Triangle - an area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of the street center lines.
11. Crosswalk - a publicly or privately owned right-of-way for pedestrian use extending from a street into a block or across a block to another street.
12. Developer - any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development or resubdivision.

13. Development - a subdivision of land or land development.
14. Dwelling - a building or a portion thereof designed for residential purposes and used as living quarters for one or more persons.
- a. Dwelling Unit - one or more rooms having cooking and sanitary facilities and access directly outdoors or through a common entrance hall.
 - b. Single Family Detached Unit - a residential structure containing only one (1) dwelling unit.
 - c. Conversion Unit - existing residential structure which has been modified structurally in such a way as to convert it from one (1) dwelling unit to multiple dwelling units.
 - d. Semi-Detached Unit - a residential structure containing two (2) single dwelling units having one (1) common wall.
 - e. Attached, Row or Townhouse Unit - a residential structure containing three (3) or more dwelling units which are separated from each other by two (2) common walls, except for the end units.
 - f. Multiple-Dwelling or Apartment Unit - a residential structure of two (2) or more stories containing three (3) or more dwelling units.
 - g. Condominiums - a given set of dwelling units each of which is owned by an individual person or persons in fee simple and which is assigned a proportionate interest in all common elements, as set forth in the UNIT PROPERTY ACT. (Act 117 Comm. of Penna., 1963).
15. Easement, Utility - a right-of-way granted for the limited use of land for public or quasi-public purposes.
16. Engineer, Municipal - a registered professional engineer in Pennsylvania designated by the municipality to perform the duties of engineer as herein specified.
17. Engineering Specifications - the engineering specifications of the municipality regulating the installation of any required improvement or for any facility installed by any owner, subject to public use.
18. Erosion - the removal of surface materials by the action of natural elements.
19. Excavation - any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, carried, uncovered, removed, displaced, relocated or bulldozed. It shall include the conditions resulting therefrom.
20. Fill - (1) any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface, including the conditions resulting therefrom; (2) the difference in elevation between a point on the original ground and a designated point of higher elevation of the final grade; and (3) the material used to make fill.
21. Floodplain - a relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse, and/or any area subject to the unusual and rapid accumulation of surface waters from any source.
- a. Floodway - the channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of the one hundred (100) year magnitude.

- b. One Hundred Year Flood - a flood that, on the average, is likely to occur once every one-hundred (100) years (i.e. that has one (1) percent chance of occurring each year, although the flood may occur in any year).
 - c. Regulatory Flood Elevation - the one hundred (100) year flood elevation plus a freeboard safety factor of one and one-half (1-1/2) feet.
22. Governing Body - shall mean the Board of Supervisors, Reed Township, Dauphin County, Pennsylvania.
 23. Improvements - those physical additions and changes to the land that may be necessary to produce usable and desirable lots.
 24. Land Development -
 - a. the improvement of one (1) lot, or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:
 - (1) a group of two (2) or more residential or non-residential buildings whether proposed initially or cumulatively; or a single non-residential building on a lot or lots regardless of the number of occupants or tenure; or
 - (2) the division or allocation of land or space between or among two (2) or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
 - b. a subdivision of land.
 25. Landowner - the legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any conditions), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in the land.
 26. Lot - a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.
 27. Lot, Through or Double Frontage - a lot with front and rear street frontage.
 28. Lot Area - the area contained within the property lines of a lot as shown on a subdivision plan excluding space within any street right-of-way but including the area of any easement.
 29. Lot, Reverse Frontage - a lot extending between and having frontage on an arterial street and a minor street, and with vehicular access solely from the latter.
 30. Mobile Home - a transportable, single family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used without a permanent foundation.
 31. Mobile Home Lot - a parcel of land in a mobile home park improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.
 32. Mobile Home Park - a parcel or contiguous parcels of land which have been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

33. Municipality - Reed Township.
34. Person - Any individual, firm, trust, partnership, public or private association or corporation, or other entity.
35. Plan, Sketch - an informal plan, not necessarily to exact scale, indicating existing features of a tract, its surroundings, and the general layout of a proposed subdivision or land development.
36. Plan, Preliminary - a tentative subdivision or land development plan, in lesser detail than the final plan, indicating the approximate proposed layouts of a subdivision as a basis for consideration prior to preparation of the final plan.
37. Plan, Final - a complete and exact subdivision or land development plan prepared for official recording as required by statute.
38. Planning Commission - the Dauphin County Planning Commission.
39. Principal Building - the primary structure such as a dwelling or business establishment which is designated, arranged, intended, or for which is or may be occupied or maintained.
40. Public Grounds - parks, playgrounds and other public areas and sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities.
41. Public Notice - notice published once a week for two (2) successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time, place, and date of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall be not more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.
42. Recreational Vehicle - a vehicle which is designed for human occupancy under transient circumstances, such as camping, travel or other recreation, sometimes variously known as a "travel trailer", "camping trailer", or "motor home".
43. Re-Subdivision - any re-platting or re-subdivision of land limited to change in lot lines on an approved final plan or recorded plan.
44. Right-of-Way, Street - a public thoroughfare for vehicular traffic and/or pedestrian traffic whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, land, alley, or however designated.
45. Runoff - the surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.
46. Sedimentation - the process by which mineral or organic matter is accumulated or deposited by moving wind, water or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as "Sediment".
47. Service or Recreational Building - a structure housing operational office, recreational, park maintenance and other facilities built to conform to required local standards.
48. Sight Distance - the length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic.
49. Slope - the face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical difference in feet per one hundred (100) feet of horizontal distance.

50. Street - a right-of-way or portion thereof dedicated or intended for general public vehicular and/or pedestrian use.
51. Streets -
- a. Arterial Street - a major street or highway with fast, heavy traffic volumes of considerable continuity and used primarily as a traffic artery for intercommunications among large areas.
 - b. Collector Street - a street or highway which carries traffic from minor streets to arterial streets including the principal entrance streets of a residential development and streets for circulation within such a development.
 - c. Minor Street - a street used primarily for access to abutting properties.
 - d. Cul-De-Sac - a street intersecting another street at one end and terminating at the other in a vehicular turn-around.
 - e. Marginal Access Street - a minor street which is parallel and adjacent to limited access highways or arterial streets and which provides access to abutting properties and protection from traffic.
52. Structure - anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground, including but not limited to buildings, factories, sheds, cabins, mobile homes and other similar items.
53. Subdivider - the owner or authorized agent of the owner of a lot, tract or parcel of land to be subdivided for sale or development under the terms of this Ordinance.
54. Subdivision - (see land development) - the division or redivision of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels of other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the Court for distribution to heirs or devisees, transfer of ownership, or building or lot development; provided however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling shall be exempted.
55. Surface Drainage Plan - a plan showing all present and proposed grades and facilities for storm water drainage.
56. Surveyor, Registered - a person duly registered as a professional surveyor by the State of Pennsylvania.
57. Top Soil - surface soils and subsurface soils which presumably are fertile soils and soil materials ordinarily rich in organic matter or humus debris. Top soil usually found in the uppermost soil layer called the "A" Horizon.
58. Township - Reed Township, Dauphin County, Pennsylvania.
59. Undeveloped Land - any lot, tract or parcel of land which has not been graded or in any other manner improved or prepared for subdivision or land development or the construction of a building.
60. Usable Open Space - a parcel or parcels of land or an area of water or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of the subdivision or mobile home park or other development, not including streets, off-street parking areas, and areas set aside for public facilities.
61. Watercourse - a stream of water, river, brook, creek, or a channel or a perceptible extent with definite bed and banks to confine and conduct continuously or periodically flowing water.

ARTICLE III

APPLICATION PROCEDURES AND PLAT REQUIREMENTS

Section 301. Pre-Application Procedures.

1. Copies of this Ordinance shall be available for use by any person seeking information concerning land development and/or subdivision standards and procedures in effect within the Township. Any prospective developer or subdivider may meet with the Township Planning Commission to discuss and review tentative plans and/or any provisions of this Ordinance.
2. Prior to the final plan submission, the prospective developer must have complied with the planning requirements of the Pennsylvania Sewage Facilities Act as administered by the Pennsylvania Department of Environmental Resources. It is suggested that the prospective developer consult the Municipal Sewage Enforcement Officer or the Dauphin County Office of the Pennsylvania Department of Environmental Resources as to the requirements of that Act.
3. Prospective developers shall consult the County Conservation District representative concerning erosion and sediment control and the effect of geologic conditions on the proposed development. At the same time a determination should be made as to whether or not any flood hazards either exist or will be created as a result of the subdivision or development. Land that is located in a flood zone shall not be approved for subdivision unless the nature of the use of the land is set forth in detail and unless any construction is in full compliance with the township flood plain ordinance.
4. Before going ahead with the Preliminary Plan procedure or with steps to acquire land or subdivide, it is suggested that the subdivider or developer be familiar with these regulations and should consult with the Township Planning Commission about the following factors:
 - a. the suitability of the site for development.
 - b. the demand for a development of the type proposed in the particular location proposed.
 - c. the accessibility of the site.
 - d. the availability of public facilities (schools, parks, water, sanitary and storm sewerage, etc.) and public services (police, fire, refuse disposal, etc.)
 - e. the effect on the project of any contemplated improvements or the proposal of any comprehensive plan and these regulations.
 - f. sewage facilities requirements of the Department of Environmental Resources and the Township.
 - g. erosion and sedimentation plans and permits as required by the Department of Environmental Resources and as reviewed by the Dauphin County Conservation District.
 - h. requirements of the Township Zoning Ordinance, if applicable.
 - i. precautionary measures to preserve or protect historic and natural features.

- j. approvals by all appropriate State and Federal agencies.

Section 302. Sketch Plan.

Prior to submission of a Preliminary Plan, developers are encouraged to submit a sketch plan to the Township Board of Supervisors. This will enable the Board of Supervisors to review the proposal for factors that may affect the development.

A sketch plan should contain at least the following information:

- A. location map.
- B. general information concerning any community facilities and/or any other significant man-made or natural features that will affect the proposal.
- C. a property map at a legible scale showing the specific parcel of land or site involved.
- D. a sketch of the proposed development drawn at a scale no smaller than 1" = 400' showing the proposed layout of streets and lots, and other features of the subdivision.
- E. Since a sketch plan is informal and voluntary, no official action shall be required to be taken on a sketch plan. Any responses or approvals are informative or advisory only and the Township shall not be deemed to have approved anything by failure to give written notice of any conditions or reasons for denials.

Section 303. Submission of the Preliminary Plan.

- 1. Preliminary Plans and all required accompanying documentation shall be submitted by a developer or his authorized representative to the Secretary of the Township at least ten (10) business days in advance of a regularly scheduled Board of Supervisors meeting.
- 2. Submission shall consist of the following:
 - a. a minimum of eight (8) blue-line or black-line paper prints of the Preliminary Plan showing all the information required under Section 304.
 - b. a minimum of four (4) copies of the land planning module as required by the Pennsylvania Department of Environmental Resources.
 - c. a minimum of six (6) copies of any other required documentation.
 - d. a filing fee as established in Article VI. of this Ordinance.

Section 303-A. Distribution of Preliminary Plan for Review and Comment.

The Secretary of the Township may require the subdivider to submit copies of the Preliminary Subdivision Plan and supporting data to any or all of the following:

- one copy shall be retained by the Secretary of the Township for the record.
- one copy and a Feasibility Report on water and sewer facilities transmitted to the local office of the Pennsylvania Department of Environmental Resources for review and recommendations where on lot individual subsurface sewage disposal systems and/or wells are to be utilized in the proposed subdivision.

-- one copy transmitted to the local office of the Pennsylvania Department of Transportation for review and recommendations concerning the proposed highway system as it will affect existing or proposed extensions of the official state highway system.

--one copy to the Township Engineer for review.

--one copy transmitted to the Pennsylvania Department of Environmental Resources for review and recommendations.

--two copies transmitted to the Dauphin County Planning Commission.

--one copy to all affected public utilities who shall be requested to make recommendations as to the suitability of installing underground lines.

Section 303-B. Action on Preliminary Plan by the Planning Commission and Board of Supervisors

1. Action on a Preliminary Plan shall be taken by the Board of Supervisors not later than forty-five (45) days following the first meeting at which the plan is considered.
2. All actions by the Board of Supervisors shall be taken at a public meeting whether it be a regularly scheduled or special meeting. If the plan is to be considered at a special meeting the developer shall be so notified. In addition, the Board of Supervisors may also schedule a public hearing pursuant to public notice before taking any action on the plan.
3. The Board of Supervisors shall take official action on a preliminary subdivision plan after it has received the report of the Dauphin County Planning Commission.
4. 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) business days following the decision. When the application is not approved on the same terms as originally filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall cite provisions of this Ordinance relied upon in making that determination.
5. When a Preliminary Plan has been approved or approved subject to certain conditions acceptable to the developer, no subsequent change or amendment in this or any other applicable ordinances shall be applied to affect adversely the right of the developer to commence and to complete any aspect of the approved development within five (5) years from such approval. Where final approval is preceded by preliminary approval, the five (5) year period shall be counted from the date of preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the governing ordinances or plans as they stood at the time when the plan for such approval was duly submitted.
6. Failure of the Township Supervisors to render a decision and communicate it to the applicant within the time and in the manner required by this Ordinance shall be deemed an approval of the plan in terms as presented unless the applicant has agreed in writing to an extension of time and/or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of the communication shall have like effect.

Section 304. Preliminary Plan Requirements.

The Preliminary Plan submission shall be prepared by a registered professional engineer or a registered surveyor.

1. Scale.

- a. Tracts of one (1) acre or less shall be drawn at a scale of no less than 1" equals 50'.
 - b. Tracts of one (1) to ten (10) acres shall be drawn at a scale of no less than 1" equals 100'
 - c. Tracts in excess of ten (10) acres shall be drawn at a scale of no less than 1" equals 200'
 - d. Tracts to be used for commercial, industrial, or high density housing development shall be drawn at a scale of no less than 1" equals 50'.
2. The scale may be varied depending on project size and sheet requirements. However, the scale must be acceptable to the Board of Supervisors and/or the Township Engineer.

Section 304-A. Information Required.

The Preliminary Plan shall show:

1. name of proposed subdivision .
2. name and address of subdivider, and Certificate of Ownership.
3. name, address, license number and seal of the registered professional engineer or a registered surveyor who prepared the drawings.
4. date of original submission and of each subsequent revised submission.
5. true or magnetic north point.
6. graphic scale.
7. written scale.
8. a key map, at a scale of two thousand (2,000) feet to the inch or as agreed upon by the Board of Supervisors, locating the property or general area of the property with respect to major highways, cities, landmarks, governmental boundaries, etc. A title, scale, and north point shall be indicated.
9. a location map, for the purpose of locating the property being subdivided, showing the relation of the property to adjoining properties, all streets, roads, municipal boundaries, etc.; drawn at a scale not less than one (1) inch equals one thousand (1,000) feet or as agreed upon by the Board of Supervisors. A title, scale, and north point shall be indicated.
10. the total tract boundary lines of the area being subdivided accurate to hundredths of a foot and bearings to seconds of a degree. These boundaries shall be determined by accurate survey in the field, which shall be balanced and close with an error of closure not to exceed one (1) foot in ten-thousand (10,000) feet; provided, however, that the boundary(s) adjoining additional unplatted land of the subdivider (for example, between separately submitted Final Plan sections) are not required to be based upon field survey and may be calculated. The location of all boundary line (perimeter) monuments shall be indicated, along with a statement of the total area of the property being subdivided. In addition, the surveyor shall certify to the accuracy of the survey, the drawn plan, and the placement of the monuments.
11. a plot drawn to a legible scale showing the entire existing tract boundary and the location of the lots being subdivided from said tract.

12. boundaries of adjacent properties and recorded name and deed reference. When adjacent properties are part of a recorded plat only the lot number and subdivision name need be shown.
13. contour lines at vertical intervals of at least two (2) feet for land with average natural slope of four (4) percent or less, at intervals of at least five (5) feet for land with average slope of four (4) percent to twelve (12) percent, and at intervals of at least ten (10) feet for land with average slope exceeding twelve (12) percent. All contours shall be taken from field run topography unless subdivision is for add-on purposes or agricultural use with no new structures.
14. location and elevation of the datum to which contour elevations refer; where practicable, datum used shall be U.S.G.S.
15. the name, number and cartway width and lines of all proposed and existing public streets and private roads and the name and location of all other roads, public or private, within the property.
16. If the subdivision proposes a new street intersection with a State Route, the intersection occupancy permit number(s) shall be indicated for all such intersections. If lots abut a state highway and do not have their ingress and egress onto a new street as aforesaid, and if access to and from the state highway is by a driveway servicing only the lot fronting on the state highway, no final plan shall be approved unless the plan contains a notice that a state highway occupancy permit is required pursuant to the State Highway Law and before driveway access is permitted. No building permit shall be issued for that lot until the highway occupancy permit has been obtained.
17. If the subdivision proposes a new street intersection with a Township Route, the intersection occupancy permit number(s) shall be indicated for all such intersections. If lots abut a township highway and do not have their ingress and egress onto a new street as aforesaid, and if access to and from the township highway is by a driveway servicing only the lot fronting on the township highway, no final plan shall be approved unless the plan contains a notice that a township highway occupancy permit is required pursuant to the Township Highway Law and before driveway access is permitted. No building permit shall be issued for that lot until the highway occupancy permit has been obtained.
18. location of existing streets and alleys adjoining the tract including name, width, width of cartway, sidewalks.
19. the location of all existing and proposed monuments.
20. location of existing and proposed rights-of-way and easements.
21. lot numbers and a statement (or chart) of the total number of lots and parcels, lot areas, type of dwelling units.
22. lot lines with approximate dimensions and areas.
23. the building setback lines for each lot, or other sites.
24. for developments where on-site sewage disposal systems will be used, the location where the soils evaluation tests were conducted for each lot.
25. a statement of the intended use of all lots, and the type of dwelling units with reference to restrictions of any type which exist or will exist as covenants in the deed for the lots contained in the subdivision and, if recorded, including the book and page number.

26. location and size of existing and proposed utility structures and/or transmission lines including water, gas, electric, petroleum, etc., and all easements or rights-of-way connected with such structures and/or lines.
27. the location of any existing bodies of water or watercourses, tree masses, buildings or structures (including the location of wells and on-site sewage facilities for such buildings or structures), public facilities and any other man-made or natural features within or near the proposed subdivision.
28. the location of any proposed bodies of water or watercourses, building or structures, including the location of proposed wells and on-site sewage facilities for such buildings or structures.
29. location, size and invert elevation of all existing and proposed sanitary sewers (including any and all proposed and/or existing capped sewer lines) and location of all manholes, inlets and culverts. (This data may be submitted as a separate plan.)
30. location, size, and invert elevation of all existing and proposed storm sewers (and other drainage facilities) with the size and material of each indicated and any proposed connections with existing facilities.
31. location of drainage structures, including marshes, ponds, streams, or similar conditions.
32. parks, playgrounds and other areas to be dedicated or reserved for public use, with any conditions governing such use.
33. zoning district(s), including exact boundary lines of the district(s), if and when zoning becomes applicable.
34. an approval block for the use of the County Planning Commission and the Board of Supervisors.
35. delineation, including location and boundary, of any existing wetlands. If there are no wetlands, a note should state that fact.
36. a statement or certification providing adequate documentation as to the total number of subdivided lots and/or ownership of the lots since 1972 with regard to the planning requirements of the Department of Environmental Resources.

304-B. Supplementary Data Required.

The Preliminary Plan shall be accompanied by the following supplementary data where applicable:

1. a plan revision module for land development as required by the Pennsylvania Department of Environmental Resources.
2. a plan for the control of erosion and sedimentation for review by the County Conservation District Office as required by the Pennsylvania Clean Streams Act.
3. preliminary designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements of the Pennsylvania Department of Environmental Resources and the Pennsylvania Department of Transportation.
4. typical street cross-sections drawings for all proposed streets.

5. tentative profiles along the centerline of the cartway (pavement) or along the top of the curb for both sides of each proposed street shown on the Preliminary Plan. Such profiles shall show natural and finished grades, and where applicable, the regulatory flood elevation.
6. The applicant shall, if requested, submit a feasibility report concerning the availability and adequacy of sewer and water facilities in or near a proposed land development. Said report shall be prepared by a registered Professional Engineer and be submitted in conjunction with the Preliminary Plan for review and recommendations by the local office of the Pennsylvania Department of Environmental Resources.
7. The applicant shall submit a stormwater management plan for the proposed subdivision or land development. The completeness of the stormwater plan shall be as required by the Township Engineer or Board of Supervisors in accordance with this Ordinance.
8. Where the Preliminary Plan covers only a part of the entire landholdings, a sketch of the future street system of the unsubmitted part shall be submitted. The street system of the submitted part will be considered in light of adjustments and connections with future streets in the part not submitted.
9. Where the land included in the subject application has an electric transmission line, a gas pipeline, or a petroleum (or petroleum products) transmission line located within the tract, the application shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines. This requirement may also be satisfied by submitting a copy of the recorded agreement.

Section 305. Final Plan Procedures.

Submission of a Final Plan for approval shall occur not more than five (5) years following the date of approval of the Preliminary Plan. Failure to submit the Final Plan within this period of time shall make the approval of the Preliminary Plan null and void unless an extension of time has been granted by the Board of Supervisors.

Except for any modifications or changes required, the Final Plan shall conform basically to the approved Preliminary Plan. Where significant modifications or changes other than those required are made to an approved Preliminary Plan, the Plan shall be submitted again as a Preliminary Plan.

305-A. Submission of the Final Plan.

1. Final Plans and all required accompanying documentation shall be submitted by a developer or his authorized representative to the Secretary of the Township at least ten (10) business days in advance of a regularly scheduled Planning Commission meeting.
2. Submission shall consist of the following:
 - a. a minimum of eight (8) blue-line or black-line paper prints of the Final Plan showing all the information required in Section 306.
 - b. a minimum of six (6) copies of all other required documentation.
 - c. a filing fee as established in Article VI. of this Ordinance.

305-B. Distribution of Final Plan for Review and Comment.

The Secretary of the Township may require the subdivider to submit copies of the Final Subdivision Plan and supporting data to any or all of the following:

- one copy shall be retained by the Secretary of the Township for the record.
- two copies and a Feasibility Report on water and sewer facilities transmitted to the local office of the Pennsylvania Department of Environmental Resources for review and recommendations where on lot individual subsurface sewage disposal systems and/or wells are to be utilized in the proposed subdivision.
- one copy transmitted to the local office of the Pennsylvania Department of Transportation for review and recommendations concerning the proposed highway system as it will affect existing or proposed extensions of the official state highway system.
- one copy to the Township Engineer for review.
- one copy transmitted to the Pennsylvania Department of Environmental Resources for review and recommendations.
- one copy transmitted to the Dauphin County Planning Commission.
- one copy to all affected public utilities who shall be requested to make recommendations as to the suitability of installing underground lines.

305-C. Action on Final Plan by the Planning Commission and Board of Supervisors.

1. Action on the Final Plan shall be taken in the same manner as for Preliminary Plans (Section 303-B). However, if DER has not approved the planning module within the standard review period for the Township as set forth in this Ordinance, the Township shall disapprove the plan and require its resubmission unless the developer agrees in writing or states for the minutes of the meeting that he agrees to an extension of time for the Township to give final approval, which extension shall be until the next regular public meeting after receipt of the letter from DER. In addition, if a Final Plan is approved, the Township Supervisors shall sign the Record Plan and all prints.
2. Failure of the Board of Supervisors to render a decision and communicate it to the developer within the time and in the manner required by this Ordinance shall be deemed an approval of the plan in terms as presented unless the developer has agreed to an extension of time.
3. Before any Final Plan is approved, the applicant shall either install all the required improvements or shall provide for deposit with the Municipality of a corporate bond or other security acceptable to the Municipality pursuant to Section 512 of this Ordinance.
4. Before any Final Plan is approved, the fees as required in Article VI of this Ordinance must be paid.

305-D. Recording of Plan.

1. Upon approval of a Final Plan, the developer shall within ninety (90) days, of approval record such plan in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania.
2. One (1) copy of the plan, showing the recording mark, must be returned to Reed Township.

3. If the plan is not recorded within ninety (90) days the approval shall be null and void unless an extension of time is granted by the Board of Supervisors upon request from the applicant.
4. No land in a development shall be sold or transferred prior to recording of the Final Plan; and a landowner may not offer for sale, or enter into an agreement to sell subdivided land without benefit of a recorded plan.

305-E. Limitations of Final Plan Approval.

The approval of the final plan by the Board of Supervisors shall be deemed an acceptance of the plan and shall authorize the Recorder of Deeds to record the same, but the approval and recording shall not impose any duty upon the Township concerning the maintenance or improvements of any streets, highways, alleys or other portions of the same unless or until the Township shall have accepted the same by dedication for public use and shall have adopted an appropriate ordinance accepting the streets, highways, alleys, or improvements so dedicated.

Section 306. Final Plan Requirements.

The Final Plan submission shall be prepared by a registered professional engineer or a registered surveyor and be drawn on reproducible Mylar or other stable transparency, using black ink for all data including approval signatures.

1. Scale
 - a. Tracts of one (1) acre or less shall be drawn at a scale of no less than 1" equals 50'.
 - b. Tracts of one (1) to ten (10) acres shall be drawn at a scale of no less than 1" equals 100'
 - c. Tracts in excess of ten (10) acres shall be drawn at a scale of no less than 1" equals 200'
 - d. Tracts to be used for commercial, industrial, or high density housing development shall be drawn at a scale of no less than 1" equals 50'
2. The scale may be varied depending on project size and sheet requirements. However, the scale must be acceptable to the Board of Supervisors and/or the Township Engineer.
3. Finished size of drawings for Final Plan submission shall be 18" by 24" or may be reduced to that size providing all lines and lettering are clear and legible after reduction.
4. If the Final Plan requires more than one (1) sheet, a key diagram showing the relative location of the several sections shall be drawn on each sheet.

306-A. Information Required.

The Final Plan shall show:

1. name of proposed subdivision.
2. name and address of subdivider, and Certificate of Ownership.
3. name, address, license number and seal of the registered surveyor who prepared the drawings.

- . date of original submission and of each subsequent revised submission.
5. true or magnetic north point.
6. graphic scale.
7. written scale.
8. a key map, at a scale of two thousand (2,000) feet to the inch or as agreed upon by the Board of Supervisors, locating the property or general area of the property with respect to major highways, cities, landmarks, governmental boundaries, etc. A title, scale, and north point shall be indicated.
9. a location map, for the purpose of locating the property being subdivided, showing the relation of the property to adjoining properties, all streets, roads, municipal boundaries, etc.; drawn at a scale not less than one (1) inch equals one thousand (1,000) feet or as agreed upon by the Board of Supervisors. A title, scale, and north point shall be indicated.
10. the total tract boundary lines of the area being subdivided accurate to hundredths of a foot and bearings to seconds of a degree. These boundaries shall be determined by accurate survey in the field, which shall be balanced and close with an error of closure not to exceed one (1) foot in ten-thousand (10,000) feet; provided, however, that the boundary(s) adjoining additional unplatted land of the subdivider (for example, between separately submitted Final Plan sections) are not required to be based upon field survey and may be calculated. The location of all boundary line (perimeter) monuments shall be indicated, along with a statement of the total area of the property being subdivided. In addition, the surveyor shall certify to the accuracy of the survey, the drawn plan, and the placement of the monuments.
11. a plot drawn to a legible scale showing the entire existing tract boundary and the location of the lots being subdivided from said tract.
12. boundaries of adjacent properties and recorded name and deed reference. When adjacent properties are part of a recorded plat, only the lot number and subdivision name need be shown.
13. contour lines at vertical intervals of at least two (2) feet for land with average natural slope of four (4) percent or less, at intervals of at least five (5) feet for land with average slope of four (4) percent to twelve (12) percent, and at intervals of at least ten (10) feet for land with average slope exceeding twelve (12) percent.
14. location and elevation of the datum to which contour elevations refer; where practicable, datum used shall be an established bench mark.
15. the name, number and cartway width and lines of all proposed and existing public streets and private roads and the name and location of all other roads, public or private, within the property.
16. the following data for the cartway edges (curb lines) and right-of-way lines of all recorded (except those which are to be vacated) and/or proposed streets and for the right-of-way lines of all existing streets within the property:
 - a. the length (in feet and hundredths of a foot) of all straight lines and of the radius and the arc (or chord) of all curved lines (including curved lot lines);

- b. the width (in feet) of the cartway, right-of-way and, if required, of the utility right-of-way, and (in degrees, minutes and quarters of a minute) of the delta angle of all curved lines, including curved lot lines; and
 - c. all straight lot lines defined (in feet and hundredths of a foot) by distances and (in degrees, minutes and quarters of a minute) by either true or magnetic bearings.
17. If the subdivision proposes a new street intersection with a State Route, the intersection occupancy permit number(s) shall be indicated for all such intersections. If lots abut a state highway and do not have their ingress and egress onto a new street as aforesaid, and if access to and from the state highway is by a driveway servicing only the lot fronting on the state highway, no Final Plan shall be approved unless the plan contains a notice that a state highway occupancy permit is required pursuant to the State Highway Law and before driveway access is permitted. No building permit shall be issued for that lot until the highway occupancy permit has been obtained.
 18. If the subdivision proposes a new street intersection with a Township Route, the intersection occupancy permit number(s) shall be indicated for all such intersections. If lots abut a township highway and do not have their ingress and egress onto a new street as aforesaid, and if access to and from the township highway is by a driveway servicing only the lot fronting on the township highway, no Final Plan shall be approved unless the plan contains a notice that a township highway occupancy permit is required pursuant to the Township Highway Law and before driveway access is permitted. No building permit shall be issued for that lot until the highway occupancy permit has been obtained.
 19. location of existing streets and alleys adjoining the tract including name, width, width of cartway, sidewalks.
 20. the location of all existing and proposed monuments.
 21. location of existing and proposed rights-of-way, easements and driveways.
 22. lot numbers and a statement (or chart) of the total number of lots and parcels, lot areas, type of dwelling units.
 23. lot lines with accurate dimensions and areas.
 24. the building setback lines for each lot or other sites.
 25. for developments where on-site sewage disposal systems will be used, the location where all soils evaluation tests were conducted for each lot.
 26. a statement of the intended use of all lots, and the type of dwelling units, with reference to restrictions of any type which exist or will exist as covenants in the deed for the lots contained in the subdivision and, if recorded, including the book and page number.
 27. location and size of existing and proposed utility structures and/or transmission lines including water, gas, electric, petroleum, etc., and all easements or rights-of-way connected with such structures and/or lines.
 28. the location of any existing bodies of water or watercourses, tree masses, buildings or structures (including the location of wells and on-site sewage facilities for such buildings or structures), public facilities and any other man-made or natural features within or near the proposed subdivision.

29. the location of any proposed bodies of water or watercourses, building or structures, including the location of proposed wells and on-site sewage facilities for such building or structures.
30. location, size and invert elevation of all existing and proposed sanitary sewers (including any and all proposed and/or existing capped sewer lines) and location of all manholes, inlets and culverts. (This data may be submitted as a separate plan.)
31. location, size, and invert elevation of all existing and proposed storm sewers (and other drainage facilities) with the size and material of each indicated, and any proposed connections with existing facilities.
32. location of drainage structures, including marshes, ponds, streams, or similar conditions.
33. parks, playgrounds and other areas to be dedicated or reserved for public use, with any conditions governing such use.
34. zoning district(s) including exact boundary lines of the district(s), if and when zoning becomes applicable.
35. an approval block for the use of the Dauphin County Planning Commission and Reed Township Board of Supervisors.
36. delineation, including location and boundary, of any existing wetlands. If there are no wetlands, a note should state that fact.
37. a statement or certification providing adequate documentation as to the total number of subdivided lots and/or ownership of the lots since 1972 with regard to the planning requirements of the Department of Environmental Resources.

306-B. Supplementary Data Required.

Unless previously submitted, the Final Plan shall be accompanied by the following supplementary data where applicable:

1. typical street cross-section drawing(s) for all proposed streets. Cross-section drawing(s) may be shown either on the Final Plan or on the profile sheets.
2. profile sheets for all proposed streets within the tract. Such profiles shall show at least the following information, properly labelled:
 - a. existing (natural) profile along both cartway edges or along the center line of each street.
 - b. proposed finished grade of the center line, proposed finished grade at the top of both curbs or proposed finished grade at both cartway (pavement) edges.
 - c. the length of all vertical curves.
 - d. existing and proposed sanitary sewer mains and manholes.
 - e. existing and proposed storm mains, inlets, manholes and culverts.
3. an agreement that the applicant will install all underground utilities before paving streets or constructing sidewalks.

- r. final designs of any bridges or culverts which may be required. Such designs shall not be subject to the applicable requirements of the Pennsylvania Department of Environmental Resources and the Pennsylvania Department of Transportation.
5. where the Final Plan covers only part of the entire landholdings, a sketch of the future street system of the unsubmitted part shall be furnished. The street system of the submitted part will be considered in light of adjustments and connections with future streets in the part not submitted.
6. water and sewer feasibility reports as may be required including any updated information which may have become available since the submission of the Preliminary Plan.
7. a plan for the control of erosion and sedimentation for review by the County Conservation District Office as required by the Pennsylvania Clean Streams Act.
8. The applicant shall submit a stormwater management plan for the proposed subdivision or land development. The completeness of the stormwater plan shall be as required by the Township Engineer or the Board of Supervisors in accordance with this Ordinance.
9. Where deemed necessary by the Board of Supervisors, a map showing the location of the proposed development with respect to flood-prone areas, including information that shows the Regulatory Flood elevation, the boundaries of the flood-prone areas, proposed lots and sites, fills, flood or erosion protection facilities, and areas subject to special restrictions. In addition, where the proposed development lies partially or completely in any flood-prone area, or borders on any flood-prone area, such map shall also show the location and elevation of proposed roads, public utilities and building sites.
10. an approved planning module as required by the Pennsylvania Department of Environmental Resources.
11. such private deed restrictions, including building setback lines, as may be imposed upon the property as a condition to sale, together with a statement of any restrictions previously imposed which may affect the title of the land being subdivided.
12. any other certificates, affidavits, endorsements or dedications, etc., that may be required by the Board of Supervisors.
13. when a proposed plan has been submitted to the County Conservation District Office for review and recommendations, a plan and/or other documentation to show what has been or will be done in response to their recommendations.

Section 307. Minor Subdivisions.

In the event that an initial subdivision of land is five (5) lots or less, including any tract retained by the subdivider as one lot, the following conditions shall apply:

- a. Ten (10) days prior to a regularly scheduled meeting of the Board of Supervisors, the subdivider shall submit a reproducible Mylar and eight (8) copies of the Final Plan. All specifications called for under Sections 304 and 306 shall be complied with completely.
- b. The Board of Supervisors shall review the proposed Minor Subdivision at a regularly scheduled meeting with reference to the standards and requirements of this Ordinance.
- c. If on-lot sewage disposal and water supply systems are to be provided within the Minor Subdivision, the subdivider shall make appropriate arrangements for soil absorption test with the Pennsylvania Department of Environmental Resources and the Township Sewage Enforcement Officer.

Section 308. Re-subdivision Procedure.

Any re-platting or re-subdivision, including changes to a recorded plan, shall be considered as a new application and shall comply with all requirements of this Ordinance.

Section 309. Additions to Existing Lots.

For the purpose of straightening lot lines and additions of small, nonbuildable parcels or property to existing recorded lots, said lots shall possess the following characteristics:

1. The parcel to be added must be contiguous to the existing lot.
2. The addition must maintain or improve the overall straightness of lot lines.
3. The Plan prepared for the addition of this parcel shall follow the procedures outlined in this Ordinance.
4. The Plan shall stipulate that the parcel is for the sole purpose of enlarging an existing lot and may not be separately sold or retained.

ARTICLE IV DESIGN STANDARDS

Section 401. Application of Standards.

The following standards shall be applied by the Board of Supervisors in evaluating plans submitted for review and/or approval. It is intended that these standards be considered the minimum requirements and may be modified as necessary to protect the health, safety and general welfare of the public.

Section 402. General Site Standards.

The following requirements and guiding principles for Subdivisions and Land Development shall be observed with respect to factors affecting the suitability of the site for such development.

1. The plans shall conform to the municipal comprehensive plan and official map, the zoning ordinance and zoning map, or to such parts thereof, as shall have been officially prepared and adopted by the municipality in which the development is situated.
2. A land development or subdivision must be coordinated with existing land development or subdivision in the neighborhood so the entire area may be developed harmoniously.
3. Land proposed for development or subdivision shall not be developed or changed by grading, excavating, or by the removal or destruction of the natural top soil, trees, or other vegetative cover unless provisions for minimizing erosion and sedimentation are provided as required by the Erosion Control Regulations of the Pennsylvania Department of Environmental Resources.
4. In a development where the average slope exceeds fifteen (15) percent, the municipality may require modifications to these regulations.
5. In all developments, every precaution shall be taken to preserve all natural and historic features to be worthy of preservation. Examples of such features would include but not be limited to large trees and stands of trees, watercourses, historic areas and structures, scenic view, etc. To insure the protection of such features, the Board of Supervisors may require the following additional information to be submitted:
 - a. a grading plan showing the existing and proposed ground elevations relative to the features.
 - b. the accurate location of the features to be protected.
 - c. an explanation of the precautions to be taken by the developer to protect such features.

6. Land subject to hazards of life, health or property as may arise from fire, floods, disease, excessive noise, odor, falling aircraft, or considered uninhabitable for other reasons may not be developed unless the hazards have been removed or the plans show adequate safeguards against them.

Section 403. Street And Highway Standards.

Section 403-A. General.

All streets proposed to be constructed shall conform to the following general design requirements:

1. Streets shall be logically related to topography so as to produce reasonable grades, satisfactory drainage, suitable building sites, and usable lots.
2. Residential streets shall be so laid out as to discourage through traffic; however, proposed streets shall be planned with regard to the existing street system, topographical conditions, public convenience in terms of fire protection and pedestrian traffic, probable volumes of traffic, existing and proposed use of land on abutting properties and future extensions of the street system.
3. When a subdivision abuts or contains an existing or proposed primary or secondary highway, the Township may require a marginal access street, reverse frontage, or other treatment which will provide protection for abutting properties, reduction of the number of intersections and separation of local from through traffic.
4. Dead end streets shall be prohibited except as stubs to permit future street extensions into adjoining, undeveloped tracts or when designated and designed as cul-de-sacs or temporary turnarounds.
5. The proposed street system shall extend existing or recorded streets at the same width but in no case at less than the minimum width as required by this ordinance.

Section 403-B. Street Widths.

Minimum street widths shall be according to the following table:

STREET WIDTHS

Street Type	Min. Right-of-way	Min. cartway	Min. shoulders (ea.)
Arterial	90 feet	48 feet	10 feet
Collector	60 feet	24 feet	10 feet
Minor			
ADT 400-750	50 feet	22 feet	8 feet
ADT 250-400	50 feet	20 feet	6 feet
ADT 50-250	50 feet	20 feet	5 feet
ADT (under 50)	50 feet	20 feet	4 feet
Alley or Service Drive	24 feet	20 feet	N/A
Permanent Cul-de-sac	100 feet in diameter	80 feet in diameter	4 feet

1. Any situation not covered by the table will be determined by the Township Engineer with respect to the current PennDOT regulations and guidelines.
2. Provision for additional street width (right-of-way, cartway, shoulders, etc.) may be required when determined to be necessary by the Board of Supervisors or in specific cases for:
 - a. public safety and convenience.
 - b. parking in commercial and industrial areas and in areas of high density development.
 - c. widening of existing street where the width or alignment does not meet the requirements of the preceding paragraphs.
 - d. where topographic conditions require excessive cuts and fills.
 - e. where street adjoins a neighboring Township.
 - f. where curbs and sidewalks are required.

Section 403-C. Street Grades.

1. The centerline grades of streets shall not be less than the minimum or more than the maximum requirements listed as follows:

<u>Type Streets</u>	<u>Minimum Grade</u>	<u>Maximum Grade</u>
Arterial Streets	As determined after consultation with the Pennsylvania Department of Transportation.	
Collector Streets	0.5% when curbs are used 1.0% without curbs	7%
Minor Streets & Alleys	0.5% when curbs are used 1.0% without curbs	10%

2. Vertical curves shall be used in changes of grade when the difference exceeds one (1) percent and shall be designed for maximum visibility.
3. The grade within the diameter of a turnaround at the terminus of a permanent cul-de-sac shall not exceed five (5) percent.

Section 403-D. Curves.

1. Where connecting street lines deflect from each other at any one point by more than one (1) degree, the line must be connected with a true, circular curve. The minimum radius of the center line for the curve must be as follows:

<u>Type of Street</u>	<u>Minimum Radius</u>
Arterial	500 feet
Collector	300 feet
Minor	150 feet

2. Straight portions of the street must be tangent to the beginning or end of curves. Except for minor streets, there must be a tangent of at least one hundred (100) feet between reverse curves.

Section 403-E. Vertical Curves and Sight Distance.

1. Changes in grade shall be joined by vertical curves, and the maximum rate of change of grade shall be five (5) percent per hundred (100) feet of road, provided the clear sight distances specified above are maintained at all points.
2. Proper sight distance shall be provided with respect to both horizontal and vertical road alignments at all intersections. The sight distance measured from the centerline four and five-tenths (4.5) feet above grade shall be as follows:

<u>Type of Street</u>	<u>Sight Distance</u>
Arterial	400 feet
Collector	300 feet
Minor	200 feet

3. There shall be provided and maintained at all intersections a clear sight triangle with a line of sight between points one hundred (100) feet from the intersection of the street center lines. No building or other obstruction that would obscure the vision of a motorist shall be permitted within these areas.
4. A safe sight distance is required for the intersection of all roads and driveways. The safe sight distance shall be measured according to current PennDOT guidelines and shall meet current PennDOT requirements.

Section 403-F. Crown.

The slopes of the crown on all streets shall be at least one-quarter (1/4) inch per foot but not more than three-eighths (3/8) inch per foot or as directed by the Township Engineer. Where a curve is banked to reduce lateral vehicular acceleration as required by the design of the road, the crown may be eliminated.

Section 403-G. Cul-De-Sac Streets

Cul-de-sac streets designed to be so permanently shall be a minimum of three hundred (300') feet and a maximum of twelve hundred (1200') feet in length and shall be provided with a paved turnaround having a minimum diameter of eighty (80) feet and legal right-of-way of one hundred (100') feet in diameter.

The length of a cul-de-sac street shall be measured from the center of the turnaround to the point of intersection of the centerline of the cul-de-sac street and the right-of-way line of the intersecting street. Entrance and exit curb radii of curb or edge of pavement of the cul-de-sac turnaround shall be a minimum of thirty (30) feet.

Section 403-H. Intersections.

1. No intersection shall involve the junction of more than two (2) streets.
2. Right-angle intersections shall be used whenever possible. In no instance, however, shall streets intersect at an angle of less than seventy-five (75) degrees.
3. Intersections shall be approached on all sides by leveling areas. Where the grades exceed seven (7) percent leveling areas shall have a minimum length of one hundred (100) feet (measured from the intersection of the center lines) within which no grade shall exceed a maximum of four (4) percent.

4. All streets intersecting a state road (US, PA or SR) shall be subject to the approval of the Pennsylvania Department of Transportation. The developer shall furnish evidence of such approval in the form of a PennDOT Highway Occupancy Permit or other written form.
5. Design of curb or edge of pavements must take into account such factors as type of turning vehicles, likely speeds of traffic, angle of turn, etc., but in no instance shall the radius of the curb or edge of pavement be less than the following:

<u>Intersection of Streets</u>	<u>Curve Radius</u>
Minor with minor	25 feet
Minor with collector	25 feet
Collector with collector	35 feet
Arterial with collector or minor	35 feet

6. Minor and collector streets shall not intersect arterial streets on the same side at less than eight hundred (800) foot intervals and shall be in alignment with any existing or proposed streets intersecting from the opposite side. If two (2) streets that intersect another from opposite sides cannot be aligned, then a distance of at least one hundred fifty (150) feet shall be provided between the two (2) intersecting center lines.

Section 403-I. Slope of Bank Along Streets.

The slope of banks along street measured perpendicular to the street center line shall be no steeper than the following:

1. One (1) foot of vertical measurement for three (3) feet of horizontal measurement for fills.
2. One (1) foot of vertical measurement for two (2) feet of horizontal measurement for cuts.

Section 403-J. Partial and Half-Streets.

The dedication of half-streets at the perimeter of new developments is prohibited except to complete existing half-streets.

Section 403-K. Names of Streets.

Names of new streets shall not duplicate or approximate existing or platted street names or approximate such names by the use of suffixes such as "lane", "way", "drive", "court", "avenue". In approving the names, consideration shall be given to existing or platted street names within the postal delivery district served by the local post office. New streets shall bear the same name or number of any continuation or alignment with an existing street. All new street names must be approved by the Dauphin County Planning Commission to ensure proper coordination with the countywide house numbering system. Route numbers must be approved by the Township.

Section 403-L. Reserve Strips.

A reserve strip is a parcel of ground in separate ownership separating a street from other adjacent properties or from another street. Controlling access to streets by reserve strips is prohibited, except where their control is definitely given to the municipality and is under control and/or approved by the municipality.

Section 403-M. Alleys.

Alleys shall be prohibited in single-family residential developments but may be included in townhouse, multiple family, commercial and industrial developments.

Section 404. Off-Street Parking.

Section 404-A. Standards.

Off-street vehicular parking facilities shall be provided in accordance with the following standards:

1. Off-street parking may be located on any required side, front, or rear yard, provided that no off-street parking, loading or unloading facility shall be located less than three (3) feet from any property line; but in any case...not within the street right-of-way.
2. Except when provided for single family or semi-detached dwelling units, off-street parking areas shall be surfaced with a minimum of four (4) inches of stone base and shall be properly graded and drained to dispose of all surface water.
3. Commercial and industrial parking areas shall be arranged and marked for the orderly and safe movement, loading, parking, and storage of vehicles and shall be adequately illuminated if designed for use by more than ten (10) cars after dusk.
4. If determined necessary by the Board of Supervisors, commercial and industrial parking areas which provide more than five (5) parking spaces shall be screened from any abutting property used for residential purposes. Screening may be accomplished by the placement of adequate buildings, a solid fence high enough to provide screening and/or provision and maintenance of solid planting in the form of contiguous evergreen shrubs.
5. Any lighting used to illuminate any residential, commercial, or industrial parking areas shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way.

Section 404-B. Parking Facilities Required.

Any structure or building hereafter erected, converted, or enlarged for any of the following uses, or any open area hereafter used shall be provided with not less than minimum parking spaces, as set forth below, which spaces shall be readily accessible to the uses served thereby. Fractional numbers of parking spaces shall be increased to the next whole number.

1. Residential Parking.
 - a. Dwelling. One-family, two (2) parking spaces for each family unit.
 - b. Dwelling. Two-family, two (2) parking spaces for each family unit.
 - c. Multi-family dwellings including conversion apartments. The total number of parking or garage spaces shall not be less than two (2) times the number of dwelling units in the building. A garage accessory to an apartment house shall provide only for the storage of vehicles of the owner, tenants, and employees. The required number of parking spaces may be reduced for dwellings designed for and erected to house elderly citizens, but not to less than 20% of the number of dwelling units provided.
 - d. Boarding or rooming houses, hotels, motels, and tourist homes. At least one parking space for each guest room. If a restaurant in connection with the above is open to the public the off-street parking facilities shall not be less than those required for restaurants, in addition to those required for guest rooms.

- e. For the purpose of this ordinance, in residential areas when parking spaces are required for dwellings, an attached or unattached garage or carport on the premises and that portion of the driveway off the public right-of-way may be considered as space.

2. Commercial Parking.

The following regulations shall be applied to new facilities included within and/or comprising shopping centers, plazas and neighborhood centers hereafter erected. The requirements herein may be modified and in some cases removed by: the Board of Supervisors when it is determined that requirements are too stringent or otherwise not applicable; or that public parking lots and facilities are available in sufficient numbers to negate the need for customer parking on the premises.

- a. Theaters, auditoriums, churches, schools, stadiums, or any other place of public or private assembly. At least one (1) parking space for each three (3) seats provided for public or private assembly.
- b. Retail stores and other places for trade or business. One (1) vehicle space for each two hundred (200) square feet of floor area for public use plus one (1) for each one and one-half (1-1/2) employees.
- c. Restaurant, tearooms, and cafeteria including taprooms, taverns and night clubs. One (1) vehicle space for each fifty (50) square feet of floor area for public use.
- d. Bowling Alley. Five (5) vehicle spaces for each alley.
- e. Office Building. At least one (1) parking space for each two hundred fifty (250) square feet of floor area or fraction thereof, or one (1) space for each one and one-half (1-1/2) employees, whichever requirement is the greater.
- f. Repair garages, automotive sales and service establishments, and gasoline service stations. At least one (1) parking space for each two hundred (200) square feet of floor or ground area, or fraction thereof, devoted to repair or service facilities, which shall be in addition to the space allocated for the normal storage of motor vehicles. In no event shall parking be permitted on the public right-of-way.
- g. Parking Garage. No parking space shall be required in yard areas; however, no parking shall be permitted on the public right-of-way.
- h. Hospitals, Sanitariums, and Nursing Homes. At least one (1) parking space for each two (2) patients for which accommodations are provided in the case of medical hospitals, and one (1) parking space for each three (3) patients for which accommodations are provided in the case of such facilities as sanitariums and nursing homes; such spaces shall be in addition to those necessary for doctors, administrative personnel and other regular employees.
- i. Medical, dental and other health care offices. Six (6) vehicle spaces, for each practitioner plus one (1) space for each employee.
- j. Drive-in and Outdoor Establishments. Provisions for parking for drive-in facilities must meet the approval of the Zoning Hearing Board and under no conditions will parking on the public rights-of-way be permitted.
- k. Dance Halls, Roller Rinks, Clubs, Lodges and other similar places. At least one (1) parking space for each two hundred (200) square feet of floor area.

- l. Swimming Pool. At least one (1) parking space for each five (5) persons for whom facilities for dressing are provided; or at least one parking space for every sixty (60) square feet of water surface. Including areas for swimming, wading and diving, whichever requirement is the greater.
- m. Undertaking Establishments. At least one (1) parking space for each one hundred (100) square feet of floor area for public use. Such space shall be in addition to: employee parking needs; and a service area for mobile equipment, such as hearses and ambulances.
- n. Other Commercial Buildings. At least one parking space for each three hundred (300) square feet of floor area, or fraction thereof, or one parking space for each one and one-half (1-1/2) employees, whichever requirement is the greater.

3. Commercial and Industrial Parking.

These regulations shall apply to industrial expansion and industrial installations erected after the effective date of this Ordinance. Off-street parking shall be provided in accordance with the following schedule:

- a. Industrial and manufacturing establishments. One and one-half (1-1/2) vehicle parking spaces for each two (2) employees when the establishment operates with only one shift. In the case of multiple shifts, one parking space for each employee on the largest shift shall be provided.
- b. Truck terminals and wholesale warehouses. One and one-half (1-1/2) parking spaces for each two (2) employees on the largest shift.
- c. Visitors. Space shall be provided in addition to the above parking requirements according to the specific needs. For the purpose of this Ordinance, traveling salesmen and out-of-town personnel are visitors.

Section 404-C. Loading and Unloading Space.

1. In addition to the off-street parking space required herein, any building erected converted or enlarged in any district for commercial, office building, manufacturing, wholesale, hospital or similar uses, shall provide adequate off-street area for loading and unloading of vehicles according to the following schedule:

Use	Gross Floor Area Square Feet	Minimum Number Of Spaces
Stores, manufacturing, wholesale, commercial, hospitals, laundry, mortuary, dry cleaning	Under 8,000	1
	8,000 to 40,000	2
	40,000 to 250,000	3
	Each additional 200,000	1
Office buildings, hotels	Under 100,000	1
	100,000 to 300,000	
	Over 300,000	

2. The minimum size loading space shall be fifty (50) feet in depth, twelve (12) feet in width, with an overhead clearance of fourteen (14) feet.
3. In no case where a building is erected, converted or enlarged for commercial, manufacturing, or business purposes shall the public rights-of-way be used for loading or unloading of material.

Section 405. Access Drives.

Section 405-A. Residential Driveways.

Access drives to any public street or highway in a residential area shall be governed by the following:

1. Within ten (10) feet of a street right-of-way line, a driveway may not exceed twenty (20) feet in width.
2. The number of driveways may not exceed one (1) per lot; unless circumstances warrant an additional access point, which shall be determined by the Board of Supervisors.
3. A driveway may not cross a street right-of-way line:
 - a. Within five (5) feet of property line except for common access for two (2) dwellings.
 - b. Within fifty (50) feet of the right-of-way line of an intersection street when entrance is from an arterial street.
 - c. Within thirty-five (35) feet of the right-of-way line of an intersection street when entrance is from an arterial street.
 - d. Within twenty-five (25) feet of the right-of-way line of an intersecting street when entrance is from a minor street.
 - e. Within fifteen (15) feet of a fire hydrant.
4. An access drive must be located in safe relationship to sight distance and barriers to vision. The drive may not exceed a slope of five (5) percent within twenty-five (25) feet to the street right-of-way lines: Where a drive enters a bank through a cut, the shoulders of the cut may not exceed fifty (50) percent in slope within twenty-five (25) feet of the point the drive intersects the street right-of-way.
5. The minimum angle between the centerline of the driveway and the street shall be not less than sixty-five (65) degrees.
6. Driveway access shall be provided to the street of lesser classification when there is more than one (1) street classification involved.

Section 405-B. Commercial And Industrial Driveways (Access Drives).

Access drives to any public street or highway in the case of a commercial or industrial development:

1. On a street frontage, the number of access drives intersecting with the street may not exceed one (1) per lot or tract unless circumstances warrant an additional access point.
2. Where access from an arterial or collector street may be necessary for several adjoining lots, the Township may require that such lots be served by one (1) or more combined access drives in order to limit possible traffic hazards on such streets.
3. Accessways to public streets or highways shall be located at least one hundred fifty (150) feet from any intersection involving arterial or collector streets, and one hundred (100) feet from any intersection of minor streets. Accessways shall be designed to permit safe ingress and egress and, where practicable, shall be located on minor rather than collector or arterial streets.

4. No design shall be approved which is likely to create substantial traffic hazards endangering the public safety. Safety requirements which may be imposed in such a review shall include traffic control devices, acceleration or deceleration lanes; turning lanes, traffic and lane markings, and signs. The developer shall be responsible for the construction of any such traffic control devices.
5. All access drives shall be paved with concrete or bituminous paving material or with a material suitable to the Board of Supervisors.

Section 406. Lots.

Section 406-A. General.

1. The size, shape and orientation of lots shall be appropriate for the type of development use contemplated. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines.
2. Lots shall contain one single-family detached or one single-family semi-detached unit as specified in Section 406-G. Exceptions are only by special permission as granted by the Board of Supervisors.
3. Where feasible, lot lines shall follow municipal boundaries rather than cross them, in order to avoid jurisdictional problems.
4. Generally, the depth of residential lots shall be not less than one (1) or more than three (3) times their width.
5. Where the lots in subdivision are large enough for resubdivision or where a portion of the tract is not developed, suitable access to these areas shall be provided.
6. Depth and width of parcels intended for non-residential uses shall be adequate for the use proposed and sufficient to provide satisfactory space for on-site parking, loading and unloading, setbacks, landscaping, etc.
7. If, after subdivision, there exists remnants of land, they shall either be incorporated in existing or proposed lots, or legally dedicated to public use, if acceptable to the municipality.
8. No lot shall be created in any manner whatsoever which does not meet the minimum requirements of this Ordinance.

Section 406-B. Lot Frontage.

1. All lots shall front on a dedicated public street (existing or proposed), laid out and constructed in accordance with other provisions of this Ordinance.
2. Double or reverse frontage lots shall be avoided except where required to provide separation of residential development from major streets or to overcome specific disadvantages of topography, orientation, or location.
3. All residential reverse frontage lots shall have a planting screen easement of at least twenty (20) feet in width across which there shall be no right of access.

Section 406-C. Lots Soils Evaluation Tests.

1. Soil percolation tests and deep probes shall be performed for each lot of a proposed subdivision wherein buildings at the time of construction will not be connected to a public sewage disposal system. Each lot must be found satisfactory for on-site sewage disposal prior to approval of the Final Plan.
2. The soil tests called for above shall be performed in accordance with the regulations of the Pennsylvania Department of Environmental Resources. The Township Sewage Enforcement Officer will observe the tests and certify the results.
3. A land planning module for any new subdivision or land development shall be prepared by the developer and submitted with the Preliminary Plan for approval by the Supervisors and the Pennsylvania Department of Environmental Resources. In the event that DER has not approved the planning module within the standard review period for the Township as set forth in Section 303-B. or Section 305-C. hereof, the Township shall disapprove the plan and require its resubmission unless the developer agrees in writing or states for the minutes of the meeting that he agrees to an extension of time for the Township to give final approval which extension shall be until the next regular public meeting after receipt of the letter from DER.

Section 406-D. Lot Sizes On Slopes.

The minimum lot area herein established shall be increased based on reports from the Pennsylvania Department of Environmental Resources and the Soil Conservation Service indicating that, because of slopes, surface runoff or subsurface drainage of septic tank effluents are likely to result in hazardous conditions.

Section 406-E. Unique Lots.

1. In the case of wedge-shaped lots on cul-de-sac, no lot shall be less than fifty (50) feet in width measured along the arc at the front street right-of-way.
2. Flag lots or Panhandle lots or lots having a narrow strip of property for the sole purpose of providing access to a public road from a lot which would not otherwise front on a public road are prohibited, unless no other reasonable method of providing access is available. In no case should this be used as a method of avoiding construction of a street. In a Flag lot or Panhandle lot is approved under rare circumstances, the minimum width of the Panhandle including the frontage of the Panhandle shall be 25 feet.
3. Corner residential lots shall have enough extra width to permit appropriate setbacks from both streets.

Section 406-F. Building Setbacks And Yard Measurements.

1. Front Yard Building Setbacks shall be no less than seventy (70) feet from the centerline of Township roads and no less than fifty (50) feet from the right-of-way of state roads.
2. Building lines in a proposed subdivision or land development shall not be less than fifteen (15) feet from a side lot line.
3. Building lines in a proposed subdivision or land development shall not be less than twenty-five (25) feet from a rear lot line.

4. Additional side and rear yard setbacks may be required for proposed buildings or structures that are three (3) or more stories or more than thirty-five (35) feet in height.

Section 406-G. Lot Dimensions And Minimum Requirements For Residential, Commercial, And Industrial Development.

All lot areas shall be calculated from the street right-of-way lines.

RESIDENTIAL DEVELOPMENT
SINGLE-FAMILY DETACHED UNIT

	Private Water & On-site Sewer	Private Water & Public Sewer	Public Water & On-site Sewer	Public Water & Public Sewer
Area/ Unit	60,000 sq. ft.	30,000 sq. ft.	60,000 sq. ft.	15,000 sq. ft.
Min. Width	150 ft.	125 ft.	125 ft.	100 ft.
Adequate Percolation	required	not required	required	not required
Maximum Lot Coverage	35%	35%	35%	35%

CONVERSION UNIT

1. Requirements for total lot area, width, coverage, and percolation shall be the same as the requirements for the type of unit which is being created.
2. Two (2) off-street parking spaces shall be provided on the same lot for each dwelling unit.

RESIDENTIAL DEVELOPMENT

SINGLE-FAMILY SEMI-DETACHED UNIT

	Private Water & On-site Sewer	Private Water & Public Sewer	Public Water & On-site Sewer	Public Water & Public Sewer
Area/ Unit	50,000 sq. ft.	26,250 sq. ft.	35,000 sq. ft.	15,000 sq. ft.
Min. Width	120 ft.	70 ft.	100 ft.	65 ft.
Adequate Percolation	required	not required	required	not required
Maximum Lot Coverage	35%	35%	35%	35%

Two (2) off-street parking spaces shall be provided for each dwelling unit.

ATTACHED, ROW OR TOWNHOUSE UNIT

1. No attached, row or townhouse units shall be permitted except where there is or will be both public water and public sewer systems or approved private central water and sewer systems. The minimum lot area for each dwelling unit shall be two thousand five hundred (2,500) square feet exclusive of the right-of-way. For interior units of townhouse groups or rowhouses, the minimum lot width measured at the building setback line shall be eighteen (18) feet. For the end units of townhouse groups and rowhouses, the minimum lot width shall be fifty (50) feet measured at the building setback line. The minimum total lot area shall be seven thousand five hundred (7,500) square feet. Provided the attached, row or townhouse development remains under single ownership and control, the total required lot size area may be arranged in a manner to permit flexibility in the site design and layout of recreation areas, usable open space and parking. Such flexibility shall be granted only upon recommendation of the Planning Commission and specific approval by the Board of Supervisors.
2. The maximum number of dwelling units in a group of row dwellings shall be eight (8).
3. Two (2) off-street parking spaces shall be provided for each dwelling unit. In addition, for every two (2) dwelling units of this type there shall be provided one (1) additional parking space.
4. For subdivisions or land developments containing three (3) or more units of this type, the minimum distance between principal buildings shall be equal to two (2) times the height of the highest building. In no case shall this distance be less than sixty (60) feet. Building setback lines shall be one (1) times the height of the highest building, and in no case shall this distance be less than thirty (30).
5. If maintenance equipment storage areas are provided, they shall be provided with buffer zones.
6. Minimum building setback lines for any building containing only two (2) multiple dwelling units shall be the same as for single-family residences.
7. The minimum side yard shall be twenty (20) feet for building containing four (4) units; twenty-five (25) feet for buildings containing five (5) units; and thirty (30) feet for buildings containing six (6) units or more.

A permanent easement shall be provided where the rear property line abuts any property other than a street for the purpose of non-vehicular ingress and egress by center property owners. Minimum width of said easement shall be ten (10) feet.

MULTIPLE DWELLING OR APARTMENT UNITS

1. No multiple dwelling or apartment units shall be permitted except where there is or will be both public water and public sewer systems or approved private central water and sewer systems. The minimum lot area for each dwelling unit shall be two thousand five hundred (2,500) square feet exclusive of the right-of-way. For interior units of multiple dwelling or apartment units, the minimum lot width measured at the building setback line shall be eighteen (18) feet. For the end units of multiple dwelling or apartment units, the minimum lot width shall be fifty (50) feet measured at the building setback line. The minimum total lot area shall be seven thousand five hundred (7,500) square feet. The maximum lot coverage shall be fifty (50) percent provided the multiple dwelling or apartment development remains under single ownership and control, the total required lot size area may be arranged in a manner to permit flexibility in the site design and layout of recreation areas, usable open space and parking. Such flexibility shall be granted only upon recommendation of the Planning Commission and specific approval by the Board of Supervisors.
2. For subdivisions or land developments containing three (3) or more units of this type, the minimum distance between principal buildings shall be equal to two (2) times the height of the highest building. In no case shall this distance be less than sixty (60) feet. Building setback lines shall be one (1) times the height of the highest building, and in no case shall this distance be less than thirty (30).
3. If maintenance equipment storage areas are provided, they shall be provided with buffer zones.
4. Two (2) off-street parking spaces shall be provided for each dwelling unit. In addition, for every two (2) dwelling units of this type proposed, there shall be provided one (1) additional off-street parking space.
5. Minimum building setback lines for any building containing only two (2) multiple dwelling units shall be the same as for single-family residences.
6. No building shall exceed one hundred eighty (180) feet in length.
7. A permanent easement shall be provided where the rear property line abuts any property other than a street for the purpose of non-vehicular ingress and egress by center property owners. Minimum width of said easement shall be ten (10) feet.

CONDOMINIUMS

1. No condominiums shall be permitted except where there is or will be both public water and public sewer systems or approved private central water and sewer systems. The minimum lot area for each such dwelling unit shall be five thousand (5,000) square feet exclusive of the right-of-way. The minimum lot width measured at the building setback line shall be seventy-five (75) feet. The minimum total lot area shall be ten thousand (10,000) square feet. The maximum lot coverage shall be fifty (50) percent.
2. Prior to completion of construction and occupation by unit owners, the owner and/or developer shall present to the Recorder of Deeds, Dauphin County:

a. A Declaration; and

b. A Declaration Plan

to be recorded in compliance with Pennsylvania Act 117 of 1963, the Unit Property Act. All condominiums shall be submitted to the provisions of the Unit Property Act.

3. Two (2) off-street parking spaces shall be provided for each dwelling unit. In addition, for every two (2) dwelling units of this type there shall be provided one (1) additional off-street parking space.

COMMERCIAL DEVELOPMENT

LOTS OF FIVE (5) ACRES OR LESS

1. Minimum lot width shall be two hundred (200) feet measured at the right-of-way line.
2. Lot frontage shall be adequate to provide safe ingress and egress.
3. Maximum impervious total coverage shall be seventy-five (75) percent. Buildings shall occupy no more than forty (40) percent of the total lot area.
4. Front yard building setbacks shall be no less than seventy (70) feet from the centerline of township roads and no less than fifty (50) feet from the right-of-way of state roads.
5. Side yards shall be fifteen (15) feet.
6. Rear yards shall be fifty (50) feet.

LOTS OF FIVE (5) ACRES OR MORE

1. Minimum lot width shall be two hundred (200) feet measured at the right-of-way line.
2. Maximum impervious total coverage shall be seventy-five (75) percent. Buildings shall occupy no more than forty (40) percent of the total lot area.
3. The building setback line shall be one hundred (100) feet measured from the right-of-way.
4. Side yards shall be twenty-five (25) feet.
5. Rear yards shall be fifty (50) feet.

DEVELOPMENT OF LAND FOR COMMERCIAL PURPOSES SHALL BE GOVERNED BY THE FOLLOWING:

1. Any part or portion of the site which is not used for buildings, other structures, loading or parking spaces and aisles, sidewalks, and designated storage areas, shall be planted with an all season ground cover and shall be landscaped with trees and shrubs in accordance with an overall landscape plan and shall be in keeping with natural surroundings. On properties adjacent to or contiguous to residential areas, landscaping shall include a planted or constructed visual barrier so placed as to effectively screen loading or service areas.
2. Water and sewer systems shall meet the requirements of the Pennsylvania Department of Environmental Resources.

- . Parking areas shall be designed in accordance with Section 404 of this Ordinance.
4. Storm drainage facilities shall be designed in accordance with Section 507 of this Ordinance.
5. No design shall be approved which does not conform to appropriate Federal, State, Regional and Local Standards relative to water or air pollution, particle emission, noise, electrical disturbances, waste disposal, light, glare, heat, vibration, radioactivity, and outdoor storage of materials, or involves any activity generating a nuisance.

INDUSTRIAL DEVELOPMENT

DIMENSIONS

For any lot or parcel of land being developed for use as an industrial site, the following dimensions shall apply:

1. Minimum total lot area shall be five (5) acres.
2. Minimum lot width shall be two hundred (200) feet measured at the right-of-way line.
3. Maximum total impervious coverage shall be seventy five (75) percent. Buildings shall occupy no more than forty (40) percent of the total lot area.
4. The building setback line shall be one hundred (100) feet measured from the right-of-way line.
5. The side yards shall be twenty five (25) feet each.
6. Rear yard shall be fifty (50) feet.

DEVELOPMENT OF LAND FOR INDUSTRIAL PURPOSES SHALL BE GOVERNED BY THE FOLLOWING:

1. Any part or portion of the site which is not used for buildings, other structures, loading or parking spaces and aisles, sidewalks, and designated storage areas, shall be planted with an all season ground cover and shall be landscaped with trees and shrubs in accordance with an overall landscape plan and shall be in keeping with natural surroundings. On properties adjacent to or contiguous to residential areas, landscaping shall include a planted or constructed visual barrier so placed as to effectively screen loading or service areas.
2. Water and sewer systems shall meet the requirements of the Pennsylvania Department of Environmental Resources.
3. Parking areas shall be designed in accordance with Section 404 of this Ordinance.
4. Storm drainage facilities shall be designed in accordance with Section 507 of this Ordinance.
5. No design shall be approved which does not conform to appropriate Federal, State, Regional and Local Standards relative to water or air pollution, particle emission, noise, electrical disturbances, waste disposal, light, glare, heat, vibration, radioactivity, and outdoor storage of materials, or involves any activity generating a nuisance.

Section 407. Easements.

1. The minimum width of easements for underground and overhead public utilities shall be twenty (20) feet.
2. Wherever possible, easements for public utilities shall be centered on side and/or rear lot lines.
3. Electric, telephone, cable TV and all other utility facilities shall be installed underground unless, in the opinion of the Township, special conditions require otherwise.
4. Drainage easements shall be of such adequate width as to serve the purpose for which they are intended. Such easements shall preserve the unimpeded flow of natural drainage or provide for the construction of drainage facilities. In no case shall they be less than twenty (20) feet.

ARTICLE V IMPROVEMENT AND CONSTRUCTION REQUIREMENTS

Section 501. Monuments and Markers.

Monuments and markers must be placed so that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. Monuments must be marked on top with a copper or brass plate or dowel set in the concrete.

Section 501-A. Monuments.

1. Monuments shall be set:
 - a. at the intersection of all right-of-way lines; or
 - b. at the intersection of lines forming angles in the boundaries of the development; or
 - c. at such points as many be required by the Engineer.
2. In no case shall the number of monuments be less than two (2) for a minor subdivision or four (4) for a major subdivision.
3. Monuments shall be six (6) inches square or four (4) inches in diameter, thirty (30) inches long and made of concrete, or a four (4)-inch cast iron or steel pipe filled with concrete.

Section 501-B. Markers.

1. Markers shall be set:
 - a. at all lot corners except those monumented;
 - b. prior to the time the lot is offered for sale.
2. Markers shall be a minimum one-half (1/2) of an inch square or one-half (1/2) of an inch in diameter, a minimum of thirty (30) inches long. Markers shall be made of iron pipes or iron or steel bars.

Section 501-C. Removal.

Any monuments or markers that are removed must be replaced by a registered engineer or surveyor at the expense of the person removing them.

Section 502. Streets.

1. Streets shall be surfaced to the grades and dimensions drawn on the plans, profiles, and cross-sections submitted by the subdivider and approved by the Board of Supervisors. Before paving the street surface, the subdivider must install the required utilities and provide,

where necessary, adequate storm water drainage for the streets as acceptable to the Township. Following a review of the subdivision plan and consultation with the subdivider and the supervisors, the Board of Supervisors shall determine the type of development and the specifications for the base and wearing surface of the streets.

2. In general, all streets shall be designed and constructed in conformance with all specifications of Pennsylvania Department of Transportation Publications No. 408 and 70, as amended. The Board of Supervisors shall decide if a collector or arterial street is required as a direct result of the construction of the subdivision, in which case the subdivider is responsible for constructing the additional width required.
3. Where an existing township road is deemed by the Board of Supervisors to be inadequate to handle any increase in traffic as a result of the proposed development, the subdivider is responsible for either constructing or the cost of constructing the required improvements to the roadway.

Section 502-A. Street Lights.

If required by the municipality, a street light complying with municipal specifications shall be installed at one (1) corner of every intersection. Additional lighting may be required for specific situations.

Section 502-B. Street Signs.

Street name signs must be placed at all intersections. Their design must be approved by the Board of Supervisors.

Section 502-C. Street Names.

Names of new streets shall not duplicate existing or platted street names or approximate such names by the use of suffixes such as "lane," "way," "drive," "court," and "avenue." In approving names of streets within the postal delivery district served by the Post Office, cognizance may be given to existing or platted street names. New streets shall bear the same name of any continuation or alignment with an existing or platted street.

Section 502-D. Street Trees

The Board of Supervisors may require that shade trees be planted in a development to conform to the following specifications:

1. The trees shall be located between the sidewalk and building setback line and at least five (5) feet from the sidewalk. Trees shall be planted between the sidewalk and curb only if the curb and sidewalk are at least ten (10) feet apart.
2. Each tree shall be at least eight (8) feet in height and have a diameter of at least one and one-half (1-1/2) inches.
3. Trees shall be uniformly spaced not less than fifty (50) feet nor more than seventy (70) feet apart. Tree varieties shall be acceptable to the Planning Commission.

Section 503. Curbs and Gutters.

1. In any proposed subdivision or land development with an average lot size or area per dwelling unit of twenty-two thousand (22,000) square feet or less, or where any subdivision is immediately adjacent to or within one thousand (1,000) feet of any existing or recorded subdivision having curbs, curbs shall be installed on each side of the street.
2. Curbs may also be required along any existing or proposed street regardless of lot size where curbs are necessary to control the flow of surface water and regulate traffic, where the evidence indicates that sidewalks are necessary for the public safety, and/or where lot widths are one hundred (100) feet or less.
3. Curbs shall be provided in all streets and parking compounds located within multi-family development projects.
4. In areas where curbing is not required, suitable gutters shall be installed to avoid erosion.
5. All curbs shall be constructed of Portland Cement concrete. The construction of vertical curbs shall conform to the requirements of Section 715, Plain Cement Concrete Curb, Type A of the Pennsylvania Department of Transportation, or as amended. *Rolled gutter type curbs may also be constructed if approved by the Township Engineer and the Board of Supervisors.*

Section 504. Sidewalks.

1. In any proposed subdivision or land development with an average lot size or area per dwelling unit of twenty-two thousand (22,000) square feet or less, or where a subdivision is immediately adjacent to or within one thousand (1,000) feet of any existing or recorded subdivision having sidewalks, sidewalks may be required on each side of the street in accordance with municipal specifications.
2. The Board of Supervisors may require installation of sidewalks in any subdivision or development where the evidence indicates that sidewalks are necessary for the public safety.
3. Sidewalks shall be within the right-of-way of the street.
4. Sidewalks must be at least four (4) feet wide. In the vicinity of shopping centers, schools, recreation areas and other such facilities, sidewalks must be at least five (5) feet wide and located within the street right-of-way.
5. Sidewalks shall be constructed according to Pennsylvania Department of Transportation standards.

Section 505. Water Supply Systems.

Section 505-A. Requirements.

1. Where a water main supply is within one thousand (1,000) feet of, or where plans approved by the municipality provide for the installation of public water facilities, the developer shall provide the development with a complete water supply system to be connected to the existing or proposed water main supply system in accordance with municipal specifications.
2. If connection to a public water supply system is not possible, a report on the feasibility of constructing a separate water supply system may be required by the Board of Supervisors and a report shall be submitted setting forth the findings.

3. The plans for installation of a private water supply system shall be prepared by the land developer and approved by the Pennsylvania Department of Environmental Resources. Upon completion of any water supply system, the plan for the system as built shall be filed with the municipality.
4. Where none of the above alternatives are possible or feasible, an individual water supply system shall be installed.
5. The water supply yield shall be adequate for the type of development proposed.
6. The installation of such systems shall not endanger or decrease groundwater supplies of adjacent properties.
7. Any such individual system shall meet any applicable Pennsylvania Department of Environmental Resources regulations.

Section 505-B. System Plan.

The plan for the installation of the mains of a water supply system must be prepared for the subdivision with the cooperation of the appropriate water utility company and approved by its Engineer and the Township Engineer. Upon the completion of the water supply system, one copy of the plan for the system as-built must be filed with the Township.

Section 505-C. Fire Hydrants.

1. Fire hydrants must be installed as an integral part of any public water supply system.
 - a. Fire hydrants shall be in accordance with specifications set forth by the National Fire Protection Association or as amended.
 - b. Fire hydrants shall be placed at intervals of not more than six hundred (600) feet or as specified by the National Fire Protection Association and/or the Department of Environmental Resources.

Section 506. Sanitary Sewerage Systems.

Section 506-A. Requirements.

1. All properties shall be connected to a public sanitary sewer system if possible.
2. Where a public sanitary sewer system is not accessible but is proposed for extension within five (5) years to the development or to within one thousand (1,000) feet of the development, the developer shall install sewer lines, including lateral connections, to provide adequate service to each lot when connection with the public system is made. The sewer lines shall be capped at the street right-of-way line. When capped sewers are provided, on-site disposal facilities shall also be provided.
3. If no public system is either proposed within five (5) years or within one thousand (1,000) feet of the development, the Board of Supervisors may require that a study be prepared to determine the feasibility of constructing a separate private system or treatment facility or connecting to an existing private or public system over one thousand (1,000) feet away.
4. Upon completion of any sanitary sewer system installation, the plan for the system as-built shall be filed with the municipality.

5. Where none of the above alternatives are possible or feasible, an individual sewage disposal system consisting of a septic tank and tile absorption field or other approved sewage disposal system shall be provided for each lot at the time improvements are erected or installed

thereon. All such individual sewage disposal systems shall be constructed in accordance with the Pennsylvania Department of Environmental Resources regulations.

Section 506-B. System Plan.

The plans for the installation of a sanitary sewer system must be prepared for the subdivision and approved by the Engineer for the subdivision and approved by the Engineer of the sewerage system to which it will be connected and the Pennsylvania Department of Environmental Resources. The Engineer of the sewerage system must inspect the sewer line before it is covered over. Upon completion of the sanitary sewer installation, the plan for the system as-builts must be filed with the Township.

Section 506-C. Sewer Pipe.

Any sewer pipe main must be at least six (6) inches in diameter and any sewer lateral must be at least four (4) inches. Storm sewers may not be connected with sanitary sewers. If plastic sewer pipe is used, Schedule 40 or better will be required.

Section 506-D. Manholes.

Manholes shall be located generally at intervals of 250 feet and in no case more than 400 feet. Manholes are also required at all points of change of course or grade and at all points of intersection of sewer lines.

Section 507. Storm Water Management And Design Criteria.

Section 507-A. Scope.

A Storm Water Management Plan shall be required for each subdivision or land development plan at both the preliminary and final plan submittal stage. As an integral part of the Storm Water Management Plan, erosion and sedimentation control measures shall be included. For the purposes of this section of the Ordinance, any expansion or construction where such development occupies an area in excess of 20,000 square feet (combined building and paved parking area) shall be considered a land development plan and will require a Storm Water Management Plan in accordance with the applicable regulations of this Section. The 20,000 square foot requirement applies on individual large projects, projects which exceed a cumulative total of 20,000 square feet after the Ordinance effective date, and any projects occurring after the 20,000 square feet level has been reached. A Storm Water Management Plan must be approved as per paragraph C of this Section before construction of any expansion may proceed.

Section 507-B. Content.

The Storm Water Management Plan shall contain the following:

1. a general description of the proposed subject.
2. project location on a 7.5 minute U.S.G.S. map or equivalent.

3. topographic features of the site and adjacent lands that are considered to impact upon the Storm Water Management design. Flow direction arrows should be utilized to indicate the direction of storm water flow on site.
4. runoff calculations for the entire watershed and related design computation necessary to substantiate the proposed temporary and permanent storm water management facilities. A minimum affected drainage area of one (1) acre shall be used to calculate required storm water storage, unless otherwise justified by site topography illustrated on the plan.
5. design and specifications of temporary and permanent storm water management facilities. The volume of storm water detention required per lot shall be noted on the plan as well as approximate dimensions of the proposed facility. An estimated construction cost should also be provided.
6. staging or implementation schedule for construction the proposed storm water control system. A plan note shall be added to grant county and municipal officials and employees thereof the right of access to the property for inspection of a storm water management facilities and, in the event of default by the subdivider, installation of the storm water management facilities.
7. maintenance and ownership provisions.

Section 507-C. Review And Approval

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

Observations of construction shall be the responsibility of the Township Engineer or his designated representative and shall be conducted to certify compliance with this Ordinance. Upon completion of the storm water management installation for a subdivision or land development of more than one (1) lot or unit or with an estimated storm water management facilities construction costs in excess of \$3,000, the developer/subdivider shall provide a certification of completion from a registered engineer or surveyor verifying that storm water management facilities have been constructed in compliance with the approved plans. Changes to the approved plans shall be authorized only with the written approval of the Township Engineer.

Section 507-D. Design Standards

Computations for determining storm water runoff and for the design of storm water management facilities shall be based upon the current U.S.D.A., Soil-Cover-Complex Method described in TR-55, Urban Hydrology for Small Watersheds; the United States Department of Agriculture, Soil Conservation Service National Engineering Handbook, Section 4.

The Storm Water Management Plan shall effectively demonstrate the control of post-development peak discharge rates to pre-development peak discharge rates based on the following standards:

1. All pre-development calculations, unless in woodland, shall be based upon the assumption of grass cover and pre-development storm water runoff shall be calculated for a two (2) year storm event. Where the site contains existing impervious surface, up to 50% of the impervious area may be considered as an existing pre-development condition.
2. Release rates from storage structures and from each subdivision or land development shall be based on the runoff from the two-year pre-development storm event.
3. Storage structures and peak flow from subdivision or land development shall be designed such that post-development five-year peak discharge will not exceed the pre-development two-year peak discharge for the primary outlet structure and from the development.

4. All storage structures shall be designed with emergency spillways. The minimum design capacity of the emergency spillway shall be the 25 year post-development peak discharge while maintaining a minimum of 1.0 foot freeboard.
5. Culvert, pipes, and other water carrying structures shall be designed to handle the peak discharge from the ten year post-development storm event.
6. The storm water management plan shall include calculations indicating velocities of flow, grades, sizes, and capacities of water carrying structures, debris or sediment basins, and retention and detention structures and sufficient design information to construct such facilities.
7. Storm water runoff shall be based on the following 24-hour storm events:

<u>Storm Frequency</u>	<u>Inches of Rainfall</u>
2 years	3.0 inches
5 years	4.0 inches
10 years	4.8 inches
25 years	5.3 inches
50 years	6.0 inches
100 years	6.7 inches

8. Maximum permitted average velocities are as follows:
 - a. three feet (3') per second where only sparse vegetation can be established.
 - b. four feet (4') per second under normal conditions where vegetation is to be established by seeding.
 - c. five feet (5') per second where dense, vigorous sod can be quickly established or where water can be temporarily diverted during establishment of vegetation.
 - d. six feet (6') per second where well established sod is in existence.
 - e. For lined water carrying channels, the following velocities are permitted:
 - (1) six inch (6") Rock Rip-Rap - up to six feet (6') per second.
 - (2) nine inch (9") Rock Rip-Rap - up to eight feet (8') per second.
 - (3) asphalt - up to seven feet (7') per second.
 - (4) durable bedrock - up to eight feet (8') per second.
 - (5) twelve inch (12") Rock Rip-Rap - up to nine feet (9') per second.
 - (6) concrete or steel - up to twelve feet (12') per second.
 - (7) The normal maximum velocity of open channel flows shall not exceed ten feet (10') per second.
9. Energy dissipators shall be placed at the outlets of all pipes where flow velocities exceed maximum permitted channel velocities.
10. Vertical pipes, inlets, and other surface water receiving structures shall be installed with trash racks.

11. Storm water runoff channels shall be designed and installed to avoid trapping excess sediment.
12. Storage of equivalent storm water runoff for a portion of a property may be considered in lieu of storage of generated runoff provided:
 - a. The site is located so that it is physically impossible to detain runoff from the proposed facilities or drainage problems exist upgrade that would impact upon the site or downgrade properties.
 - b. The impact of generated runoff discharging off site from the subdivision or land development is determined by the Township Engineer to be negligible and not detrimental to adjacent properties.
 - c. Implementation of equivalent storage shall be determined applicable and feasible by the Township Engineer.
13. A variety of methods for storm water detention are available for use. These include surface detention, subsurface detention, use of existing facilities (ponds, etc.) or a combination thereof. Subsurface detention shall be utilized only where the subsurface is stable and not prone to sink hole formation.

Section 507-E. Erosion And Sedimentation.

All development applications which involve grading or excavation shall conform to the requirements of the Rules and Regulations of the Pennsylvania Department of Environmental Resources and the Dauphin County Soils Conservation Service pertaining to erosion and sedimentation. It shall be the responsibility of the applicant to secure approval of the Department of Environmental Resources and the Dauphin County Soils Conservation Service.

Section 507-F. Ownership And Maintenance Program.

Each storm water management plan shall contain provisions which clearly set forth the ownership and maintenance responsibility of all temporary and permanent storm water management facilities, and erosion and sedimentation control facilities, including:

1. description of temporary and permanent maintenance requirements.
2. identification of responsible individual, corporation, association or other entity for ownership and maintenance of both temporary and permanent storm water management and erosion and sedimentation control facilities.
3. establishment of suitable easements for access to all facilities.
4. The intent of these regulations is to provide for private ownership and maintenance of storm water management and erosion and sedimentation control facilities. Where the Storm Water Management Plan proposes Municipal Ownership and/or maintenance, a description of the methods, procedures, and the extent to which any facilities shall be turned over to the local municipality, including a written approval of responsibilities as proposed, shall be incorporated as an integral part of the plan.

Section 507-G. Basic Construction Criteria.

Construction of storm water management and erosion control facilities shall be in accordance with the approved plans and accompanying specifications, if any. The construction details and standards of the following publications in their most recent revision shall be acceptable:

1. DER Soil Erosion And Sedimentation Control Manual
2. PennDOT Form 408 Specifications
3. PennDOT RC Series, Roadway Construction Standards

Section 508. Floodplain.

1. The floodplain corridor shall be defined and established as the area of inundation which functions as a storage or holding area for flood water to a width required for a one hundred (100) year flood as delineated in one of the following reports:
 - a. a hydrologic report prepared by an individual registered in the Commonwealth of Pennsylvania to perform such duties.
 - b. a hydrologic report prepared by an agency of the U.S. Government.
2. In case of any dispute concerning the boundaries of a floodplain corridor, the Board of Supervisors shall determine the ultimate location.
3. Whenever a floodplain is located within or along a proposed land development, the plan shall include the location of the floodplain with a plan note that (1) the floodplain shall be kept free of structures, fill, and other encroachments and (2) any structures located within the floodplain shall be flood-proof to the limits of the floodplain corridor.
4. All floodplain lands shall be excluded in the minimum lot area calculations. Additionally, the floodplain area shall be identified by elevation or by approximate distance from the centerline of the stream channel. Floodplain lines need not be identified by distances and bearings.
5. No subdivision and/or land development or part thereof shall be approved if the proposed development and/or improvements will individually or collectively, increase the one hundred (100) year flood elevation more than one (1) foot at any point.
6. If it is determined that only a part of a proposed subdivision can be safely developed, the Board of Supervisors shall limit development to that part and shall require that development proceed consistent with this determination.
7. The subdivision must in all reports comply in full with the Reed Township Floodplain Ordinance.

Section 509. Underground Utility Lines.

Electric, telephone and all other utility facilities shall be installed underground. The developer shall be required to obtain a letter from the appropriate utility company confirming that the developer has entered into an agreement to provide for an underground electric and telephone system in accordance with the Pennsylvania Public Utility Commission Investigation Docket #99, as amended, or has obtained a waiver from said Pennsylvania Public Utility Commission to allow overhead electric and telephone facilities.

Section 510. Petroleum Lines.

When any petroleum or petroleum products transmission line traverses a land development, the developer shall confer with the applicable transmission or distributing company to determine the minimum distance which shall be required between each dwelling unit and the centerline of such petroleum or petroleum products transmission line.

Section 511. Natural Gas Lines.

The minimum distance from a natural gas line to a dwelling unit shall be as required by the applicable transmission or distributing company, or as shall be required by the applicable regulations issued by the Department of Transportation under the Natural Gas Pipe Line Safety Act of 1986, as amended, whichever is greater.

Section 512. Dedication Of Lands For Local Recreation.

The Board of Supervisors may require a payment of a fee instead of dedicating land for recreational purposes. The fee shall be payable to Reed Township prior to approval of each final plat and shall be calculated by multiplying the number of dwelling units by the fee per dwelling unit.

The amount of the fee shall be per proposed dwelling unit of the entire tract and shall be set by the Board of Supervisors.

All moneys paid to the Township pursuant to this section shall be kept in a capital reserve fund. Moneys in such fund shall be used only for the acquisition of land, capital improvements or maintenance of park and/or recreation purposes within the Township.

Section 513. Completion Of Improvements Or Guarantee Thereof; Prerequisite To Final Plan Approval.

1. No plat shall be finally approved unless the streets shown on such plat have been improved to a mud-free or otherwise permanently passable condition or improved as may be required by this Ordinance and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers and other improvements as may be required by this Ordinance or Board of Supervisors have been installed in accordance herewith. In lieu of the completion of any improvements required as a condition for the final approval of a plat, the Township shall require for deposit with the Township financial security in an amount sufficient to cover the costs of any improvements or common amenities including, but not limited to, roads, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings.
2. When requested by the developer, in order to facilitate financing, the Township shall furnish the developer with a signed copy of a Resolution indicating approval of the final plat contingent upon the developer obtaining a satisfactory financial security. The final plat or record plan shall not be signed nor recorded until the financial improvements agreement is executed. The Resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days unless a written extension is granted by the governing body. Such extension shall not be unreasonably withheld and shall be placed in writing at the request of the developer.
3. Without limitation as to other types of financial security which the township may approve, which approval shall not be unreasonably withheld, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such

lending institutions shall be deemed acceptable financial security for the purpose of this Ordinance. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.

4. Such bond or other security shall provide for and secure to the public the completion of any improvements which may be required on or before the date fixed in the formal action of approval or accompanying agreement for completion of such improvements.
5. The amount of financial security to be posted for the completion of the required improvements shall be equal to one hundred ten percent (110%) of the cost of completion of the required improvements estimated as of ninety (90) days following the date scheduled for completion by the developer. The Township may, annually, adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to assure that the financial security equals said one hundred ten percent (110%). Any additional security shall be posted by the developer in accordance with this subsection.
6. The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements submitted by an applicant or developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The Township, upon the recommendation of the Township's Engineer, may refuse to accept such estimate for good cause shown. If the applicant or developer and the Township are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Township and the applicant or developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township and the applicant or developer.
7. If the party posting the financial security requires more than one (1) year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional ten percent (10%) for each one year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten percent (110%) of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one year period by using the above bidding procedure.
8. In a situation where development is projected over a period of years, the Township 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.
9. As the work of installing the required improvements proceeds, from time to time the party posting the financial security may request the Township to release or authorize the release of such portions of the financial security necessary for payment to the contractor or contractors performing the work. Any such request shall be in writing addressed to the Township. Upon receipt of such request, the Township shall have forty-five (45) days within which to allow the Township Engineer to certify in writing to the Township that such portion of the work upon the improvements has been completed in accordance with the approved plat. Upon such certification, the Township shall authorize the release by the bonding company or lending institution of an amount as estimated by the Township Engineer fairly representing the value of

the improvements completed, or, if the Township fails to act within said forty-five (45) day period, the Township shall be deemed to have approved the release of the funds as requested. The Township may, prior to final release at the time of completion and certification by its Engineer, require retention of ten percent (10%) of the estimated cost of the aforesaid improvements.

10. Where the Township accepts dedication of all or some of the required improvements following completion, the governing body may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plat for a term not to exceed eighteen (18) months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in this section with regard to installation of such improvements and the amount of the financial security shall not exceed fifteen percent (15%) of the actual cost of the installation of said improvements.
11. 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.
12. If financial security has been provided in lieu of the completion of improvements required as a condition for the final approval of a plat as set forth in this section, the Township shall not condition the issuance of building, grading or other permits relating to the erection or placement of improvements, including buildings, upon the lots or land as depicted upon the final plat upon actual completion of the improvements depicted thereon. If financial security has been provided, occupancy permits for any building or buildings to be erected shall not be withheld: if the improvement of the streets providing access to and from existing public roads to such building or buildings are mud-free or otherwise in permanently passable condition as well as the completion of all other improvements as depicted upon the approved plat, either upon the lot or lots or beyond the lot or lots in question if such improvements are necessary for the reasonable use of or occupancy of the building or buildings.

Section 514. Release From Improvement Bond.

1. When the developer has completed all the necessary and appropriate improvements, the developer shall notify the Township in writing by certified mail of the completion of the aforesaid improvements and shall send a copy thereof to the Township Engineer. The Township shall within ten (10) days after receipt of such notice direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Township Engineer shall, thereupon, file a report in writing with the Township, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township Engineer of the aforesaid authorization by the Township. Said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part. If said improvements or any portion thereof shall not be approved or shall be rejected by the Township Engineer, said report shall contain a statement of reasons for such non-approval or rejection.
2. Within fifteen (15) days of the receipt of the Engineer's report, the Township shall notify the developer in writing by certified mail of the action.
3. If the Township or Township Engineer fails to comply with the time limit contained herein, all improvements shall be deemed to have been approved and the developer shall be released from all liability pursuant to its performance guaranty bond or other security agreement.

- If any portion of the said improvements shall not be approved or shall be rejected by the Township, the developer shall proceed to complete the same and upon completion, the same procedure of notification as outlined in this Ordinance shall be followed.
5. Nothing in this Ordinance, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise, any determination of the Township or the Township Engineer.
 6. Where reference is made in this Ordinance to the Township Engineer, he shall be a duly registered professional engineer in Pennsylvania employed by the Township or engaged as a consultant to the Township.
 7. Prior to being released from the improvement bond, the applicant shall reimburse the Township for the reasonable and necessary expenses incurred for the inspection of the improvements. Such reimbursement shall be based upon a schedule established by ordinance or resolution. Such expense shall be reasonable and in accordance with the ordinary and customary fees charged by the Township Engineer or consultant for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the Township in cases where fees are not reimbursed or otherwise imposed on applicants.
 - a. In the event the applicant disputes the amount of any such expense in connection with the inspection of improvements, the applicant shall, within ten (10) working days of the date of billing, notify the municipality that such expenses are disputed as unreasonable or unnecessary, in which case the municipality shall not delay or disapprove a subdivision or land development application or any approval or permit related to development due to the applicant's request over disputed engineer expenses.
 - b. If, within twenty (20) days from the date of billing, the Township and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then the applicant and the Township shall jointly, by mutual agreement, appoint another professional engineer licensed as such in the Commonwealth of Pennsylvania to review the expenses and make a determination as to the amount thereof which is reasonable and necessary.
 - c. The professional engineer so appointed shall hear such evidence and review such documentation as the professional engineer in his or her sole opinion deems necessary and shall render a decision within fifty (50) days of the billing date. The applicant shall be required to pay the entire amount determined in the decision immediately.
 - d. In the event that the municipality and applicant cannot agree upon the professional engineer to be appointed within twenty (20) days of the billing date, then, upon application of either party, the President Judge of the Court of Common Pleas of Dauphin County, Pennsylvania shall appoint such engineer, who, in that case, shall be neither the Township Engineer nor any professional engineer who has been retained by or performed services for the Township or the applicant within the preceding five (5) years.
 - e. The fee of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the applicant if the amount of payment required in the decision is equal to or greater than the original bill. If the amount of payment required in the decision is less than the original bill by one thousand dollars (\$1,000.00) or more, the Township shall pay the fee of the professional engineer, otherwise the Township and the applicant shall each pay one-half (1/2) of the fee of the appointed professional engineer.

Section 515. Remedies To Effect Completion Of Improvements.

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

Section 516. Dedication Of Improvements.

Upon installation of the improvements and subsequent inspection by the Township Engineer, the developer shall take final steps to dedicate the improvements and have them accepted by the Township. Following approval by the Township, the recording of the Final Plan has the effect of an irrevocable offer to dedicate all streets and other public ways and areas to public use. The offer, however, does not impose any duty on the Township concerning maintenance or improvements until the proper authorities of the Township have made actual acceptance, either by ordinance or resolution. Developer must maintain streets and/or other improvements for a period of eighteen (18) months to be eligible for dedication to the Township.

ARTICLE VI FEES

Section 601. Fees.

The following fees shall be paid by the subdivider or developer to the Township.

Section 601-A. Filing Fee.

A filing fee established by the Board of Supervisors will be paid at the time the preliminary application is submitted for approval.

Section 601-B. Review Fee.

An engineering fee in the amount estimated by the Township Engineer on the basis of the preliminary plan to cover such costs as:

1. reviewing the plan for conformance to the provision of the codes and ordinances of the Township.
2. site inspection for conformance to survey.
3. preparing cost estimates of required improvements.

Such fee shall be sufficient to cover the costs of all necessary engineering reviews. Failure to pay such fee after notification of the costs and within eighty-five (85) days of plan submission shall constitute grounds for denial of preliminary plan approval.

The developer shall be reimbursed if the actual cost is under the estimated cost. The developer shall be required to pay any additional amounts required because of unforeseen circumstances after any such amounts have been authorized by Township Supervisors.

All fees shall be in the form of a check or money order and payable to the Township.

Section 601-C. Inspection Fee.

Refer to Section 513.7.

All fees shall be in the form of a check or money order and payable to the Township.

Section 602. Resubmission Of Plans.

Where plans are resubmitted following disapproval by the Township, no fee shall be charged for resubmission provided the re-review involves changes only to those items for which the plan was originally disapproved.

Section 603. Fee Schedule.

The Township shall adopt by Resolution a Township Subdivision and Land Development fee schedule. The Township shall not be required to review any plan unless the fee as provided in the rate schedule is first paid to the Township.

ARTICLE VII MODIFICATIONS

Section 701. General.

The Township Supervisors may grant a modification of the requirements of one (1) or more provisions of this Ordinance if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the public interest and that the purpose and intent of the ordinance is observed.

Section 702. Procedure.

1. All requests for a modification shall be in writing and shall accompany and be a part of the application for subdivision or development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved and the minimum modification necessary.
2. The Township shall keep a written record of all action on all requests for modifications.

ARTICLE VIII MOBILE HOMES AND MOBILE HOME PARKS

Section 801. Purpose.

This Article shall provide for the planning and siting of mobile homes and mobile home parks in such manner that will eliminate and prevent health and safety hazards; will promote the economical and orderly development and utilization of land; will preserve natural and scenic values; will not create a traffic hazard or otherwise impair the function and amenity of the mobile home occupants and/or the surrounding neighborhood.

Section 802. Permits And Certificate of Registration.

Section 802-A. Permits Required.

It shall be unlawful for any person to maintain, construct, alter or extend any mobile home park within the limits of the Municipality unless he holds a valid certificate of registration issued by the Department of Environmental Resources in the name of such person and also a permit issued by the Municipality.

Section 802-B. Application To Pennsylvania Department of Environmental Resources.

All applicants for a certificate of registration shall be made by the Owner of the mobile home park or his authorized representative in accordance with the Rules and Regulations, Commonwealth of Pennsylvania, Department of Environmental Resources, Chapter 4, Article 415, Regulations for Mobile Home Parks, Adopted October 30, 1959, Amended January 22, 1965, or as hereafter amended.

Section 802-C. Application To The Municipality.

A copy of the said Department of Environmental Resources application shall be concurrently filed with Reed Township. Using a form furnished by the Municipality, the applicant shall also submit an application for a permit to operate a mobile home park to Reed Township.

Section 802-D. Renewal Permits.

Renewal permits shall be issued by Reed Township upon furnishing proof by applicant that his park continued to meet the standards prescribed by the Department of Environmental Resources and this Ordinance.

A representative of Reed Township may inspect a mobile home park at reasonable intervals and at reasonable times to determine compliance with this Ordinance.

The permit shall be conspicuously posted in the office or on the premises of the mobile home park at all times.

Section 802-E. Compliance Of Existing Mobile Home Parks.

Mobile home parks in existence at the date of adoption of this Ordinance and being duly authorized to operate as same by the Department of Environmental Resources may be continued so long as they otherwise remain lawful.

Existing mobile home parks shall be required to submit an existing plot plan, drawn to scale, when applying for a mobile home park permit as required under Sections 2 and 3 of this Ordinance.

Any subsequent new construction, alteration or extension of an existing mobile home park shall comply with the provisions of this Ordinance.

Any existing mobile home park which in the opinion of Reed Township creates a fire or health hazard shall be required to comply with the Ordinance within a reasonable period of time as determined by Reed Township.

Section 802-F. Individual Mobile Homes.

Individual mobile homes not located in a mobile home park shall not be required to obtain a mobile home park permit, however, they shall be required to obtain a building permit as prescribed by the Building Permit Ordinance of Reed Township.

Individual mobile homes shall comply with all other applicable Ordinances and regulations that govern single-family homes in this Municipality.

Section 803. Fees.

1. An initial permit fee for each mobile home park will be assessed; plus additional fees for each mobile home space shown by the plot plan. These fees will be established by the Board of Supervisors and will be due when the plot plan is filed.
2. The annual renewal permit fee for each mobile home park shall also be established by the Board of Supervisors. There will be a fee for the transfer of a permit.

Section 804. Application For Permit And Plan Requirements.

1. Application for the mobile home park permit shall be filed in triplicate with the Township Secretary. The application shall be in writing, signed by the Owner and shall include the following:
 - a. the name and address of the Owner.
 - b. the location and legal description of the mobile home park.
 - c. a complete plan of the park in conformity with the requirements of this Section of the Ordinance.
 - d. plans and specifications of buildings, improvements and facilities constructed or to be constructed within the mobile home park.

- e. such further information as may be requested by the Board of Supervisors to enable it to determine if the proposed park will comply with legal requirements.
2. The Township Secretary shall submit a copy of the application and plans to the Board of Supervisors for their review and recommendation.
3. The Board of Supervisors shall consider the application and mobile home park plan to determine compliance with the provisions hereof. Upon favorable determination of same, and upon being furnished a copy of the certificate of registration issued by the Department of Environmental Resources to the Owner, and payment of the fee prescribed herein, a mobile home park permit shall be issued to the Owner which shall be valid for a period of one (1) year thereafter.
4. The plan of a proposed mobile home park shall be clearly and legibly drawn to a scale of not less than one (1) inch to fifty (50) feet and not more than one (1) inch to one hundred (100) feet.
5. Mobile home park plans shall be prepared by a registered surveyor or engineer.
6. The plan shall show:
 - a. name of the proposed mobile home park.
 - b. north point, graphic scale and date, including the month, day and year that the original drawing was completed, and the month, day and year that the original drawing was revised, for each revision, if any.
 - c. name of record Owner and developer.
 - d. name and address of registered surveyor or engineer.
 - e. names of all abutting property owners, if any, with the County Recorder of Deeds book and page numbers where recorded.
 - f. a key map, for the purpose of locating the property being subdivided, showing the relationship to adjoining property and to all streets, roads, municipal boundaries, and recorded subdivision plans existing within one thousand (1,000) feet of any part of the property.
 - g. total tract boundaries of the property being plotted showing bearings and distances, and a statement of total acreage of the property.
 - h. all existing sewer lines, water lines, fire hydrants, utility transmission lines, culverts, bridges, railroads, water courses, and significant man-made or natural features within the proposed mobile home park and within fifty (50) feet from the boundaries of the proposed mobile home park.
 - i. all existing buildings or other structures, and the approximate location of all existing tree masses, within the proposed mobile home park.
 - j. location and elevation of the datum to which contour elevations refer; where reasonably practicable, datum used shall be a known, established bench mark.

- k. the number, location and size of each mobile home lot referenced to a schedule giving the size of the mobile home unit proposed for each lot.
- l. contour lines of existing and proposed finished grades vertical intervals of two (2) feet.
- m. profiles of natural and finished grades of access and collector streets shall be given to the scale of 1 inch to 10 feet horizontal and 1 inch to 1 foot vertical.
- n. designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements of the Department of Environmental Resources and Transportation.
- o. the location and datum levels of water and sewer lines and riser pipes.
- p. plans and specifications of the water supply and refuse and sewage disposal facilities.
- q. plans and specifications of buildings constructed or to be constructed within the mobile home park.
- r. the location and details of lighting and electrical systems, gas lines, lighting, cable TV, and any other utilities in the mobile home park.

Section 805. Environmental, Open Space And Access Requirements.

Section 805-A. Site Location.

A mobile home park shall be located only upon property designated for that use by the appropriate public planning agency.

No part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.

Condition of soil, ground water level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, dust, noise, odors or other adverse influences, and no portion subject to predictable sudden flooding or erosion shall be used for any purpose which would expose persons or property to hazards.

Section 805-B. Site Drainage Requirements.

The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner.

Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled in a manner approved by the Department of Environmental Resources.

No waste water from any plumbing fixture or sanitary sewer line shall be deposited upon the ground surface in any part of a mobile home park.

Section 805-C. Soil And Ground Cover Requirements.

Exposed ground surfaces in all parts of every park shall be paved, covered with stone screenings or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.

Park grounds shall be maintained free of vegetation growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

Section 805-D. Lot Requirements, Setbacks, Recreation Areas And Screening.

The maximum density of mobile homes shall be regulated by minimum lot size, separation requirements and recreation area requirements as set forth below.

Each lot shall contain at least ten thousand (10,000) square feet of area with a width of the building set-back line not less than eighty (80) feet exclusive of easements.

Mobile homes shall be located at least fifty (50) feet from any park property boundary line abutting upon a public street or highway right-of-way and at least thirty-five (35) feet from other park property boundary lines.

There shall be a minimum distance of twenty five (25) feet between an individual mobile home, including accessory structures, and adjoining pavement of a park street, common parking area or other common areas.

Mobile homes shall be separated from each other and from service buildings and other structures by at least 30 feet provided that mobile homes placed end-to-end may have a clearance of 20 feet where opposing rear walls are staggered. An accessory structure which has a horizontal area extending 25 square feet shall, for purposes of this separation requirement, be considered to be part of the mobile home.

In mobile home parks, a common recreation area or areas shall be provided, centrally located, and of an area not less than the total of mobile home stands multiplied for four hundred (400) square feet per home. Recreation areas shall be planned in the layout with dimensions such that the average length shall not exceed twice the average width.

Screening of evergreen plantings, not less than six feet high, shall be provided by the Owner along all property and street boundaries of a mobile home park.

Section 805-E. Streets.

The general requirements and design standards for street layout, street design and street names shall be in accordance with all sections of this Subdivision and Land Development Ordinance.

Section 805-F. Walks.

All mobile home parks shall be provided with safe, convenient, all season pedestrian access of adequate width for intended use, durable and convenient to maintain. Sudden changes in alignment and gradient shall be avoided.

A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of four (4) feet.

All mobile home stands shall be connected to common walks, streets, driveways or to parking spaces. Such individual walks shall have a minimum width of three (3) feet.

Section 805-G. The Mobile Home Lot.

The limits of each lot shall be marked on the ground by suitable means. Location of lot limits on the ground shall be the same as shown on accepted plans.

The mobile home stand shall be improved to provide adequate support for the placement and tie-down of the mobile home. The stand shall not heave, shift or settle unevenly under the weight of the mobile home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. A permanent support shall be of masonry construction upon footers set below frost line and oriented to the frame of the home. The area directly beneath the modular or mobile home shall be one continuous concrete pad four (4) inches and reinforced with a minimum of six (6) inch by six (6) inch No. 8 by No. 8 welded wire mesh. Anchors or tie-downs, if provided, such as cast-in-place concrete "deadmen", eyelets imbedded in concrete screw augers or arrow head anchors shall be placed at each corner of the stand and at intervals of at least 20 feet. Each device shall be able to sustain a minimum load of 4,800 pounds.

Improved driveways shall be provided on all lots for convenient access to the mobile homes. The minimum width shall be 10 feet.

The design criteria for automobile parking shall be based upon two parking spaces for each mobile home lot.

Lighting shall be designed to produce a minimum of 0.1 foot-candle throughout the street system. Potentially hazardous locations, such as major street intersections and steps or stepped ramps shall be individually illuminated with a minimum of 0.3 foot-candle.

Each lot shall be numbered in accordance with the approved plans, with each mobile home displaying the same corresponding lot number.

Section 806. Water Supply And Distribution System.

Section 806-A. General Requirements.

An adequate supply of water shall be provided for mobile homes, service buildings, and other necessary facilities as required by this Ordinance. Where a public water supply system of satisfactory quantity, quality and pressure is available, connection shall be made thereto and its supply shall be used exclusively. Where a satisfactory public water supply system is not available, the development of a private water supply system shall be approved by the Department of Environmental Resources or other authorities having jurisdiction.

Section 806-B. Source And Volume Of Supply.

The water supply shall be capable of supplying a minimum of 150 gallons per day per mobile home.

The well or suction line of water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.

No well-casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.

Water supply treatment, if necessary, shall be in accordance with the requirements of the Department of Environmental Resources.

Section 806-C. Water Storage Facilities.

All water storage reservoirs shall be covered, watertight, and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated material. Reservoir overflow pipes shall discharge through an acceptable air gap.

Section 806-D. Water Distribution System.

All water piping, fixtures and other equipment shall be constructed and maintained in accordance with State and local regulations.

The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back-siphonage.

The system shall be so designed and maintained as to provide a pressure of not less than 20 pounds and not more than 80 pounds per square inch under normal operating conditions at service buildings and other locations requiring potable water supply.

Where a public supply of water is provided, a fire hydrant system shall be provided and shall permit the operation of a minimum of two 1-1/2 inch hose streams. Each of two nozzles, held four feet above the ground, shall deliver at least 75 gallons of water per minute at a flowing pressure of at least 20 pounds per square inch at the highest elevation point of the mobile home park. Fire hydrants shall be located within 500 feet of any mobile home, service building or other structure in the park.

Water mains, if installed parallel to sewer lines, shall be separated, whenever possible, at least 10 feet horizontally from any sanitary sewer, storm sewer or sewer manhole. In case of unusual conditions, separation requirements can be waived, provided the sewer is constructed of materials and with joints that are equivalent to water main standards of construction and shall be pressure tested to assure watertightness prior to backfilling.

Section 806-E. Individual Water-Riser Pipes And Connections.

Individual water-riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.

The water-riser pipe shall have a minimum inside diameter of 3/4 inch and terminate at least four inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.

Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers from heaving actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipes.

A shut-off valve below the frost line shall be provided near the water-riser pipe on each mobile home lot. Under ground stop and waste-valves are prohibited unless their types of manufacture and their method of installation are approved by the Governing Body.

Section 807. Sewage Collection And Disposal.

An adequate and safe system shall be provided in all mobile home parks for conveying and disposing of all sewage. Wherever feasible, connection shall be made to a public system. All new improvements shall be designed, constructed and maintained in accordance with the Department of Environmental Resources regulations.

Sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the water supply system at a safe distance (see 806.D. above). Sewers shall be at a grade which will insure a velocity of two feet per second when flowing full. The system shall be designed adequate for a minimum flow of 150 gallons per day per lot. All sewer lines shall be constructed of materials approved by the Governing Body, shall be adequately vented, and shall have watertight joints.

Each stand shall be provided with a four inch diameter sewer riser pipe. The sewer riser pipe shall be located in vertical line with the mobile home drain outlet.

The sewer connection (see definition) shall have a nominal inside diameter of three inches, and the slope of any portion thereof shall be at least one-fourth inch per foot. The sewer connection shall consist of one pipe line only without any branch fittings. All joints shall be watertight.

All materials used for sewer connections shall be semi-rigid, corrosive resistant, non-absorbent, and durable. The inner surface shall be smooth.

Provisions shall be made for adequately sealing the sewer riser pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches above ground elevation.

Section 807-A. Sewage Treatment And/Or Discharge.

Where the sewer line of the mobile home park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Department of Environmental Resources prior to construction. Effluents from sewage treatment facilities shall be discharged only as permitted by the Department of Environmental Resources.

Section 808. Solid Waste Disposal System.

The storage, collection and disposal of refuse in every mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.

Solid waste collection stands shall be provided for all waste containers. Such stands shall be so designed as to prevent containers from being tipped to minimize spillage and container deterioration and to facilitate cleaning around them.

Refuse shall be stored in (fly-tight, water-tight, rodent-proof containers which shall be located not more than 150 feet away from any mobile home space. Containers shall be provided in sufficient number and capacity to properly store all refuse.

The burning upon the premises of any paper, boxes, garbage, leaves or other disposable material is prohibited.

Refuse containing garbage shall be collected at least twice weekly. Where suitable collection service is not available from municipal or private agencies, the management shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers.

Section 809. Electrical Distribution System.

Section 809-A. General Requirements.

Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and

Appurtenances which shall be installed and maintained in accordance with the local electric power company's specifications and approvals regulating such systems.

Section 809-B. Power Distribution Lines.

Main power lines not located underground shall be suspended at least eighteen (18) feet above the ground. There shall be a minimum horizontal clearance of three (3) feet between overhead wiring and any mobile home, service building or other structure.

All direct burial conductors or cable shall be buried at least eighteen (18) inches below the ground surface and shall be insulated and specially designed for the purpose. Such conductors shall be located not less than one (1) foot radial distance from water, sewer, gas or communications lines.

Section 809-C. Individual Electrical Connections.

Each lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.

The mobile home shall be connected to the outlet receptacle by an approved power supply assembly and permanent wiring method.

All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

Section 810. Gas Distribution System.

Gas supply systems, where available for a mobile home park, shall comply with the provisions of the State regulations governing equipment, installation, volume of supply, shut off valves, connectors, mechanical protection and location of equipment.

Section 811. Fuel Oil Distribution System.

Distribution systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. Piping installed below ground shall have a minimum earth cover of eighteen (18) inches.

Piping from outside fuel storage tanks or cylinders to mobile homes shall be permanently installed and securely fastened in place.

Fuel oil storage tanks or cylinders shall be installed above ground and not located inside any mobile home or accessory structure, or closer than five (5) feet from any mobile home exit.

Every tank shall be vented by a vent not less than 1-1/4 inch iron pipe size so designed and installed to prevent entrance of rain or debris.

A shutoff valve located immediately adjacent to the gravity feed connection of a tank shall be installed in the supply line to the mobile home.

Fuel oil connectors from the tank to the mobile home shall be brass or copper tubing or approved flexible metal hose, not smaller than 3/8 inch iron pipe size or tubing and shall be protected from physical damage. Aluminum tubing shall not be used.

Valves and connectors shall be listed standard fittings maintained liquid-tight to prevent spillage of fuel oil onto the ground.

Section 812. Fuel Supply And Storage.

Liquified petroleum gas containers installed on a mobile home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than twenty five (25) or more than one hundred (100) pounds LP Gas capacity.

No liquified petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, or any other structure.

Section 813. Telephone And Television.

When telephone service to stands is provided, the distribution systems shall be underground.

Where central television antenna systems are to be installed as part of the property to be covered by mortgage insurance, a warranty shall be obtained to assure satisfactory service. Distribution to stands shall be underground and in general accord with the placement of the electrical distribution system.

Section 814. Service Building And Other Community Facilities.

Section 814-A. General.

The requirements of this Section shall apply to service buildings, recreation buildings and other community service facilities such as:

1. management offices, repair shops and storage areas.
2. sanitary facilities.
3. laundry facilities.
4. indoor recreation areas.
5. commercial uses supplying essential goods or services for the exclusive use of park occupants.

Section 814-B. Community Sanitary Facilities.

Every mobile home park shall be provided with the following emergency sanitary facilities:

1. For each 100 lots, or fractional part thereof, there shall be one flush toilet and one lavatory.
2. The building containing such emergency sanitary facilities shall be accessible to all mobile homes.

Section 814-C. Permanent Buildings.

The structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites, and other destructive elements. Exterior portions shall be of such material and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

Rooms containing sanitary or laundry facilities shall:

1. have sound resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, non-absorbent, water-proof material or covered with moisture resistant material.
2. have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than 10% of the floor area served by them.
3. have at least one window which can be easily opened or a mechanical device which will adequately ventilate the room.
4. Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
5. Illumination levels shall be maintained as follows:
 - a. general seeing tasks - five (5) footcandles
 - b. laundry room work area - forty (40) footcandles
 - c. toilet room, in front of mirrors - forty (40) footcandles
6. Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

Section 815. Fire Protection.

Mobile home parks and each lot shall be kept free of litter, rubbish and other flammable materials.

Portable fire extinguishers rated for classes B and C shall be kept in service buildings and at other locations conveniently and readily accessible for use by all occupants and shall be maintained in good operating condition. Their UL or Factory Mutual rating shall not be less than six (6).

Fires shall be made only in stoves, incinerators and other equipment intended for such purposes.

Fire hydrants shall comply with Section 806.D.

Section 816. Insect And Rodent Control.

Grounds, buildings and structures shall be maintained free of insects, rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the Department of Environmental Resources.

The Community shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe and other building materials shall be stored at least one foot above the ground during construction periods, after which all such materials shall be removed from open areas of the park.

where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. The park shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

Section 817. Management And Supervision.

Section 817-A. Responsibilities Of The Park Management.

The person to whom a permit for a mobile home park is issued shall operate the park in compliance with this Ordinance and shall provide adequate management and supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition and shall:

1. supervise the placement of each mobile home stand which includes securing its stability and installing all utility connections.
2. give Reed Township and its representatives free access to all mobile home lots, service buildings and other community service facilities for the purpose of inspections.
3. maintain a register containing the names and addresses of all park occupants. Such register shall be available to any authorized person inspecting the park.
4. notify the Department of Environmental Resources immediately of any suspected communicable or contagious disease within the park.
5. notify the park residents of all applicable provisions of this Ordinance and inform them of their duties and responsibilities relating to the need for sanitary conditions, the proper placement of mobile home units, the control of pets, the prior approval of porches, skirtings, awnings and accessory structures, the periodic storage of garbage, and maintaining of fire extinguishers.

Section 818. Revocation Of Permit.

Whenever, upon inspection of any mobile home park, Reed Township determines that there are reasonable grounds to believe that conditions or practices exist which are in violation of any provision of this Ordinance, or of any regulations adopted pursuant thereto, Reed Township and/or its representative shall give notice in writing to the person to whom the permit was issued, advising them that unless such conditions or practices are corrected within a period of time specified in the notice, the permit to operate shall be suspended.

At the end of such period, such mobile home park shall be reinspected and if such conditions or practices have not been corrected, Reed Township shall suspend the permit and give notice in writing of such suspension to the person to whom the permit is issued.

Whenever Reed Township finds that an emergency exists which requires immediate action to protect the public health, they may without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as it may deem necessary to meet the emergency including the suspension of the permit or license. Notwithstanding any other provisions of this Ordinance, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately.

ARTICLE IX ADMINISTRATION, ENFORCEMENT AND PENALTIES

Section 901. Administration And Enforcement.

From and after the effective date of this Ordinance, no subdivision of any lot, tract or parcel of land within Reed Township shall be made, and no street, sanitary sewer, storm sewer, water main or other facility in connection therewith shall be layed out, constructed, opened or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon, except in strict accordance with the provisions of this Ordinance.

No lot in a subdivision may be sold, no permit to erect, alter or repair any building upon land in the subdivision may be issued, and no building may be erected in the subdivision or no land development may take place unless and until a plan for the subdivision or development has been approved by the Board of Supervisors, or until the improvements required by the Board of Supervisors in connection therewith have either been constructed in strict conformance with the standards of this Ordinance or are guaranteed pursuant to Section 513 of this Ordinance.

The Board of Supervisors shall have the duty and authority for the administration and general enforcement of the provisions of this Ordinance as specified or implied herein.

Permits required by the Township for the erection or alteration of buildings, the installation of sewer or sewage disposal systems or for other appurtenant improvements to, or use of, the land shall not be issued by any Township official until that official has ascertained that the site for such building, alteration, improvement or use is located in a development approved and publicly recorded in accordance with the provisions of this Ordinance.

Also, such permits shall be issued only after it has been determined that the site for such buildings, alteration, improvement or use conforms to the site description as indicated by the approved and recorded Final Plat or other land description acceptable in accordance with the provisions of this Ordinance and that it is in compliance with all applicable provisions of this Ordinance.

The Township Building Permit Officer shall require that applications for building permits contain all the information necessary for the Building Permit Officer to ascertain that all is in strict compliance with this Ordinance, and the Building Permit Officer shall not issue any building permit until the Building Permit Officer determines that the site and plan for the proposed building, alteration or improvement is acceptable in accordance with the provisions of this Ordinance.

The Township Sewage Enforcement Officer shall require that applications for sewage disposal system permits contain all the information for the Sewage Enforcement Officer to ascertain that everything is in compliance herewith and the Sewage Enforcement Officer shall not issue any sewage disposal system permit until the Sewage Enforcement Officer determines that the site for the proposed system is acceptable in accordance with the Rules and Regulations of the Department of Environmental Resources.

Section 902. Penalties.

Any person, partnership or corporation who or which has violated the provisions of this Subdivision or Land Development Ordinance 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 or be imposed, levied or payable until the date of the determination of a violation by the District Justice. If the Defendant neither pays nor timely appeals the judgment, the municipality may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the District Justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the 5th 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.

The Court of Common Pleas, upon petition, may grant an Order of Stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.

Section 903. Action For Relief By Township.

In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, constructure or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferror from such penalties or from the remedies herein provided.

The Township may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of this Ordinance. This authority to deny such a permit or approval shall apply to any of the following applicants:

1. the owner of record at the time of such violation.
2. the vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
3. the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
4. the vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

As an additional condition for the issuance of a permit or the granting of any approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.

Section 904. Other Actions.

Nothing herein shall prevent the Board of Supervisors from taking such other action necessary to prevent or remedy any violation.

Section 905. Appeals.

The decision of the Board of Supervisors with respect to the approval or disapproval of plans may be appealed directly to court by any person, partnership, corporation or officer or agent thereof. Such appeal shall be filed not later than thirty (30) days following the date of the decision being appealed.

Section 906. Amendments.

The Board of Supervisors may amend this Ordinance in accordance with the requirements and procedures set forth in the Pennsylvania Municipalities Planning Code and any amendments thereto.

Section 907. Repealer.

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

Section 908. Interpretation.

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

Section 909. Validity.

All articles, sections, subsections, paragraphs, clauses, phrases or provisions of this Ordinance are severable, and if any such element shall be declared invalid or unconstitutional by a court of law, the same shall not effect the validity of this Ordinance as a whole or any part or provisions hereof other than the element so adjudged to be invalid or unconstitutional.

Section 910. Effective Date.

This Ordinance shall become effective on the 10th day of December 1990.

ENACTMENT. Ordained and enacted this 4th day of December 1990.

REED TOWNSHIP
BOARD OF SUPERVISORS

Dale G. Schock
Chairman

Keith H. Baring
Supervisor

ATTEST:

Marjorie Dabbsy
Secretary/Supervisor

Robert H. Brady