

PROVIDENCE TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
1992

Amended May 2, 1994 by Ordinance No. 94-02
Amended March 6, 1995 by Ordinance No. 95-01
Amended December 31, 2001 by Ordinance No. 01-01
Amended December 31, 2003 by Ordinance No. 03-07
Amended December 31, 2008 by Ordinance No. 08-02
Amended February 1, 2016 by Ordinance No. 16-02
Amended September 14, 2020 by Ordinance No. 20-04



Providence Township
200 Mt. Airy Road
New Providence, PA 17560
(717)786.7596

Prepared by:

Rettew Associates, Inc.
Contact: Allan L. Beechey, PE
3020 Columbia Avenue
Lancaster, PA 17603
(717) 394-3721

Amended March 6, 1995 and December 31, 2001 by:

David Miller Associates
1076 Centerville Road
Lancaster, PA 17601

Amended December 31, 2003 and December 31, 2008 by:

RAV Associates
14 Main Street
Landisville, PA 17538

Amended February 1, 2016 and September 14, 2020 by:

Solanco Engineering
103 Fite Way, Suite C
Quarryville, PA 17566

TABLE OF CONTENTS

<u>ARTICLE</u>	<u>TITLE</u>	<u>PAGE</u>
ARTICLE I.	AUTHORITY	
101.	Short Title	5
102.	Purpose.....	5
103.	Authority and Jurisdiction.....	6
ARTICLE II.	INTERPRETATION AND DEFINITIONS	
201.	General Interpretations.....	7
202.	Definitions.....	7
ARTICLE III.	PLAN PROCESSING PROCEDURES	
301.	General	19
302.	Pre-Application Review (Sketch Plan)	19
303.	Formal Application	20
304.	Acceptance for Filing.....	20
305.	Preliminary Plan Application.....	20
306.	Final Plan Application	23
307.	Improvement Construction Plan	27
308.	Plans Exempted from Standard Procedures	30
309.	Procedure for Requesting Consideration of Waiver of Provisions of this Ordinance	31
ARTICLE IV.	INFORMATION TO BE SHOWN ON OR SUBMITTED WITH SUBDIVISION AND/OR LAND DEVELOPMENT PLANS	
401.	Sketch Plans	33
402.	Preliminary Plans	34
403.	Final Plans.....	40
404.	Lot Add-On Plans	46
405.	Feasibility Report on Sewer and Water Facilities.....	47
406.	Traffic Evaluation Study.....	50

407. Wetlands	51
---------------------	----

ARTICLE V. IMPROVEMENT CONSTRUCTION ASSURANCES

501. Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval	52
502. Release from Financial Security	54
503. Remedies to Affect Completion of Improvements	55
504. Inspection During Construction	55
505. Offers of Dedication	57
506. Maintenance of Streets	57
507. Effect of Plan Recording on Dedication and Reservations	57
508. As-Built Plan	58

ARTICLE VI. DESIGN STANDARDS

601. General	59
602. Streets, Private Streets, Alleys and Driveways	59
603. Vehicular Parking Facilities. Sidewalks and Curbs	72
604. Blocks and Lots	73
605. Building Setback Lines and Building Separation	75
606. Easements	75
607. Survey Monuments and Markers	76
608. Storm Water Management and Floodplain Controls	77
609. Landscaping	78
610. Sanitary Sewage Disposal and Water Supply	78
611. Emergency Access Requirements	81
612. Refuse Collection Stations	82
613. Mobile Home Parks	82
614. Lighting Requirements	82

(Amended by Ordinance No. 20-04, 09/14/2020)

ARTICLE VII. ADMINISTRATION, ENFORCMENT AND PENALTIES

701. Fees	91
702. Waivers	92

703. Application Requirements	92
704. Action on Waiver Applications	92
705. Enforcement.....	92
706. Penalties and Preventive Remedies	93

ARTICLE VIII. APPEALS, INTERPRETATION AND EFFECTIVE DATE

801. Appeals	95
802. Interpretation and Application of Provisions	95
803. Application of Ordinance.....	95
804. Construction.....	96
805. Severability	96
806. Effective Date	96

List of Appendices.....Following Text

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

AN ORDINANCE SETTING FORTH RULES, REGULATIONS, AND STANDARDS REGULATING SUBDIVISION AND LAND DEVELOPMENT WITHIN THE TOWNSHIP OF PROVIDENCE, LANCASTER COUNTY, PENNSYLVANIA, PURSUANT TO THE AUTHORITY GRANTED IN ARTICLE V OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED AND REENACTED BY ACT 170 OF 1988, AND ESTABLISHING THE PROCEDURE TO BE FOLLOWED BY THE PROVIDENCE TOWNSHIP PLANNING COMMISSION AND THE PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS IN THE APPLICATION AND ADMINISTRATION OF SAID RULES, REGULATIONS AND STANDARDS, AND PROVIDING PENALTIES AND REMEDIES FOR THE VIOLATION THEREOF.

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Providence Township, Lancaster County, Pennsylvania, as follows:

ARTICLE I

TITLE - AUTHORITY

SECTION 101. Short Title. This Ordinance shall be known as “The Providence Township Subdivision and Land Development Ordinance of 1992.”

SECTION 102. Purpose. This Subdivision and Land Development Ordinance is adopted for the following purposes:

- A. To promote and protect the public health, safety, morals, and welfare.
- B. To promote orderly, efficient, integrated, and harmonious development in the Township.
- C. To require sites suitable for building purposes and human habitation in keeping with the standards of quality existing in the Township and to alleviate peril from fire, flood, erosion, excessive noise, smoke, or other menace.
- D. To coordinate, proposed streets and other improvements with existing or proposed streets, parks or other features of the comprehensive plan and to provide for drainage, water supply, sewage disposal, and other appropriate utility services.
- E. To encourage preservation of adequate open spaces for recreation, light and air and maintenance of the natural amenities characteristic of the Township and its residential, commercial, agricultural, industrial, and public areas.
- F. To ensure conformance of subdivision and land development plans with the Comprehensive Plan, Zoning Ordinance, and public improvement plans and to ensure coordination of intergovernmental improvement plans and programs.

- G. To secure equitable treatment of all subdivision and land development plans by providing uniform procedures and standards.
- H. To ensure that developments are environmentally sound by requiring preservation of the natural features of the areas to be developed to the greatest extent practicable, to maintain the economic well-being of the Township and to prevent unnecessary or undesirable blight, runoff and pollution.
- I. To secure the protection of water resources and drainageways.
- J. To establish provisions governing the standards by which streets shall be granted and improved, and walkways, curbs, gutters, street lights, fire hydrants, water and sewage facilities, and other improvements shall be installed as a condition precedent to final approval of plans.

SECTION 103. Authority and Jurisdiction. No land development or subdivision of any lot, tract or parcel of land shall be made and no street, 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.

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

- A. Approval by the Providence Township Supervisors. The Providence Township Supervisors shall be vested with the authority to approve or disapprove all subdivision and land development plans.
- B. Review by the Providence Township Planning Commission. Plans for subdivision and land development shall be submitted to the Providence Township Planning Commission for review and report. Said submission shall take place before approval of any plans by the Township Supervisors. However, if a report is not received from the Providence Township Planning Commission within thirty (30) days after submission, the Township may proceed without the report.
- C. Review by the County Planning Commission. Plans for subdivision and land development located within Providence Township shall be submitted to the Lancaster County Planning Commission for review and report. Said submission shall take place before approval of any plans by the Township. However, if a report is not received from the County Planning Commission within thirty (30) days after submission, the Township may proceed without the report.

ARTICLE II

INTERPRETATION AND DEFINITIONS

SECTION 201. General Interpretations: In this Ordinance the following rules of interpretation shall be used:

- A. The word “lot” includes the word “plot” or “parcel”.
- B. Words in the present tense may imply the future tense.
- C. Words used as singular imply the plural.
- D. The masculine gender includes the feminine and neuter genders.
- E. The word “person” includes a partnership, corporation, association, trust, estate, or any other legally recognized entity as well as an individual.
- F. The word “shall” is to be interpreted as mandatory; the word “may” as directory.
- G. References to codes, ordinances, resolutions, plans, maps, governmental bodies, commissions, agencies, or officials are to codes, ordinances, resolutions, plans, maps, governmental bodies, commissions, agencies, or officials of the Township of Providence as in effect or office from time to time including amendments thereto or revisions or successors thereof, unless the text indicates another reference is intended.

SECTION 202. Definitions. Unless otherwise stated, the following words and phrases shall be construed throughout this Ordinance to have the meanings indicated in this Section:

- 202.1 Access Drive. A private drive providing access to an off-street parking and/or loading area for any use other than one or two single-family units or a farm.
(Amended by Ordinance No. 20-04, 09/14/2020)
- 202.2 ACT. The Pennsylvania Sewage Facilities Act, Act of January 24, 1966, P.L. (1965) 1535, No. 537, as amended, 35 P.S. Section 750.1 et seq.
- 202.3 Agent. Any person, other than a landowner or developer, who, acting for the landowner or developer, submits to the Planning Commission and Township Supervisors subdivision or land development plans for the purpose of obtaining approval thereof.

- 202.4 Agricultural Purposes. The use of land for farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce and equipment for housing and feeding the animals and housing the equipment. The use of land for a dwelling site is not an agricultural purpose.
- 202.5 Applicant. A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns.
- 202.6 Application for Development. Every application, whether preliminary or final, required to be filed and approved prior to start of construction or development, including but not limited to, an application for a building permit, for the approval of a subdivision plot or plan or for the approval of a land development plan.
- 202.7 This subsection defined “Farm Lane” which has now been moved to Section 202.40 in correct alphabetical order. (*Amended by Ordinance No. 20-04, 09/14/2020*)
- 202.8 This subsection has been disregarded.
- 202.9 Block. An area bounded by streets.
- 202.10 Board. The Providence Township Board of Supervisors.
- 202.11 Building. Any enclosed or open structure, other than a boundary wall, boundary fence or farm fence, occupying more than sixteen (16) square feet of area and/or having a roof supported by columns, piers or walls, any addition to an existing non-residential building occupying more than sixteen (16) square feet. Provided, however, that an accessory residential building or structure, including but not limited to, a detached or attached garage, utility shed, tennis court or swimming pool, shall not be considered a separate building and shall not require the submission of a land development plan.
- 202.12 Building Envelope. The building envelope is that area of the lot which has no building restrictions. The building envelope shall not include the area of any required setbacks (except for driveways which cross yards), buffer yards or floodplains.
- 202.13 Building Setback Line. A line within a property defining the required minimum distance between any structure and the adjacent right-of-way line or property line.
- 202.14 Cartway. The portion of a street or alley intended for vehicular use.

- 202.15 Clear Sight Triangle. An area of unobstructed vision at the intersection of two (2) or more streets, access drives or alleys. It is defined by lines of sight between points at a given distance from the intersection of the centerlines of both streets.
- 202.16 COE. United States Army Corps of Engineers.
- 202.17 Common Driveway. A driveway utilized by two (2) separate and distinct lots or tracts for access to a public or private street. (*Amended by Ordinance No. 16-02, 02/01/16*)
- 202.18 Common Open Space. A parcel or parcels of land, 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 a development, not including streets, off-street parking areas and areas set aside for public facilities.
- 202.19 Community Sewage System. A sewage disposal system, other than a public sewer system, which provides sewage disposal for two (2) or more units of occupancy which shall comply with all applicable regulations of the Department of Environmental Resources or other regulatory agency.
- 202.20 Community Water Supply System. A water supply system, other than a public water system, providing water for more than two (2) units of occupancy which shall comply with all applicable regulations of the Department of Environmental Resources or other regulatory agency.
- 202.21 Compensatory Mitigation. A form of mitigating for wetlands lost due to construction by planning, excavating and planting a new wetland area.
- 202.22 Comprehensive Plan. The plan, or parts thereof, which has been adopted by the Board of Supervisors, showing its recommendations for such systems as parks and recreation facilities, water supply, sewer and sewage disposal, transportation highways, civic centers, and other public improvements which affect the development of the Township.
- 202.23 Corner Lot. A lot abutting upon two (2) streets at their intersection.
- 202.24 County Planning Commission. The Lancaster County Planning Commission.
- 202.25 Cul-de-sac. A street intersecting another street at one end and terminating at the other in a vehicular turnaround.
- 202.26 Curb. The raised edge of a pavement to confine surface water to the pavement and to protect the abutting land from vehicular traffic; all curbs shall be constructed in accordance with the specifications in this Ordinance or any other Ordinance enacted by the Board of Supervisors setting requirements for the construction of roads, curbs and sidewalks.

- 202.27 Dedication. The deliberate appropriation of land by its owner for general public use.
- 202.28 Department of Environmental Protection (DEP). The Department of Environmental Protection of the Commonwealth of Pennsylvania or any agency successor thereto.
- 202.29 Design Speed. The design speed for streets designed in accordance with this Ordinance shall equal the proposed posted speed plus five (5) miles per hour.
- 202.30 Department of Transportation (PennDOT). The Department of Transportation of the Commonwealth of Pennsylvania or any agency successor thereto.
- 202.31 Development Plan. The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density or development, streets, ways and parking facilities, common open space, and public facilities. The phrase “Provisions of the Development Plan” shall mean written and graphic materials referred to in this definition.
- 202.32 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; a subdivider.
- 202.33 Double Frontage Lot. A lot, other than a corner lot, fronting on two (2) streets.
- 202.34 Drainage Facility. Any ditch, gutter, pipe, culvert, storm sewer, or other structure designed, intended or constructed for the purpose of carrying surface waters off streets, public rights-of-way, parks, recreational areas, or any part of any subdivision or contiguous land areas.
- 202.35 Driveway. An improved cartway designed and constructed to accommodate vehicular movement between a public or private road and a tract of land serving not more than two (2) single-family dwellings. (*Amended by Ordinance No. 16-02, 02/01/16*)
- 202.36 Dwelling Unit. Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit
- 202.37 Easement. A limited right of use granted in private land for a public or quasi-public purpose.
- 202.38 Easement of Access. Any driveway or other entrance from a public or private road. A field road providing access to agriculturally used fields and not providing access to any residential, commercial or industrial structure is not considered an easement of access.

- 202.39 Engineer. A professional engineer licensed as such in the Commonwealth of Pennsylvania.
- 202.40 Farm Lane. An unimproved cartway used solely for farm animals and farm equipment on a property that is actively used for an agricultural use. *(Amended by Ordinance No. 20-04, 09/14/2020)*
- 202.41 Financial Security. A letter of credit or other form of guarantee in accordance with the requirements of Article V of the Municipalities Planning Code posted by a developer to secure the completion of improvements indicated on an approved plan.
- 202.42 Floodplain. The area of inundation which functions as a conveyance, storage or holding area for floodwater to a width required for a one hundred (100) year flood.
- 202.43 Flood-Proofing. Any combination of structural and/or nonstructural provisions, additions, changes or adjustments, structures or contents which are designed or adapted primarily to reduce or eliminate flood damage to those structures or contents already located within the Floodplain.
- 202.44 Frontage. The horizontal or curvilinear distance along the street line upon which a lot abuts.
- 202.45 Future Right-of-Way. (1) The right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads. (2) A right-of-way established to provide future access to or through undeveloped land.
- 202.46 Grade. The slope expressed in a percent which indicates the rate of change of elevation in feet per hundred feet.
- 202.47 Gutter. That portion of a right-of-way carrying surface drainage.
- 202.48 Hardship. A condition, not economic in nature, not caused by the applicant or developer for which he may request a waiver.
- 202.49 Homeowners' Association. An unincorporated association or not-for-profit corporation whose membership consists of the lot owners of a residential development. A homeowners' association shall also include a condominium unit owners' association. All such associations shall comply with the requirements for unit owners' associations contained in the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. Section 3101 et seq.
- 202.50 Improvements. Pavements, curbs, gutters, sidewalks, water mains, sanitary sewers, storm sewers, storm water management facilities, grading, street signs, plantings, and other items for the welfare of the property owners and the public.

202.51 Individual On-Lot Sewage System. Any system of piping tanks, or other facilities serving a single lot and collecting and disposing of sewage, in whole or in part, into the soil and any waters of the Commonwealth of Pennsylvania or by means of conveyance to another site for final disposition, and which is located upon the lot which it serves.

202.52 Land Development.

A. Any of the following activities:

1. The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:
 - a. A group of two (2) or more residential or non-residential 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
 - b. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
2. A subdivision of land.
3. Except as provided below, development in accordance with Section 503.(1.1) of the Municipalities Planning Code.

B. Land Development shall not include the following:

1. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;
2. The addition of an accessory building, including farm buildings and residential buildings, on a lot or lots subordinate to an existing principal building. For purposes of this Ordinance, no non-farm building or non-residential building shall be considered an accessory building if it contains five hundred (500) or more square feet of gross floor area, regardless of the number of floors.
(Amended by Ordinance 03-07, 12/31/03)
3. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park; or

(For purposes of this subclause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by proper authorities).

- 202.53 Landowner. The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner or other person having a proprietary interest in land.
- 202.54 Landscape Architect. A professional landscape architect licensed as such in the Commonwealth of Pennsylvania.
- 202.55 Location Map. A map showing the site with relation to adjoining areas.
- 202.56 Lot. A designated parcel, tract or area of land established by a plat or otherwise permitted by law and to be used, developed or built upon as a unit.
- 202.57 Lot Area. The area contained within the property lines of the individual parcels of land as shown on a subdivision plan, not including any area within a street right-of-way.
- 202.58 Lot Width. The length of a straight line, measured at the front building setback line running substantially parallel to the front lot line the length of the lot.
- 202.59 Mobile Home. A transportable, single-family dwelling intended for permanent occupancy, contained in one (1) unit, or in two (2) or more units designed to be joined into one (1) 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.
- 202.60 Mobile Home Lot. A unit 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 (also known as a “Mobile Home Space”).
- 202.61 Mobile Home Park. A parcel or contiguous parcels of land which have been so designated and improved that it contains two (2) or more mobile home lots for the placement thereon of mobile homes, being further defined within the Providence Township Mobile Home and Travel Trailer Park Ordinance.
- 202.62 Multiple Dwelling Building. A building providing separate living quarters for two (2) or more families.

- 202.63 Municipalities Planning Code. The Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended and reenacted December 21, 1988, P.L. 1329, No. 170 et seq.
- 202.64 Non-Residential. Any use other than single or multi-family dwellings. An institutional use in which persons may reside, such as a dormitory, prison, nursing home, or hospital, shall be considered a non-residential use.
- 202.65 NWI. National Wetland Inventory.
- 202.66 Owner. The owner of record of a parcel of land.
- 202.67 Section Deleted *(Amended by Ordinance No. 16-02, 02/01/16)*
- 202.68 Section Deleted *(Amended by Ordinance No. 16-02, 02/01/16)*
- 202.69 Parking Space. A space available for the parking of one (1) motor vehicle and having usable access to a street or alley. *(Amended by Ordinance No. 16-02, 02/01/16)*
- 202.70 Plan.
- A. Final Plan. A complete and exact subdivision and/or land development plan, including all supplementary data specified in Section 403 of this Ordinance.
 - B. Improvement Construction Plan. A complete and exact subdivision and/or land development plan, prepared in accordance with Article V of this Ordinance, the sole purpose of which is to permit the construction of only those improvements required by this Ordinance, as an alternative to guaranteeing the completion of those improvements by a corporate bond or other surety.
 - C. Lot Add-On Plan. A complete and exact subdivision plan including all supplementary data specified in Section 404 of this Ordinance.
 - D. Preliminary Plan. A subdivision and/or land development plan including all required supplementary data specified in Section 402 of this Ordinance, showing approximate locations.
 - E. Record Plan. A final plan which contains the original endorsement of the local municipality and the Planning Commission which is intended to be recorded with the Lancaster County Recorder of Deeds.

F. Sketch Plan. An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings, with the general layout of a proposal prepared in accordance with Section 401 of this Ordinance.

- 202.71 Planning Commission. The Providence Township Planning Commission.
- 202.72 Planning Module for Land Development. A revision to the Township Official Plan submitted in connection with the request for approval of a subdivision or land development in accordance with DEP regulations.
- 202.73 Public Sewer System. A municipal sanitary sewer system approved and permitted by DEP and owned by the Sewer Authority or Township.
- 202.74 Public Water System. A municipal water supply facility approved and permitted by DEP and owned by the Water Authority or Township or a water supply facility owned by a public utility and operated in accordance with a certificate of public convenience, granted by the Pennsylvania Public Utility Commission.
- 202.75 Quadrat. A circular or square plot of a given area used to determine the dominant plant species within a site.
- 202.76 Recorder of Deeds. The Recorder of Deeds in and for Lancaster County, Pennsylvania.
- 202.77 Replacement Location. A location designated as the future location of an individual on-lot sewage system that shall be installed should the initial individual on-lot system installed or to be installed fail or otherwise become inoperable and which shall meet all the regulations of DEP and all applicable Township Ordinances for an individual on-lot sewage system.
- 202.78 Resubdivision. Any subdivision or transfer of land laid out on a plan which has been approved by the Township which changes or proposes to change property lines and/or public rights-of-way not in strict accordance with the approved plan.
- 202.79 Reverse Frontage Lot. A lot extending between and having frontage on a major street and a minor street with vehicular access solely from the latter.
- 202.80 Right-of-Way. Land set aside for use as a street, alley or other means of travel.
- 202.81 Sight Distance. The length of street, measured along the centerline, which is continuously visible from any point three (3) feet above the centerline.

- 202.82 Street. A strip of land, including the entire right-of-way, intended primarily as a means of vehicular and pedestrian travel. Street includes avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct, and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. Unless the existing streets within the Township are officially classified, the following general classifications will prevail:
- A. Arterial Street: Highway. A street or road which is used primarily for fast or heavy traffic including all roads classified as main and secondary highways by the Department of Transportation.
 - B. Collector Street. A street which carries traffic from minor streets to the major system or arterial streets, including the principal entrance or circulation streets of a residential development and all streets within industrial and/or commercial subdivisions or developments.
 - C. Local Street. A street which is used primarily for access to the abutting properties.
 - D. Alley. A minor street which is used primarily for vehicle access to the back or the side of properties otherwise abutting a street, or for placement of utilities.
- 202.83 Street Line. A line defining the edge of a street right-of-way and separating the street from abutting property or lots. Also known as the “street right-of-way line.”
- 202.84 Structure. Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.
- 202.85 Subdivider. A developer.
- 202.86 Subdivision. The division or redivision of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.
- 202.87 Surveyor. A professional land surveyor licensed as such in the Commonwealth of Pennsylvania.
- 202.88 Township. Providence Township, Lancaster County Pennsylvania, represented by the Board of Supervisors, or its duly authorized agents.

- 202.89 Tract. All contiguous land owned by the same landowner and all land owned by the same landowner on September 12, 1983, which is or was contiguous except for the presence of public or private roads and/or the presence of lots or parcels adversed from the original tract since September 12, 1983.
- 202.90 Transect. A line along which quadrants are placed at intervals.
- 202.91 Undeveloped land. Land in parcels sufficiently large for future subdivision which is presently in agriculture, woodland or lying fallow.
- 202.92 Unit of Occupancy. A unit, the use of which is not subordinate or customarily incidental to a principal unit. A unit of occupancy can be either residential or non-residential and can be an independent unit within a structure or a separate detached structure. Types of units are as follows:
- A. Single Detached Unit. A unit that, is completely surrounded by open space.
 - B. Semi-Detached Unit. A unit within a structure in which two (2) units are, side by side, each having open space on three (3) sides (e.g. a twin or semi-detached dwelling).
 - C. Horizontally Attached Unit. A unit within a structure in which three (3) or more units are attached by vertical walls and do not have horizontal divisions between units (e.g. town houses, row houses, shopping center with multiple store fronts).
 - D. Vertically Attached Unit. A unit within a structure in which two (2) or more units are attached by horizontal divisions (e.g. multi-story apartment building or multi-story office building).
- 202.93 Waiver. The granting of an exception to these regulations which in the opinion of the Township Supervisors will not be detrimental to the general welfare, impair the intent of those regulations or conflict with the comprehensive plan.
- 202.94 Wastewater Treatment Facility. A system of piping and appurtenances, whether municipally or privately owned, designed for the collection and transmission of liquid and water carried wastes from residences, commercial buildings, industrial plants, and institutions to a central wastewater treatment plant for treatment and discharge (not including septic tanks or sub-surface disposal systems).
- 202.95 Water Supply Facility. A system of piping and appurtenances, whether municipally or privately owned, designed for the transmission and distribution of potable water from a centralized water supply or source to residences, commercial building, industrial plants, or institutions (not including individual on-lot wells).

202.96 Wetlands. Those areas that are inundated, or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil condition. Wetlands include, but are not limited to, swamps, bogs, marshes, and wet meadows.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

ARTICLE III

PLAN PROCESSING PROCEDURES

SECTION 301. General. This article sets forth the application requirements for obtaining approval of subdivision and land developments. The form of the various plans referred to in this Article and information required to be forwarded with such plans shall be as specified in Article IV.

SECTION 302. Pre-Application Review (Sketch Plan). Applicants are urged to discuss possible development sites and plan with the staff of the Township prior to submission of any plan. The purpose of the pre-application meeting or sketch plan review is to afford the applicant an opportunity to receive the advice and assistance of the Township staff. Submission of a sketch plan is optional and will not constitute formal filing of a plan with the Township.

- A. **Pre-Application Plans and Data Procedure.** Prior to the preparation and filing of the preliminary plan for subdivision or land development, the applicant may submit to the Township the following plans and data, which shall be forwarded to the Planning Commission for consideration. The plans shall include those elements which should be considered in the design of the subdivision or land development. These shall include any features of the Township's future land use plan, thoroughfares plan, community facilities plan, or of any plans of the Township, including but not limited to, proposed streets, recreation areas, drainage reservation, future schools sites and public areas. A specific site analysis shall be provided which highlights man-made and natural features. The analysis should include information pertaining to soil types and stability, wetlands, scenic vistas, water courses, drainage patterns, slope, and transportation patterns and systems including deficiencies of existing roadways, public utilities, recreational facilities, and any other features of the site and nearby areas which may be interlaced or impacted by the proposed development and land use.
- B. **Submission of Pre-Application (Sketch) Plans.** Prospective applicants submitting a pre-application plan for review by the Planning Commission shall include those items listed in Section 401 of this Ordinance. Plans shall be considered for informal review and discussion and shall not constitute formal filing of the plan with the Township. Plans shall be submitted ten (10) days prior to the regularly scheduled monthly meeting of the Planning Commission. The applicant may proceed to the preliminary plan process following the meeting with the Planning Commission. The applicant shall attempt to follow any comments or concerns of the Planning Commission and staff and attempt to address these items in the preliminary plan.

SECTION 303. Formal Application

All applications for approval of a subdivision plan, land development plan, or improvement construction plan shall be made by the Developer filing with the Township an application form to be supplied by the Township, together with the appropriate plans, studies, reports, supporting data, completed plan checklist (Appendix 24A, B, C or D) and required filing fee. (*Amended by Ordinance 03-07, 12/31/03*)

SECTION 304. Acceptance for Filing.

- A. Initial Application. The Township shall have seven (7) days from the date of submission of an application to check the plans and documents to determine if on their face they are in proper form and contain all information required by this Ordinance. If defective, the application may be returned to the applicant with a statement of rejection, within the seven (7) day period; otherwise, it shall be deemed accepted for filing as of the date of submission. Acceptance for filing shall not, however, constitute a waiver of any deficiencies or irregularities. The applicant may appeal a decision by the Township under this Section to the Board.
- B. Amendments or Corrections to an Application. The Township shall have seven (7) days from the date of submission to examine amended or corrected applications filed to determine whether such amended or corrected application results, in a substantial amendment to the plan or in the filing of a plan so changed as to be considered a new plan. If the Township determines that the amended or corrected application constitutes a substantial amendment, he shall so inform the applicant and shall inform the applicant that the Township shall consider the ninety (90) day review procedure to have been restarted as of the date of the filing of the substantial amendment. If the Township determines that the amended or corrected application constitutes a new plan, he shall so inform the applicant and, shall inform the applicant that a new, application and new, fees are required. The applicant may appeal a decision by the Township under this Section to the Board.

SECTION 305. Preliminary Plan Application.

- A. Preliminary Plan Application. With the exceptions noted in Section 308 of this Ordinance, a preliminary plan is required for applications which propose new streets, all land development plans, and subdivision plans of seven (7) or more lots. All other plans may be submitted as final plans in accordance with Section 306.
 - 1. Preliminary plans may be filed with the Township on any business day; however, the Planning Commission shall not be required to review a plan at a particular meeting unless the plan was filed at least fifteen (15) days prior to that meeting.

2. In addition to submitting the required material in accordance with Section 305(B), the applicant shall file with the Township the required number of copies of plans, supporting information and all filing fees as required by the Township plus documentation that plans have been properly filed with the County Planning Commission.
- B. Application Requirements. All preliminary plan applications shall include the following:
1. Three (3) copies of the preliminary plan. All plans shall be either black on white, or blue on white paper prints.
 2. Three (3) copies of all notifications and certifications which are not provided on the preliminary plan.
 3. Three (3) copies of the application form (see Appendix No. 12).
 4. Two (2) copies of a completed fee schedule (see Appendix 23), and the appropriate filing fee and deposit account.
 5. Two (2) copies of all reports required by Section 402 E.
- C. Planning Commission Review Process. At the first meeting of the Planning Commission no action will be taken for most applications. The plan will be considered as a briefing item for general comments and introduction by the Township staff. The Planning Commission may elect to take action on any subdivision or land development if deemed to be in order and all review comments from the Township staff Township Engineer, and County Planning Commission are available.
- The Planning Commission may discuss the preliminary plan application with the developer or his agent at the next regular meeting and will review the application to determine if it meets the standards set forth in this Ordinance. The preliminary plan shall then be submitted by the Planning Commission together with its analysis and recommendations, including those of the Township staff and Engineer to the Board.
- Generally, the plan will not be forwarded to the Board until it has been recommended for unconditional approval.
- D. Review by the Township Staff.
1. The Township Zoning Officer and any Township personnel as directed by the Board shall review the application documents to determine if they are in compliance with this Ordinance, the Zoning Ordinance, the comprehensive plan, and the Township planning objectives and accepted planning standards. These personnel shall provide comments, and recommendations, including written findings when directed by the Board.

2. The Township Engineer shall review the application documents to determine compliance with this Ordinance, the Township Storm Water Management Ordinance, and any other applicable Township Ordinances, Township standards, and good engineering practices. He shall prepare a written report of his findings and recommendations.
- E. Board Review Process All applications for approval of a plan shall be acted upon by the Board. The Board shall render its decision and communicate it to the applicant not later than the greater of the period of time required by the Municipalities Planning Code or ninety (90) days following the date of the regular meeting of the Planning Commission next following the date of application provided, however, should the said next regular meeting occur more than thirty (30) days following the filing of the application, the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.
- Plans will be presented by the Township staff at the regular meeting of the Board, following the first presentation of the plan to the Planning Commission. Following complete review of the Planning Commission, including its recommendations, the Board will place the plan on its agenda for review and action.
- F. Notification of Board of Supervisors Action. The decision of the Board shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision, or such later date as may be required by the Municipalities Planning Code.
1. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe, the requirements which have not been met and shall, in each case, cite the provisions of the Ordinance relied upon.
 2. Failure of the Board to render a decision and communicate it to the applicant within the time and in the manner required herein, unless a greater period of time has been authorized by the Municipalities Planning Code, shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner or presentation of communication of the decision; in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.
- G. Compliance with the Board of Supervisors Action. If the Board conditions its preliminary plan approval upon receipt of additional information, changes and/or notifications, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Township for approval. Such data shall be submitted to the Board within ninety (90) days of their conditional approval, unless the Board grants a waiver by extending the effective time period.

- H. Board of Supervisors Approval and Certification. The Board will acknowledge the satisfactory compliance with all conditions, if any, of the preliminary plan approval at a regularly scheduled public meeting. Additionally, at the option of the applicant, after receipt of preliminary plan approval and compliance with all conditions of approval, a preliminary plan may be presented to the Township for acknowledgement through a formal statement on the plan (See Appendix No 5).
1. Approval of a preliminary application shall constitute approval of the proposed subdivision and/or land development as to the character and intensity of development and the general arrangement of streets, lots, structures, and other planned facilities, but shall not constitute final plan approval. The preliminary plan may not be recorded in the office of the Recorder of Deeds.

SECTION 306. Final Plan Application.

- A. Prerequisites to Filing Final Plan Application. An application for final plan approval can be submitted only after the following, when required as noted, have been completed:
1. The receipt of an unconditional preliminary plan approval in accordance with Section 305 of this Ordinance, when a preliminary plan approval is required.
 2. The completion of the improvements required by this Ordinance in accordance with the improvement construction plan procedure stated in Section 307 of the Ordinance, when the improvements are not assured by the posting of financial security as provided in Article V of this Ordinance.
- B. Final Plan Applications.
1. Final plans may be filed with the Township on any business day; however, the Planning Commission shall not be required to review a plan at a particular meeting unless the plan was filed at least fifteen (15) days prior to that meeting.
 2. In addition to submitting the required material in accordance with Subsection 306 (C) of this Section, the applicant shall file with the Township the required number of copies of plans, supporting information and all filing fees required by the Township plus documentation that plans have been properly filed with the County Planning Commission.
 3. The final plan may be submitted in sections, each section covering a reasonable portion of the entire proposed subdivision as shown on the approved preliminary plan; provided that each section, except for the last section, shall contain a minimum of twenty-five (25) percent of the total number of units of occupancy as depicted on the approved preliminary plan.

4. The Board may accept a final plan modified to reflect a change to the site or its surroundings which occurs after the preliminary plan review. The Board shall determine whether a modified final plan will be accepted or whether a new preliminary plan shall be submitted.

C. Application Requirements. All final plan applications shall include the following:

1. Three (3) copies of the final plan. All plans shall be either black on white or blue on white paper prints.
2. Three (3) copies of all notifications and certificates, which are not provided on the final plan.
3. Three (3) copies of the application form (see Appendix No. 12).
4. Two (2) copies of a completed fee schedule (see Appendix 23), and the appropriate filing fee and deposit account.
5. Two (2) copies of all reports required in Section 403.E of this Ordinance.

D. Plan Requirements. All final plans shall be prepared in conformance with the provisions of Section 403 of this Ordinance.

E. Township Action.

1. At the first meeting of the Planning Commission no action will be taken for most applications. The plan will be considered as a briefing item for general comments and introduction by the Township staff. The Planning Commission may elect to take action on any subdivision or land development if deemed to be in order and all review comments from the Township staff, Township Engineer, and County Planning Commission are available.

The Planning Commission may discuss the final plan application with the developer or his agent at the next regular meeting and will review the application to determine if it meets the standards set forth in this Ordinance. The Final Plan shall then be submitted by the Planning Commission together with its analysis and recommendations, including those of the Township staff and Engineer to the Board.

Generally, the plan will not be forwarded to the Board until it has been recommended for unconditional approval.

2. All applications for approval of a plan shall be acted upon by the Board who shall render its decision and communicate it to the applicant not later than the greater of the period of time required by the Municipalities Planning Code or ninety (90) days following the date of the regular meeting of the Planning Commission next following the date the application is filed, provided that should the said next regular meeting occur more than thirty (30) days following the filing of the application, the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.
 3. Final plan approval will be effective for ninety (90) days from the date of the Board's action on the final plan, unless the Board grants a waiver by extending the effective time period of the approval. Within this time period, the applicant must meet all conditions of approval, if any; certify plans as specified in Section 306.H of this Ordinance; and record plans as specified in Section 306.I of this Ordinance.
- F. Notification of Board of Supervisors Action. The decision of the Board shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision, or such later date as may be required by the Municipalities Planning Code. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the Ordinance relied upon. Failure of the Board to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision; in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.
- G. Compliance with Board of Supervisors Action. If the Board conditions its final plan approval upon receipt of additional information, changes and/or notifications, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Township for approval. Such data shall be submitted to the Board within ninety (90) days of their conditional approval, unless the Board grants a waiver by extending the effective time period.

- H. Final Plan Certification. After the Board's approval of the final plan and the required changes, if any, are made, the applicant shall proceed to prepare two (2) sets of final plans which shall be either (a) black ink on tracing cloth or (b) transparent reproductions of the original plan with black line on cloth or stable plastic base film and one (1) set of final plans which shall be a paper copy for the Township's files. The two (2) transparent copies of the final plan shall be certified in the following manner: both final plans shall be presented to the Board for the signature of the Chairman and Vice Chairman or their designees (See Appendix No. 7). Final plans will not be signed by the Board if submitted more than ninety (90) days from the Board's final approval action unless the Board grants a waiver by extending the effective time period of the approval. After obtaining signatures from the Board, but prior to recordation, the applicant must present the plans to the County Planning commission for their signatures.
- I. Final Plan Recordation. Upon approval and certification of a final plan, the applicant shall record the plan in the office of the Recorder of Deeds. Should the applicant fail to record the final plan within ninety (90) days of the Board's final plan approval, the Board's action on the plan shall be null and void unless the Board grants a waiver by extending the effective time period of the approval.
1. The final plan shall be filed with the Recorder of Deeds before proceeding with the sale of lots and proof of such recording provided to the Township.
 2. The final plan shall be filed with the Recorder of Deeds before proceeding with the construction of any improvement except as provided for in Section 307 of this Ordinance.
 3. No subdivision or land development plan may be, recorded unless it bears the endorsement of the Board.
 4. Proof that the plan has been recorded in a format acceptable to the Township, must be submitted to the Township prior to the sale of lots. The Township shall issue no building permits until this verification is provided.
 5. If the original tract which was subdivided was ten (10) acres or less in size, then, in addition to the proof required in Section 306.I.4 above, the applicant shall record new deeds for each lot created by the subdivision plan. Each deed shall contain a new legal description. The applicant shall provide proof, in a form acceptable to the Township, that the plan and all required deeds have been recorded. The Township shall not refund any deposit account and shall not issue a building permit for any lot for which a new deed is not recorded until this proof is provided. *(Amended by Ordinance 03-07, 12/31/03)*

- J. Effect of Recording of Final Plan. Recording the final plan, after approval of the Board, shall have the effect of an irrevocable offer to dedicate all streets and other areas designated for public use, unless reserved by the landowner as provided in Section 403.E.2.e of this Ordinance. However, the approval of the Board shall not impose any duty upon the Commonwealth, County or Township concerning acceptance, maintenance or improvement of any such dedicated areas or portion of same until the proper authorities of the Commonwealth, County or Township actually accept same by ordinance or resolution, or by entry, use or improvement.
1. The landowner may place a notation on the final plan to the effect that there is no offer of dedication to the public of certain designated areas, in which event the title to such area shall remain with the owner, and neither the Commonwealth, County, Township, nor any applicable authorities shall assume any right to accept ownership of such land or right-of-way.

SECTION 307. Improvement Construction Plan.

- A. Improvement Construction Plan Application. After an applicant has received official notification that the preliminary plan has been approved, an application may be processed for an improvement construction plan.
1. Improvement construction plans may be filed with the Township on any business day; however, the Board will review a plan at a particular meeting only if the plan was filed at least fifteen (15) days prior to that meeting.
 2. The improvement construction plan may be submitted in sections, each section covering a reasonable portion of the entire proposed subdivision as shown on the approved preliminary plan.
 3. The Board may accept an improvement construction plan modified to reflect a change to the site or its surrounds which occurs after the preliminary plan review. The Board shall determine when a modification will require a revised preliminary plan.
- B. Application Requirements. All improvement construction plan applications shall include the following:
1. Three (3) copies of the improvement construction plan. All plans shall be either black on white or blue on white paper prints.
 2. Three (3) copies of all reports, notifications and certificates which are not provided on the improvement construction plan.
 3. Three (3) copies of the application form (See Appendix No. 13).
 4. Two (2) copies of a completed fee schedule (see Appendix 23), and the appropriate filing fee and deposit account.

C. Plan Requirements. All improvement construction plans shall be prepared in conformance with the provisions of Section 403 of this Ordinance, with the exception of Sections 403.E.2 (d), (f), and Sections 403.E.1 (c), (e).

D. Township Action.

1. At the first meeting of the Planning Commission no action will be taken for most applications. The plan will be considered as a briefing item for general comments and introduction by the Township staff. The Planning Commission may elect to take action on any subdivision or land development if deemed to be in order and all review comments from the Township staff, Township Engineer, and County Planning Commission are available.

The Planning Commission may discuss the plan application with the developer or his agent at the next regular meeting and will review the application to determine if it meets the standards set forth in this Ordinance. The Final Plan shall then be submitted by the Planning Commission together with its analysis and recommendations, including those of the Township staff and Engineer to the Board.

Generally, the plan will not be forwarded to the Board until it has been recommended for unconditional approval.

2. All applications for approval of a plan shall be acted upon by the Board who shall render its decision and communicate it to the applicant not later than the greater of the period of time authorized by the Municipalities Planning Code or ninety (90) days following the date of the regular meeting of the Board next following the date the application is filed, provided that should the said next regular meeting occur more than thirty (30) days following the filing of the application the said ninety (90) day period shall be measured from the thirtieth (30th) day following, the day the application has been filed.

E. Notification of the Board of Supervisors Action. The decision of the Board shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision, or such later date as may be authorized by the Municipalities Planning Code.

1. When the application is not approved in terms filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provision of the Ordinance relied upon.

2. Failure of the Board to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision; in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.
 3. If the application is disapproved, the Board will notify the above individuals, in writing, of the defects in the application and will identify the requirements which have not been met, through citing provisions of the statute or Ordinance relied upon.
- F. Compliance with the Board of Supervisors Action. If the Board conditions improvement construction plan approval upon receipt of additional information, changes and/or notification, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Board within ninety (90) days of their conditional approval, unless the Board grants a waiver by extending the effective time period.
- G. Improvement Construction Plan Certificate and Construction Authorization. After the Board's approval of the improvement construction plan and the required changes, if any, are made, the applicant shall proceed to prepare two (2) plans which shall be either (a) black ink on tracing cloth or (b) transparent reproductions of the original plan with black line on cloth or stable plastic base film. These plans shall be certified in the following manner:
1. Both improvement construction plans shall be presented to the Board for the signature of the Chairman and Vice Chairman or their designees (See Appendix No. 6). Improvement construction plans will not be signed by the Township if submitted more than ninety (90) days from the Board's approval action unless the Board grants a waiver by extending the effective time period of the approval.
 2. Approval and certification of an improvement construction plan shall not constitute final plan approval of the proposal, nor shall this plan be recorded, with the Recorder of Deeds, but shall, when combined with the necessary municipal and/or Commonwealth approvals and permits, grant the authority to install the improvements, required as part of this Ordinance.
 3. Following the Board's certification of the improvement construction plan, one (1) copy of the plan will be retained by the Board and the remaining copy will be available to the firm which prepared the plan.

4. Improvement construction plan approval will be effective for a five (5) year period from the date of the Board's approval action. Construction must be completed and a final plan, application must be submitted within five (5) years of the improvement construction plan approval, or else the plan approval will become null and void unless the Board grants a waiver by extending the effective time period of the approval.
- H. Completion of Improvements. Upon completion of the improvements required by this Ordinance, the applicant may proceed to submit a final plan, and application which shall include notice of approval of the improvements by the authority which is to accept the improvement (See Appendix No. 17).

SECTION 308. Plans Exempted from Standard Procedures.
(Amended by Ordinance 03-07, 12/31/03)

- A. Preliminary/Final Plans. In case of a subdivision plan of not more than six (6) lots, which does not require provisions for a new street, the applicant may at his discretion concurrently submit preliminary and final plans for action at the Board meeting. All other plans shall be submitted in accordance with Section 305 of this Ordinance. For the purpose of interpreting this Section of the Ordinance, remaining lands shall be considered a lot.
- B. Procedure for Processing a Lot Add-On. The lease, conveyance, sale, or transfer of land for the sole purpose of increasing the lot size of an adjacent contiguous lot shall comply with the following lot add-on procedure, provided that the proposal does not create additional lots or result in a nonconformity with the design standards found in Article VI of this Ordinance. In every case where a proposal conforms to the above, the application shall comply with the following procedures:
 1. The applicant shall submit to the Township two (2) black on white or blue on white paper copies of a lot add-on plan prepared to the standards specified in Section 404 of this Ordinance and one (1) application form (See Appendix No. 12). In addition to submitting the required material, the applicant shall provide all filing fees (See Appendix 23) required by the Township plus documentation that plans have been properly submitted to the County Planning Commission. Upon review of the revision, the Board will, in writing, advise the applicant whether or not the proposal qualifies as a lot add-on.
 2. If the plan qualifies, the applicant shall prepare two (2) plans for recording, which shall be either (a) black ink on tracing cloth or (b) a transparent reproduction of the original plan with black line on cloth or stable plastic base film, and one (1) set of paper copies of the plan for the Board's files. The two (2) transparent copies of the plan shall be certified by the Board (See Appendix No. 8).

The applicant shall record the plans with the Recorder of Deeds. These plans shall be filed with the Recorder of Deeds prior to the execution of a deed for the land.

3. Following the recording of the plan with the Recorder of Deeds, a new deed shall be recorded for the lot which received additional land in the lot add-on plan. The new deed shall contain a new legal description for the entire tract, inclusive of the added land. In addition, a new deed shall be recorded for the property from which the land identified on the lot add-on plan was taken, unless that lot is greater than ten (10) acres in size following removal of the land. The deed shall contain a new legal description that describes the remaining land. The applicant shall provide proof, in a form acceptable to the Township, that the plan and all required deeds have been recorded. The Township shall not refund any deposit account and shall not issue any building permit for any lot for which a new deed is not recorded until this proof is provided.

SECTION 309. Procedure for Requesting Consideration of Waiver of Provisions of This Ordinance.

- A. Application Requirements. A request for a waiver may be submitted to the Township at any time. All requests shall be in writing (See Appendix No. 18) and accompanied by a plan prepared at least to the minimum standards of a sketch plan (See Section 401). The written request shall identify:
 1. The specific section of this Ordinance which is requested to be waived.
 2. Provisions proposed as an alternate to the requirements. Justification for the waiver. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based.
- B. Township Action.
 1. In general, the Planning Commission shall not be required to review a request for a waiver unless the request was filed at least fifteen (15) days prior to that meeting. The Planning Commission will review the request to determine (1) if compliance with the provisions of the Ordinance creates an undue hardship or appears to be unreasonable as it applies to the particular property or (2) if the applicant demonstrates that an alternative proposal will allow for equal or better results, and take such action as it shall deem necessary or advisable in the public interest.

2. The request for a waiver and accompanying documentation shall be submitted by the Planning Commission, together with its analysis and recommendations, to the Board for consideration. All applications for approval of a waiver shall be acted upon by the Board who shall render its decision and communicate it to the applicant, in accordance with the requirements of the Municipalities Planning Code.
- C. Notification of Action of Board of Supervisors. After the meeting at which the waiver was reviewed, the Board shall send a written notice of the Board's action to the applicant at his last known address not later than fifteen (15) days following the decision, or such later date as may be authorized by the Municipalities Planning Code. If the Board denies the request, the Board will notify the above individual, in writing, of the justification for denial.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

ARTICLE IV

INFORMATION TO BE SHOWN ON OR SUBMITTED WITH SUBDIVISION AND LAND DEVELOPMENT PLANS

SECTION 401. Sketch Plans. The scale and sheet size of sketch plans shall be as required for preliminary plans in Section 402.A.1 and 4. The sketch plan shall show or be accompanied by the following data, legible in every detail and drawn to scale, but not necessarily containing precise dimensions:

- A. Name and address of the developer (if applicable) and landowner.
- B. Name of the individual and/or the firm that prepared the plan.
- C. Location map with sufficient information to enable the Board to locate the property.
- D. North arrow.
- E. Written and graphic scales.
- F. Existing tract boundaries accurately labeled with the name(s) of adjacent landowner(s) and adjacent plan(s) of record.
- G. Name of the municipality or municipalities in which the project is located, including the location of any municipal boundaries if located within the vicinity of the tract.
- H. Significant topographical and man-made features [e.g. bodies of water, quarries, floodplains, tree masses, structures, and suspected wetlands (as determined from the Lancaster County Soil Survey or DEP)].
- I. Location and width of all proposed streets, alleys, street names, and approximate grade, rights-of-way and easements; proposed lot lines with approximate dimensions; proposed minimum building lines for each street; playgrounds; public buildings; public areas; historical sites; and parcels of land proposed to be dedicated or reserved for public use.
- J. Proposed land use; if several land uses are proposed, the location of each land use shall be indicated.
- K. Statement explaining the methods of water supply and sewage disposal to be used.

SECTION 402. Preliminary Plans. Preliminary subdivision plans and/or land development plans shall be prepared by an engineer, surveyor, or landscape architect licensed to practice in the Commonwealth of Pennsylvania. The preliminary plan shall show, be accompanied by, or be prepared in accordance with the following:

A. Drafting Standards.

1. The plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet, or 50 feet to the inch.
2. Dimensions shall be in feet and, decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.
3. The survey shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.
4. The sheet size shall be no smaller than eighteen by twenty-two (18 x 22) inches and no larger than twenty-four by thirty-six (24 x 36) inches. If the plan is prepared in two (2) or more sections, a key map showing the location of the sections shall be placed on each sheet. If more than one (1) sheet is necessary, each sheet shall be the same size and numbered to show the relationship to the total number of sheets in the plan (e.g. Sheet 1 of 5).
5. Plans shall be legible in every detail.

B. Location and Identification.

1. The proposed project name or identifying title.
2. Name of the municipality or municipalities in which the project is located, including the location of any municipal boundaries if located within the vicinity of the tract.
3. The name and address of the owner of the tract (or his authorized agent), the developer/subdivider, and the firm that prepared the plans.
4. The file or project number assigned by the firm that prepared the plan, the plan date and the date(s) of all plan revisions.
5. A north arrow, graphic scale and written scale.

6. The entire existing tract boundary with bearing and distances. (If it is the intention of the landowner to retain a single lot with a lot area in excess of ten (10) acres, the boundary of that lot may be identified as a deed-plotting and may be drawn at any legible scale; if the retained lot has a lot area of ten (10) or less acres, it must be described to the accuracy of the requirements of this Ordinance). In the case of lot add-on plans, the boundary of the receiving tract shall also be identified as a deed plotting and may be drawn at any legible scale.
7. The total acreage of the entire existing tract.
8. The location of existing lot line markers along the perimeter of the entire existing tract.
9. The distinct lot size and/or density requirements of the Township Zoning Ordinance.
10. A location map, drawn to scale, relating the subdivision or land development to at least two (2) intersections of street centerlines, including the approximate distance to the intersection of centerlines of the nearest improved street intersection.
11. Source of title, deed, book, page, plan book (if applicable), and tax map number.

C. Existing Features.

1. Existing contours shall be shown at a minimum vertical interval of one (1) foot for land with average natural slope of three (3) percent or less, two (2) feet for land with average natural slope between three (3) percent and twenty (20) percent, and at a minimum vertical interval of five (5) feet for more steeply sloping land. Contour interval may be adjusted based upon horizontal scale with concurrence of the Township Engineer. **Contours shall be accompanied by the location of the benchmark and a notation indicating the datum used. The datum used shall be North American Vertical Datum (NAVD) 1988.** Contours plotted by interpolation of the United States Geodetic Survey 7.5' mapping will not be accepted. (*Amended by Ordinance No. 08-02, 12/31/08*)
2. The names of all adjacent landowners; both adjoining and across existing rights-of-way along with the plan book record numbers of all previously recorded plans for adjacent properties.

3. The following items when located within two hundred (200) feet of the subject tract:
 - a. The location and name of existing rights-of-way and cartways for private or public streets, alleys and driveways.
 - b. The location of the following features and any related right-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings, and storm water collection, conveyance and management facilities.
 - c. The location of existing rights-of-way and easements for electric, gas and oil transmission lines, and railroads.
 - d. Significant environmental or topographic features such as floodplains, wetlands, quarry sites, solid waste disposal areas, historic structures, cemetery or burial sites, archaeologic sites, highly erosive soils, or wooded areas.
4. The following items when located within the subject tract:
 - a. The location, name and dimensions of existing rights-of-way and cartways for streets, alleys and driveways.
 - b. The location and size of the following features and related rights-of-way: sanitary sewer mains, water supply mains, fire hydrants, buildings, and storm water management facilities.
 - c. The location of existing rights-of-way for electric, gas and oil transmission lines, and railroads.
 - d. The size, capacity and condition of the existing storm water management system and any other facility that may be used to convey storm flows.
 - e. The location and size of existing on-lot sewage systems and wells.
 - f. Significant environmental or topographic features such as floodplains, quarry sites, solid waste disposal areas, historic, structures, cemetery or burial sites, archaeologic sites, highly erosive soils, wooded areas, or steep slopes as outlined by the Zoning Ordinance.

D. Plan Information.

1. The layout of streets, alleys and sidewalks, including cartway and right-of-way widths.
2. The layout of lots with approximate dimensions.
3. Block and lot numbers in consecutive order (e.g. Block “A”, Lots 1 through 10; Block “B”, Lots 11 through 22).
4. The location and configuration of proposed buildings, parking compounds, streets, alleys, driveways, common open space, recreational areas, and all other significant planned facilities.
5. Total number of lots, units of occupancy, density, and proposed land use. If a multiple land use is proposed, the location of each land use shall be indicated.
6. Easements and rights-of-way.
7. Building setback line and building envelope.
8. Identification of buildings to be demolished.
9. Typical street cross-section for each proposed public or private street and typical cross-section for any existing street which will be improved as part of the application. Each cross-section shall include the entire right-of-way width.
10. Street centerline profile for each proposed public or private street shown on the preliminary plan including corresponding centerline stationing.
11. The preliminary design of the proposed sanitary sewer mains and water supply mains and facilities. This information shall include the approximate size, vertical location and horizontal location, if applicable.
12. Storm water management data and plans designed in accordance with the Township Storm Water Management Ordinance. This information may be provided on a sheet with other data or on separate sheets and need not necessarily be recorded with the final plan. In the case of any dispute in the methodology used in the design of any storm water management plan and/or in the presentation of such information, the Board shall make the final determination on the design criteria, methodology and form of presentation.

13. A statement on the plan indicating any zoning amendment, special exception or variance, if applicable.
14. A statement on the plan indicating any existing or proposed waivers (including all conditions imposed) granted by the Board.
15. Proposed street names.
16. A table indicating the existing zoning district, total tract area, required lot size, required setbacks, required maximum and/or minimum development density, maximum building height and number of lots in the proposed subdivision along with the proposals for each of these parameters
17. Where the proposed subdivision or land development is located partially or wholly within an area, prone, to frequent flooding (either by impoundment or conveyance) as indicated by the flood insurance rate map profiles and supporting data, soil type or local historical record; the developer shall supply the location and elevation of all proposed roads, fills, utilities, buildings, storm water management, and erosion control facilities.
18. Location of all percolation test holes, deep probe holes and proposed well locations.
19. Easements for the on-lot sewage replacement locations.
20. Clear sight triangles and stopping sight distances for all intersections as described in Section 602.E of this Ordinance shall be shown on the plan
21. The location of all trees and/or woodlands on the site and location of trees and/or woodland to be removed and trees and/or woodlands to remain.
22. Where the preliminary plan covers only a part of an intended larger development, a sketch plan of the future development, in a form suitable to the execution of the feasibility report on sewer and water facilities for the unsubmitted part shall be furnished. The street system of the plan under consideration may be subject to review, and the submitted part will be considered in light of adjustments and connections with future streets in the part not submitted.
23. In case of a preliminary plan calling for the installation of improvements beyond a five (5) year period, a schedule delineating all proposed sections as well as deadlines within which applications for final plan approval of each section are intended to be filed shall be provided. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of twenty-five (25) percent of the total number of dwelling units as depicted on the preliminary plan.

24. Where a proposed subdivision is located in the Agricultural Zoning District, either in whole or part, a deed plotting of the parent tract as it existed on or before September 12, 1983 shall be provided. Any parcels subdivided from the parent tract including the date of subdivision shall also be provided.

E. Certificates, Notifications and Reports.

1. Certificates.

- a. Certificate of review by the Township Planning Commission (See Appendix No. 9).
- b. Certificate for approval by the Board with space for the signatures of two members (See Appendix No. 5).
- c. Certificate, signature and seal of the surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct (See Appendix No. 2).
- d. Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, to the effect that the plan is correct (See Appendix No. 1).
- e. Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, indicating compliance with the provisions of the Township Storm. Water Management Ordinance (See Appendix No. 3).

2. Notifications.

- a. Where the tract described in the application includes any public utility, electric transmission line, gas pipeline, or petroleum product transmission line located within the tract, the applicant or lessee of such right-of-way shall notify the owner of the right-of-way of his intentions. A note stating any conditions regarding the use of the land, minimum building setback or right-of-way lines shall be included on the plan. This requirement may also be satisfied by submitting a copy of the recorded agreement.
- b. Where the land included in the subject application has an agricultural, woodland or other natural resource easement located within the tract, the application shall be accompanied by a letter from the party holding the easement stating any conditions on the use of the land. This requirement may also be satisfied by submitting a copy of the recorded easement.

3. Reports.
 - a. A hydrologic report as required by the Township Storm Water Management Ordinance.
 - b. Water and sewer feasibility report as described in Section 405 of this Ordinance.
 - c. A traffic evaluation report as described in Section 406 of this Ordinance.
 - d. Copies of all decisions rendered by the Zoning Hearing Board when the proposal use is permitted by special exception, or where a variance has been granted.
- F. Filing Fee. The preliminary plan shall be accompanied by a check or money order drawn to the order of the Township in an amount specified on the fee schedule adopted by the Board (see Appendix 23).

SECTION 403. Final Plans. Final subdivision and/or final land development plans shall be prepared by an engineer, surveyor, or landscape architect licensed to practice in the Commonwealth of Pennsylvania. The final plan shall be accompanied by, or prepared in accordance with the following:

- A. Drafting Standards. The same standards shall be required for a final plan as specified for a preliminary plan in Section 402.A of this Ordinance with the exception that all sheets to be recorded by the Recorder of Deeds shall be twenty-four by thirty-six (24 x 36) inches. The plan shall be clearly and legibly drawn to a scale of 10 feet, 20 feet, 30 feet, 40 feet, or 50 feet to the inch.
- B. Location and Identification. The same standards shall be required for a final plan as specified for a preliminary plan in Section 402.B of this Ordinance.
- C. Existing Features. The same standards shall be required for a final plan as specified for a preliminary plan in Section 402.C of this Ordinance.
- D. Plan Information.
 1. Complete description of the centerline and right-of-way line for all new streets, whether public or private, and alleys. This description shall include distances and bearings with curve segments comprised of radius, tangent, arc, and chord.

2. Lot lines with accurate bearings and distances and lot areas for all parcels. Curve segments shall be comprised of arc, chord, bearings, and distances. Along existing street rights-of-way the description may utilize the existing deed lines or street centerlines; along all proposed street rights-of-way, the description shall be prepared to the right-of-way lines.
3. Block and lot numbers in consecutive order (e.g. Block “A”, Lots 1 through 10; Block “B”, Lots 11 through 22).
4. The location and configuration of proposed buildings, parking compounds, streets, alleys, driveways, recreational areas, and all other significant planned facilities shall be shown
5. Total number of lots, units of occupancy, density, and proposed land use. If a multiple land use is proposed, the location of each land use shall be indicated.
6. Easements and rights-of-way.
7. Building setback line and building envelope.
8. Identification of buildings to be demolished.
9. Typical street cross-section for proposed public or private streets and alleys and a typical cross-section for any existing street which will be improved as part of the application. Each cross-section shall include the entire right-of-way width.
10. Final vertical and horizontal alignment for proposed public or private streets and alleys, sanitary sewer, and water distribution systems. All street profiles shall show at least the existing (natural) profile along the centerline, proposed grade at the centerline and the length of all proposed vertical curves for streets. All water distribution and sanitary sewer systems shall provide manhole locations and size and type of material. This information may be provided on separate sheets and is not subject to recording with the final plans.
11. Final street names.
12. Location and material of all permanent monuments and lot line markers, including a note that all monuments and lot markers are set or indicating when they will be set.
13. A detailed grading plan. The grading plan shall include finished grades and ground floor elevations. This information may be provided on separate sheets and is not subject to recording with the final plans.

14. Identification of any lands to be dedicated or reserved for public, semi-public or community use.
15. A table indicating the existing zoning district, total tract area, required lot size, required setbacks, required maximum and/or minimum development density, maximum building height, and number of lots in the proposed subdivision along with the proposals for each of these parameters.
16. Where the proposed subdivision or land development is located partially or wholly within an area prone to frequent flooding (either by impoundment or conveyance) as indicated by the flood insurance rate map (profiles), soil type or local historical record; the applicant shall supply the location and elevation of all proposed roads, fills, utilities, buildings, storm water management, and erosion control facilities.
17. In the case of a plan which requires access to a highway under the jurisdiction of the Department of Transportation, the inclusion of the following plan note:

“A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the ‘State Highway Law’, before access to a state highway is permitted. Access to the state highway shall be as authorized by a Highway Occupancy Permit, and the Board of Supervisors’ approval of this plan in no way implies that such a permit can be acquired.”
18. A statement on the plan indicating the granting of zoning amendment, special exception or variance, if applicable, along with waivers (including all conditions imposed) granted by the Board to sections of this Ordinance.
19. Storm water management data and plans designed in accordance with the Township Storm Water Ordinance. This information may be provided on a sheet with other data or on separate sheets and need not necessarily be recorded with the final plan. In the case of any dispute in the methodology used in the design of any storm water management plan and/or in the presentation of such information, the Board shall make the final determination on the design criteria, methodology and form of presentation.
20. Location of all percolation test holes, deep probe holes, and proposed well locations.

21. All final plans proposing residential development or residential uses within or adjoining the Agricultural Zoning District or agricultural uses must contain in conspicuous form the following language “WARNING: The property described herein is located within an area where land is used for agricultural production. Owners, residents and other users of this property may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from normal accepted agricultural practices and operations, including but not limited to, noise, odors, dust, operation of machinery of any kind including aircraft, storage and disposal of manure, and application of fertilizers, soil amendments, herbicides, and pesticides. Owners, occupants and users of this property should be prepared to accept such inconveniences, discomfort and possibility of injury from normal agricultural operations, and are hereby put on official notice that Section 4 of Pennsylvania Act 133 of 1982 ‘The Right to Farm Law’ may bar them from obtaining a legal judgment against such normal agricultural operations.” A copy of the final plan shall be issued to the purchaser of each lot within the subject subdivision. The note shall be included on all deeds of the subject subdivision.
22. A complete landscape plan, prepared by a landscape architect, showing the location, size and type of all plant material, when landscaping is required by provisions of this Ordinance or any other applicable Township regulations, including but not limited to, screening, buffer planting, parking landscaping, replacement trees, and street trees. The landscape plan should be provided on separate sheets and must include the signature and seal of the registered landscape architect responsible for preparation of the plan.
23. Easements for the on-lot sewage replacement locations.
24. Clear sight triangles and stopping sight distances for all intersections as described in Section 602.E of this Ordinance shall be shown on the plan.
25. The location of all trees and/or woodlands on the site and location of trees and/or woodlands to be removed and trees and/or woodlands to remain.
26. Where a proposed subdivision is located in the Agricultural Zoning District, either in whole or part, a deed plotting of the parent tract as it existed on or before September 12, 1983 shall be provided. Any parcels subdivided from the parent tract, including the date of subdivision shall also be provided.
27. A detailed schedule of inspections, as generally outlined by Section 504 of this Ordinance, which is tailored for the site under consideration.

E. Certificates, Notifications and Reports.

1. Certificates

- a. Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, to the effect that the plan is correct (See Appendix No 1).
- b. Certificate, signature and seal of the surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct (See Appendix No 2).
- c. Certificate, signature and seal of a professional registered in the Commonwealth of Pennsylvania and qualified to perform such duties, indicating compliance with the provisions of the Township Storm Water Management Ordinance (See Appendix No. 3).
- d. Certificate of review by the Planning Commission (See Appendix No. 9).
- e. Certificate for approval by the Board with space for signatures by two (2) members of the Board. (See Appendix No. 7).
- f. A statement duly acknowledged before an officer authorized to take acknowledgment of deeds and signed by the landowner, certifying that the subdivision or land development shown on the plan is the act and the deed of the owner; that all those signing are all the owners of the property shown on the survey and plan; that they desire the same to be recorded as such, and that all streets and other property identified as proposed public property are dedicated for public use. (See Appendix No. 4). This must be dated following the last change or revision to said plan.
- g. Certification of review by the County Planning Commission (See Appendix No. 10).
- h. A certificate to accommodate the Recorder of Deeds information (See Appendix No. 11).

2. Notifications

- a. Notification from DEP that approval of the sewer facility plan revision (revision module for land development) or supplement has been granted or notice from DEP that such approval is not required.

- b. Where the tract described in the subject application includes any public utility, electric transmission line, gas pipeline, or petroleum product transmission line located within the tract, the applicant or lessee of such right-of-way shall notify the owner of the right-of-way of his intentions. A note stating any condition regarding the use of the land, minimum building setback or right-of-way lines shall be included on the plan. This requirement may also be satisfied by submitting a copy of the recorded agreement.
- c. Where the land included in the subject application has an agricultural, woodland or other natural resource easement located within the tract, the application shall be accompanied by a letter from the party holding the easement stating any conditions on the use of the land. This requirement may also be satisfied by submitting a copy of the recorded easement.
- d. Notice from the postmaster of the postal district in which the tract is located and the emergency service providers in the Township stating that the proposed private and/or public street names are acceptable.
- e. A note placed on the plan indicating any area that is not to be offered for dedication, if applicable.
- f. Written notice from the Township Engineer and the appropriate Authority Engineer that all proposed improvements have been designed to the standards of the Township and/or the Authority and that financial guarantees in a form suitable to the Board of Supervisors and the appropriate Authority have been received (See Appendices No. 15 and 17 and Article V).
- g. Such written notices of approval as required by this Ordinance, including written notices approving the water supply systems, sanitary sewage systems and storm water runoff to adjacent properties.
- h. The submission of a controlling agreement in accordance with Section 602.H when an application proposes to establish a street which is not offered for dedication to public use.
- i. Notification from the appropriate state and federal agencies that permits have been issued, or are not required, for any proposed activities within streams, wetlands or any other state or federally regulated body of water. These permits include, but are not limited to, Floodplain Encroachment Permits, Dam Safety Permits, Earth Disturbance Permits, Stream Encroachment Permits, and General Permits.

When the final plan is submitted in sections, the above notifications for all applicable activities on the entire site, shown on the approved preliminary plan shall be provided upon submittal of the first final phase of the project.

3. Reports

- a. A final hydrologic report as required by the Township Storm Water Management Ordinance.
- b. A traffic evaluation report as described in Section 406 of this Ordinance.

F. Filing Fee. The final plan shall be accompanied by a check or money order drawn to the order of the Township in an amount specified on the fee schedule adopted by the Board (see Appendix 23).

SECTION 404. Lot Add-On Plans.

(Amended by Ordinance No. 95-01, 03/06/95)

Lot add-on plans shall be prepared by a qualified person and shall include the following information:

- A. Drafting Standards. The same standards shall be required for a lot add-on plan as specified for a preliminary plan in Section 402.A of this Ordinance with the exception that all sheets to be recorded in the Recorder of Deeds Office shall be no larger than twenty-four by thirty-six (24 x 36) inches.
- B. Location and Identification. The same standards shall be required for a lot add-on plan as specified for a preliminary plan in Section 402.B of this Ordinance.
- C. Existing Features. The same standards shall be required for a lot add-on plan as specified for a preliminary plan in Section 402.C of this Ordinance with the exception of requirements of Section 402.C.1. Contours shall not be required.
- D. Certificates.
 - 1. Certificate, signature and seal of a surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct (See Appendix 2).
 - 2. Certificate for approval by the Board (See Appendix No. 8).

3. A statement, duly acknowledged before an officer authorized to take acknowledgement of deeds and signed by the landowner, to the effect that the subdivision or land development shown on the plan is the act and the deed of the owner, that all those signing are all the owners of the property shown on the survey and plan, and that they desire the same to be recorded as such (See Appendix No. 4).
 4. Certification of review by the County Planning Commission (See Appendix No. 10).
 5. A certificate to accommodate the Recorder of Deeds information (See Appendix No. 11).
- E. Filing Fee. The plan shall also be accompanied by a check or money order drawn to the Township in an amount specified on the fee schedule adopted by the Board (see Appendix 23).

SECTION 405. Feasibility Report on Sewer and Water Facilities.

- A. The applicant shall submit a feasibility report in duplicate concerning the availability of a public sewer and public water system in or near the proposed subdivision or 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 DEP.

The feasibility report is required for all subdivision and land developments in the (R-1) Residential District, (R-2) Residential District, (C) Commercial District, and (I) Industrial District, which propose five (5) or more EDUs, whether initially or commutatively.

- B. The feasibility report shall examine possible connection to the existing public sewer systems and public water systems. Information included in the report shall be as follows:
1. Sewer.
 - a. Information shall be shown depicting possible connections to the existing public sewer system within three thousand (3000) feet of the proposed subdivision or land development, and a determination of whether the site is in an existing or planned sewer service area.
 - b. If there are no connections available within three thousand (3000) feet of the proposed subdivision or land development, the distance from the project to the nearest point in the public sewer system shall be shown.

- c. Certification from the public sewer utility provider that capacity exists to accommodate the needs of the proposed subdivision or land development if connection to the public sewer system is proposed.
- 2. Water.
 - a. Information shall be shown depicting possible connections to the existing public water system within three thousand (3000) feet of the proposed subdivision or land development, and a determination of whether the site is in an existing or planned water service area.
 - b. If there are no connection points available within three thousand (3000) feet of the proposed subdivision or land development, the distance from the project to the nearest point in the public water system shall be shown.
 - c. An analysis of the capacity of that public water system to supply the water needs of the subdivision or land development. The capacity of such public water system will be deemed adequate only if it is determined to be able to supply three hundred fifty (350) gallons per dwelling unit per day.
 - d. Certification from the public water system provider that capacity exists to accommodate the needs of the proposed subdivision or land development.
- C. As a part of the feasibility study, the applicant shall state the type of sewage disposal desired for each of the proposed lots if other than connection to a public sewer system or the installation of a conventional on-site sewage disposal system is intended on any of the lots, that fact shall be indicated on the plan itself.
 - 1. The Board will approve on-lot sewage disposal systems only when the Township Sewage Enforcement Officer and/or a sanitarian of DEP shall certify that both an initial location and a replacement location for the on-lot sewage disposal system are present on each lot.
 - a. The replacement location shall be of a size and capacity to allow complete abandonment of the initial system in the event of failure.
 - b. The replacement location shall be protected from traffic and no filling nor excavating shall be allowed within its boundary.
 - c. The standards for installation of the replacement system shall be as required by DEP at the time of its construction.

2. Subdivisions proposing a lot or lots utilizing alternate on-site sewage disposal systems will not be approved by the Board unless:
 - a. The Township Sewage Enforcement Officer and/or a sanitarian of DEP certifies that a proposed sewage disposal site cannot reasonably be located so as to enable the lot to utilize a conventional on-site sewage disposal system; and
 - b. The lot itself cannot reasonably be redesigned or relocated consistent with the Township Zoning Ordinance and other Township regulations so as to enable utilization of a conventional on-site sewage disposal system.
 3. As a part of the feasibility study, there shall be included the results of the probe hole analyses and soil absorption tests on each of the lots as proposed in the subdivision. These probe hole analyses and soil absorption tests shall be certified as accurate by the Township Sewage Enforcement Officer.
 4. If connection to an existing public sewer system is proposed the subdivider or developer shall so state.
- D. If connection to an existing public water system is proposed, the subdivider or developer shall submit an agreement committing the public water system to provide such water as will be utilized by the subdivision or land development for such period of time and under such terms and conditions as the public water system provides water service elsewhere in its service area.
- E. If the water supply system proposed involves the utilization of water obtained from the tract being subdivided or developed (irrespective of whether that water is being distributed as a part of a community water supply system), that water supply source may be utilized only when the feasibility study establishes and the engineer performing the study certifies that:
1. The ground water recharge on the tract in question after development will exceed the anticipated water usage figures under the following DEP standards:
 - a. A population of 3.5 persons per dwelling unit shall be assumed for residential units.
 - b. An average daily usage of one hundred (100) gallons per person per day is to be used where residential use is contemplated.
 - c. Groundwater supply will exceed projected water usage quantities where industrial, agricultural or commercial use is contemplated.

2. The study is approved by the Township Engineer.
- F. When industrial, agricultural or commercial use is intended, the applicant shall, in the feasibility study, set forth the proposed nature of the use, the proposed number of employees and whether or not water will be used for cleanup and/or processing or otherwise in connection with the use. The applicant shall in addition set forth the proposed allocation of available water supply between or among the proposed uses and shall set forth a plan or proposal pursuant to which such allocation can reasonably be monitored and enforced by the Township or Authority.
 - G. In all cases the applicant shall demonstrate that the water to be supplied shall be potable and shall meet all applicable standards of DEP or the United States Environmental Protection Agency.
 - H. If community sewer and/or water systems are proposed, these systems shall be in compliance with the above requirements as well as the regulations of DEP and the Authority.

SECTION 406. Traffic Evaluation Study. All residential developments or subdivisions containing twenty (20) or more dwelling units or residential lots (or which propose new streets), all non-residential subdivisions, and all non-residential land developments (with the exception of agricultural development) with buildings containing in excess of ten thousand (10,000) square feet shall provide studies and reports in accordance with the requirements of this Section.

- A. The applicant is responsible for assessing the traffic impacts associated with a proposed development which meets any condition set forth above. The Township will review the applicant's assessment and supply available data upon request to aid the applicant in preparing the study. The applicant shall be responsible for all data collection efforts required in preparing a traffic impact study including peak period turning movement counts. In addition, the applicant is responsible for ensuring that any submitted development plans meet the minimum state and local standards for geometric design. The study shall be conducted only by a professional engineer that has verifiable experience in traffic engineering. Upon submission of a draft study, the Township may review the data sources, methods and findings and provide comments in written form. The applicant will then have the opportunity to incorporate necessary revisions prior to submitting a final study.
- B. Traffic Impact Studies shall be prepared in accordance with the PA DOT "Policies and Procedures for Transportation Impact Studies", latest edition. (*Amended by Ordinance No. 16-02, 02/01/16*)
- C. The applicant shall be responsible for the improvements required to provide safe and convenient ingress and egress to the development site and other improvements required by the Township or PADOT-approved Traffic Impact Study. (*Amended by Ordinance No. 16-02, 02/01/16*)

- D. The applicant shall be responsible for other improvements as may be agreed to between the Board of Supervisors and applicant to be installed or paid for by the applicant consistent with the provisions of Article V-A of the Pennsylvania Municipalities Planning Code. *(Amended by Ordinance No. 16-02, 02/01/16)*

SECTION 407. Wetlands.

- A. No subdivision or land development shall involve uses, activities or improvements which would entail encroachment into, the regrading of, or the placement of fill in wetlands in violation of state or federal regulations. Applicants must submit evidence to the Township that, if wetlands are present on the site, the Pennsylvania Department of Environmental Resources (Bureau of Dams and Waterway Management) and the U.S. Army Corps of Engineers have been contacted to determine the applicability of state and federal wetland regulations. Any approval of the Township shall be contingent on full compliance with any requirements of any regulatory agency, and no action by the Township shall be relied on in lieu of a permit issued by the appropriate agency.
- B. Where the plans show the existence of wetland areas, the delineated boundary shall be properly fenced off to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of five (5) feet, outside the delineated boundary, prior to any construction or issuance of building permits. The fence must be properly maintained until all occupancy permits have been issued and/or for the extent of all construction.

ARTICLE V

IMPROVEMENT CONSTRUCTION ASSURANCES

SECTION 501. Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval.

- A. No plan shall be finally approved unless the streets shown on such plan have been improved as may be required by this Ordinance, and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains, storm water management facilities, or other improvements as may be required by this Ordinance have been installed in accordance with this Ordinance, except that the surface course of streets shall not be completed until such time as ninety (90) percent of the lots in the subdivision or land development have been improved by the construction of a dwelling if approved for residential development or by the construction of the proposed commercial or industrial structures if the lots are approved for such uses. In lieu of completion of the surface course of streets as well as in lieu of completion of other improvements required as a condition for final plan approval of a plan, at the discretion of the developer, such developer may deposit with the Township and/or the Authority, as applicable, a letter of credit, or other financial security authorized by the Municipalities Planning Code and acceptable to the Board and/or the Authority in an amount equal to one hundred ten (110) percent of the estimated cost of the required improvements at a time ninety (90) days following the date scheduled for completion of the respective improvements by the developer. The estimated cost of the surface course shall be computed separately from the estimated cost of completing the other improvements and shall be based upon the developer's projected timetable for completion of the development.
- B. The amount of financial security required by the Township shall be based upon an estimate of the cost of the improvements, submitted by a developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The Township, upon the recommendation of the Township Engineer, may refuse to accept, such estimate for good cause shown. If the 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 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 developer.

- C. Annually the Township and/or the Authority may adjust the amount of required financial security by redetermining the estimated cost for completion of the uncompleted improvements as of the expiration of the ninetieth (90th) day after either 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 insure that the financial security equals one hundred ten (110) percent of the estimated cost of the Township and/or the Authority completing the improvements at a time ninety (90) days following the date scheduled for completion or alternatively reduce the required security so that it equals such amount. Any additional security shall be posted by the developer within thirty (30) days after being notified of the same. The amount of financial security required by the Authority shall be computed in accordance with the Authority's rules and regulations.
- D. As the work of installing the required improvements proceeds, the party posting the financial security may request the Township to release or authorize the release from time to time, such portions of the financial security necessary for the payment to the contractor or contractors performing the work. Any such request shall be in writing addressed to the Board, and the Board shall have forty-five (45) days from the receipt of such request to allow the Township Engineer to certify, in writing, to the Board that such portion of the work has been completed in accordance with the approved plan. Upon such certification, the Board shall authorize release from the required financial security of an amount as estimated by the Township Engineer as representing the value of the work completed
- E. The value of the work completed shall be determined by subtracting one hundred ten (110) percent of the estimated cost of the completion of the remaining uncompleted work from the total amount of security deposited.
- F. At such time as ninety (90) percent of the lots in the subdivision have been improved as set forth above, or if at the expiration of three (3) years from the date all of the improvements excepting the surface course has been completed, less than ninety (90) percent of the lots have been so improved, the Township may notify the developer to complete the surface course within sixty (60) days from the date of such notice. In computing the sixty (60) day requirement, the period from October 1 to April 1 shall not be counted.

G. If at the time the surface course is completed, ninety (90) percent of the lots are not improved as set forth above, the developer must:

1. Post with the Township financial security in an amount equal to fifteen (15) percent of the reasonable cost of the surface course as security to guarantee that damages to the road or street would not occur during the completion of the improvements on the unimproved lots in such developer's subdivision or land development. The Township shall hold such financial security and utilize it to pay for the repair of any damage occurring to the road during the period between the commencement of improvements on any particular unimproved lot and the completion of such improvements irrespective of whether or not it can be established that the damage to the road was caused by contractors or other persons working in and about the construction of such improvements. The financial security shall be in a form acceptable to the Township.

SECTION 502. Release from Financial Security.

- A. When the developer has completed all of the improvements as shown on the final plans, the developer shall notify the Board, in writing, by certified or registered mail, of the completion of the aforesaid improvements, enclosing therewith certification by the engineer responsible for the design of the improvements that they have been installed as designed, and shall send copies of the notice and certification to the Township Engineer. The Board shall, within ten (10) days after receipt of such notice, direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Township Engineer shall thereupon file a report, in writing, with the Board and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township Engineer of the aforesaid authorization from the Board, said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements or any portion thereof shall not be approved or shall be rejected by the Township Engineer, said report shall contain a statement of the reasons for such non-approval or rejection. Improvements shall not be considered completed unless the developer can demonstrate compliance with the requirements of this Ordinance, the Township Storm Water Management Ordinance, and all other applicable ordinances, statutes and regulations. Improvements shall also not be considered complete until as-built plans of all improvements to be dedicated to the Township and/or the Authority and of all streets, whether or not such streets shall be dedicated, have been submitted to the Township and/or the Authority, as applicable.

- B. The Board shall notify the developer within fifteen (15) days of receipt of the engineer's report, in writing by certified or registered mail, of its action with relation thereto. If the Board or Township Engineer fails to comply with the time limitation provisions contained herein, or such time limitations as contained in the Municipalities Planning Code, whichever requirements shall contain a longer time period for action by the Township, all improvements will be deemed to have been approved and the developer's posted financial security shall be released.
- C. If any portion of the said improvements shall not be approved or shall be rejected by the Board, the developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.
- D. Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise any determination of the Board or Township Engineer.

SECTION 503. Remedies to Affect Completion of Improvements. In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accordance with the approved final plan, the Board may enforce any letter of credit or other financial security by appropriate legal and equitable remedies. If proceeds of such financial security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Board may, at its option, install such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action or recover the monies necessary to complete the remainder of the improvements. All the proceeds, after deducting the costs of collection, whether resulting from the financial 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 504. Inspection During Construction. The Township and/or the Authority shall inspect the improvements during construction. The developer shall pay the cost of any such inspection in accordance with the provisions of Article V of the Municipalities Planning Code. The developer shall provide at least twenty-four (24) hours notice prior to the start of construction of any improvements that are subject to inspection. All inspections of completed items shall be requested, in writing, at least forty-eight (48) hours in advance of the inspection time and date.

It is generally required that the following phases of site construction have mandatory inspection. This general list of phases may be supplemented by the Township when the site requires special construction procedures. The inspection schedule must be recorded with the final plan or shown on the approved improvement construction plan.

A. General Site Construction.

1. Upon completion of preliminary site preparation including stripping of vegetation, stockpiling of topsoil and construction of temporary erosion, and sedimentation control devices.
2. Upon completion of rough grading, but prior to placing topsoil, permanent drainage, or other site development improvements and ground covers.
3. During the construction of permanent storm water management facilities.
4. Upon the final completion of permanent storm water management facilities, including the establishment of ground covers and plantings.
5. After review of the as-built drawings, required by Section 508, but prior to final release of the financial guarantee for completion of final grading, or other site restoration work.

B. Street Construction.

1. Preparation of Road Subgrade. At the time of this observation, the subgrade should be proof rolled and the proposed crown and grade should be checked. It is recommended that a developer's/contractor's representative accompanies the observer when the crown and grade are checked. Proof rolling should be performed with a fully loaded, tandem-axle dump truck. This observation must occur prior to any stone subbase being placed.
2. Placement and Compaction of Road Subbase. At the time of this observation, the depth of subbase should be checked after compaction, the subbase should be proof rolled in the same manner as the subgrade and the crown and grade should be checked again. This observation must occur prior to any binder or base course being placed.
3. Placement and Compaction of the Binder/Base Course. At the time of this observation, the depth of the binder/base course should be checked, ambient temperature should be monitored (this is important in early spring and late fall days when the temperature can go below acceptable limits), the temperature of the bituminous material should be checked (if possible), and it is recommended that copies of the weight slips for each truckload are obtained. The crown and grade should also be checked again. This observation must occur prior to the wearing course being placed.
4. Placement and Compaction of the Wearing Course. At the time of this observation, the guidelines for the placement and compaction of the binder/base course should be followed.

- C. In addition to the above outlined observations, additional observations will be made at the request of the developer for reduction of financial securities. Random observations should be made at the frequency desired by the municipality. At the time of any of the above listed observations, all ongoing construction (i.e. storm drainage, sanitary sewer, water, erosion control, etc.) should also be checked for compliance with the approved plans and the findings reported.

SECTION 505. Offers of Dedication.

- A. The offer to dedicate streets, parks or other areas or portions of them does not impose any duty upon the Township and/or the Authority concerning maintenance or improvement until the proper authorities of the Township and/or the Authority have made actual acceptance of the dedication by ordinance or resolution or by entry or improvement. Generally, streets will not be accepted for dedication until they have passed one freeze/thaw cycle.
- B. Where the Township accepts dedication of all or some of the required improvements following completion, the Township may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan for a term of eighteen (18) months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in Section 501 of this Ordinance with regard to installation of such improvements and the amount of such financial security shall not exceed fifteen (15) percent of the actual cost of the installation of the said improvements.
- C. Where the Authority accepts dedication of some or all of the required improvements, the Authority may require the posting of financial security in accordance with its rules and regulations and applicable law.

SECTION 506. Maintenance of Streets. The developer shall maintain all streets in the subdivision or development in travelable condition, including the prompt removal of snow therefrom, until such time as the streets are accepted by the Township as part of the Township highway system; or, if such streets are not to be dedicated, until a homeowners' association or other entity responsible for the maintenance of the streets has been formed.

SECTION 507. Effect of Plan Recording on Dedication and Reservations. Recording of the final plan after approval of the Township has the effect of an irrevocable offer to:

- A. Dedicate all streets and other public ways to public use, unless such streets are indicated on said plan as private streets.
- B. Dedicate all neighborhood parks and all areas shown on the plan as being local recreation sites to public use.

SECTION 508. As-Built Plan. Prior to the release of the final escrow, the developer shall provide the Township with one (1) mylar and two (2) prints of the as-built plan showing the following:

- A. Actual location of all concrete monuments which were set at all angle breaks, points of curvature and tangents around the perimeter of the total tract. When the outside perimeter of a tract falls within or along an existing road right-of-way, then the right-of-way of that roadway shall be monumented at the above referenced points.
- B. Actual location of all iron pins or drill holes in curbs for all individual lot lines.
- C. Actual cul-de-sac radius.
- D. Actual location of cartway centerline versus right-of-way centerline.
- E. Actual location of floodplain by elevation and dimension from property line.
- F. Actual location and cross section of swales and accompanying easements.
- G. Actual horizontal and vertical location of storm water management facilities including type and size of storm drainage pipes.
- H. Detention basin:
 - 1. Actual contours of the detention basin.
 - 2. Actual outlet structure details including type, size and inverts of outlet pipes.
 - 3. Actual elevation of the embankment and emergency spillway.
 - 4. A table showing the stage/storage/discharge curve for the constructed conditions.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

ARTICLE VI

DESIGN STANDARDS

SECTION 601. General.

- A. Minimum Standards. The standards and requirements contained in this Article shall apply as minimum design standards for subdivision and/or land developments in the Township.
- B. Compliance with Zoning Ordinance and Zoning Hearing Board Decisions. Whenever the Zoning Ordinance provides that the use proposed by the applicant for subdivision or land development approval shall constitute a use by special exception or conditional use, or when a variance from the terms of the Zoning Ordinance is required to develop in accordance with the plan, the applicant shall obtain such special exception, variance or conditional use approval from the Township Zoning Hearing Board or Board of Supervisors, as applicable, prior to the submission of the preliminary plan. The plan shall be designed and developed in accordance with any conditions which have been imposed upon the grant of such special exception, variance or conditional use by the Township Zoning Hearing Board or Board of Supervisors, as applicable.

SECTION 602. Streets, Private Streets, Alleys and Driveways.

- A. General.
 - 1. Proposed streets shall further conform to such county and state street and highway plans as have been prepared, adopted and/or filed as prescribed by law.
 - 2. Streets shall be designed with consideration to both existing and planned streets. All streets shall be arranged to conform as closely as possible to the original topography. New streets shall be connected with streets of similar function, to form continuations thereof. Local streets shall be laid out to discourage use by through traffic. Streets shall be laid out to provide convenient and safe access to the property. The rigid rectangular street pattern need not be adhered to; the use of curvilinear streets may be provided when their use will result in a more desirable layout. Where a development abuts an existing or proposed major street, the Board may require the use of marginal access streets, reverse frontage lots or such other treatment that will provide protection for abutting properties, reduce the number of intersections with the major street and separate the local and through traffic.
 - 3. Streets shall be logically related to the topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.

4. Wherever there exists a dedicated or platted area reserved for future street usage along the boundary of a tract being developed, the adjacent street shall be extended into the proposed project provided this use is not adverse to the man-made or natural features of the site.
5. When existing stub streets or temporary cul-de-sac streets adjoin the tract to be developed, they shall be extended into the site and made part of the proposed street layout. Where a temporary cul-de-sac is being extended, the bulb shall be reconstructed to Township street specifications, any existing sidewalk extended through the area and the remaining areas shall be regraded and seeded.
6. The extension of existing streets which are presently constructed with a cartway different from current Township standards shall be provided with a transition area, the design of which is subject to Township approval.
7. If a subdivision or land development abuts an existing Township and/or State street which has a right-of-way width of less than the required right-of-way width set forth in Section 602.G, the developer shall dedicate to the Township or Commonwealth, as applicable, that amount of land necessary so that the distance from the centerline of the street to the edge of the right-of-way abutting the proposed development is one-half the ultimate right-of-way width set forth in Section 602.G.
8. Where a subdivision or land development abuts an existing Township and/or State street and shall have a traffic impact on an existing Township and/or State street as indicated by a traffic study required to be performed under Section 406 of this Ordinance, the developer shall be required to make the following improvements:
 - a. In cases where a subdivision or land development is situated on both sides of an existing Township or State street, the street shall be improved to the full minimum width in accordance with Section 602.G.
 - b. In cases where the development is situated only on one side of an existing street, the Township may require that only that side of the street be improved.
 - c. Where the developer of the subdivision and land development is required to provide a traffic study and report under Section 406, and the traffic study and report indicates that improvements are required as provided in Section 406, the developer shall install improvements, including but not limited to traffic signals, traffic control devices additional traffic lanes, traffic dividers and highway markings.

- d. When the Township determines that the required improvements are not feasible at the time of development of the use, the developer shall deposit funds with the Township in the amount of one hundred and ten (110%) percent of the cost of the improvements computed in accordance with Article V of this Ordinance. The amount of the deposit shall be submitted for approval by the Township Engineer.
9. When the proposed development requires construction within an existing street right-of-way, such as sewer, water or storm water lines, the Township may require construction of a new wearing course along the frontage and/or disturbed area.
10. If lots resulting from original subdivision are large enough to permit re-subdivision or if a portion of the tract is not subdivided, adequate rights-of-way for streets and other required improvements shall be provided as necessary to permit further subdivision.
11. As a minimum, all new streets shall be graded to the right-of-way line. All cut and fill banks shall not exceed a maximum of 3:1 slope.
12. Streets shall be designed to preclude or minimize the need for guide rail. The Township may, however, require guide rail to be placed for protection on embankments when a barrier is indicated as warranted in Design Manual Part 2 Highway Design by PennDOT, January 1990 edition, as amended.

The design and selection of guide rail shall generally be in accordance with the standards in Design Manual Part 2 Highway Design, January 1990 edition, as amended, however, the Township shall approve all guide rail systems.
13. Streets that are extensions of or obviously in alignment with existing streets shall bear the names of the existing streets. Street names shall not be repeated within the Township and all street names shall be subject to the approval of the appropriate local postmaster.
14. Street name signs shall be installed at all intersections and their design shall be approved by the Township. All signing shall identify both intersecting streets. Regulatory signs shall be installed at all locations identified by a traffic circulation study prepared by the developer. Standard traffic signs shall be approved by the Township and shall be supplied and installed in accordance with Township regulations.
15. All proposed streets shall be offered for dedication. Where a waiver of this Section is granted by the Township, all private streets shall conform to the requirements of Section 602.H.

B. Horizontal Alignment.

1. Horizontal street alignments shall be measured along the centerline. Horizontal curves shall be used at all angle changes.
2. The centerline of the street cartway shall correspond with the centerline of the street right-of-way.
3. Plans with street locations along the perimeter of a property shall be required to show building setback lines and clear site triangles within the adjacent properties. Written permission from the affected adjacent landowner shall be provided prior to preliminary plan approval.
4. There shall be a tangent of at least one hundred (100) feet between reverse curves for all local and collector streets.
5. Horizontal curve centerline radii shall be designed in coordination with vertical geometry, subject to the approval of the Township Engineer. Generally, however, the minimum acceptable centerline radii shall be one hundred and fifty (150) feet.

C. Vertical Alignment.

1. Vertical curves shall be used in all changes of grade.
2. The minimum vertical grade for all streets shall be one (1) percent, the maximum vertical grade shall be twelve (12) percent.
3. The minimum length of vertical curve for all streets shall be seventy-five (75)' feet.
4. At street intersections, the through street shall be approached by side streets in accordance with the following standards; where the grade of the side street exceeds four (4) percent, there shall be a level area on the side street within which no grade shall exceed a maximum of four (4) percent for a minimum distance of one hundred (100) feet (measured from the intersection of the centerlines of the streets).
5. No side street shall intersect a through street when the through street exceeds seven (7) percent in grade.
6. Notwithstanding the above minimum length of vertical curve, the actual length of vertical curve shall be based on the formula $L = KA$; where "L" is the minimum length of curve in feet, "K" is the length of vertical curve per percent change in "A", and "A" is the algebraic difference in grade (in percent).

Values for “K” shall be based on the following criteria:

<u>Design Speed</u> <u>(in miles per hour)</u>	<u>“K”</u> <u>Crest Vertical Curves</u>	<u>“K”</u> <u>Sag Vertical Curves</u>
20	10	20
25	20	30
30	30	40
35	45	50
40	70	70
45	100	90
50	150	110
55	220	130

D. Cul-de-sac and Dead-End Streets.

1. The centerline distance of permanent cul-de-sac streets shall be greater than two hundred fifty (250) feet in length and shall not exceed six hundred (600) feet in length. The length of the cul-de-sac street shall be measured from the centerline intersection of the intersecting street to the center of the cul-de-sac turn-around. Permanent cul-de-sac streets must be provided with a paved turn-around with a minimum diameter of eighty (80) feet and of one hundred (100) feet to the street right-of-way.
2. Unless future extension is clearly impractical or undesirable, the turn-around right-of-way shall be placed adjacent to the tract boundary with sufficient additional width provided along the boundary line to permit extension of the street at full width.
3. Temporary cul-de-sac streets shall not exceed eight hundred (800) feet in length.
4. Dead-end streets are prohibited unless designed as cul-de-sac streets, provided that in the case of streets which are planned for future extension into adjoining tracts and which will be no longer than the depth of one (1) lot and which will not be the primary means of access to any lot or dwelling unit, the Township may waive the requirements of providing a turn-around.
5. Any street temporarily dead-ended in order to provide for future continuation of the street into adjoining property or for authorized stage development shall be fully constructed and all utilities installed. A barricade to prevent vehicular access to adjoining property shall be constructed at the termination point of the street. The barricade shall be designed and constructed in accordance with PennDOT Publication 72, Standards for Roadway Construction, RC-63.

6. Where any adjacent stub street is not proposed for extension as a through street, a cul-de-sac shall be constructed in compliance with Township standards.
7. All permanent cul-de-sacs shall be designed with a snow removal easement at the terminus. The easement shall extend outward from the street right-of-way and be a minimum of fifty (50) feet in width and ten (10) feet in depth. The easement shall be centered on the projected centerline of the street. The final plan shall contain a note stating that the easement shall be maintained as open space and no improvements or obstructions such as driveways, mailboxes, fences, or landscaping shall be permitted.
8. Temporary cul-de-sacs shall be constructed to the same cartway width as required for permanent cul-de-sacs. Temporary easements shall be provided for the affected adjoining properties until such time that the street is extended.

E. Street Intersections.

1. Intersections involving the junction of more than two (2) streets are prohibited.
2. The distance between the centerline of streets opening onto the opposite sides of existing or proposed streets shall be no less than one hundred and fifty (150) feet between centerlines, measured along the centerline of the street being intersected.
3. Intersections with arterial or collector streets shall be located not closer than one thousand (1,000) feet, measured from centerline to centerline, along the centerline of the arterial or collector street being intersected.
4. Right angle intersections shall be used.
5. The cartway edge at street intersections shall be rounded by a tangential arc with a minimum radius of thirty-five (35) feet for local streets or alleys and fifty (50) feet for intersections involving arterial and collector streets. The right-of-way radii at intersections shall be substantially concentric with the edge of the cartway. The Township may require larger radii based on the largest design vehicle using the intersection.
6. All streets intersecting a state highway shall be subject to the approval of PennDOT.

7. There shall be provided and maintained at all intersections a clear sight triangle with a sight line established from a point fifteen (15) feet back from the edge of the major road pavement for public streets to a point in the middle of the approaching traffic lane. The minimum length of the sight line shall be as listed in the PennDOT Design Manual, Part 2, Chapter 2, Section 2.2.F and Table 2.3 as amended. Clear sight triangles shall be indicated on all plans. No building or other obstructions that would obscure the vision of a motorist shall be permitted within these areas. (*Amended by Ordinance No. 16-02, 02/01/16*)
8. Proper safe stopping sight distance shall be provided with respect to both horizontal and vertical road alignments at all intersections. Sight distance at street intersections shall be such to provide the following minimum stopping distance for a vehicle traveling on an approaching street which has no stop or signal control:
 - a. Calculation of Safe Stopping Sight Distance
 - (1) Street intersections shall be located at a point which provides optimal sight distance in both directions.
 - (2) For each intersection, the available sight distance in each direction shall equal or exceed the stopping sight distance computed from the following formula:

$$SSSD = 1.47 Vt + \frac{V^2}{30(f \pm G)}$$

WHERE:

SSSD = Minimum safe stopping sight distance (feet).

V = Velocity of vehicle (miles per hour).

t = Perception time of driver (2.5 seconds).

f = Wet friction of pavement (0.30).

G = percent grade of roadway divided by 100.

- (3) If the 85th percentile speed varies by more than ten (10) miles per hour from the speed limit, the Township may require the 85th percentile speed to be used to determine stopping distance.

- (4) Appendix No. 22 depicts stopping sight distance for selected speeds. The sight distances in Appendix No. 22 apply for roadway grades in whole numbers from +13% to -13% along with speeds from fifteen (15) to sixty (60) miles per hour in increments of five (5) miles per hour. The designer may use this table in lieu of the above formula.

b. Measurement of Sight Distance.

- (1) The correct measurement of available sight distance at each proposed street intersection shall be the responsibility of the applicant.
- (2) For the purpose of measuring available sight distance, the height of the driver's eyes shall be 3.5 feet above the road surface, and the height of the object shall be 3.5 feet above the road surface. The lateral placement of vehicles on the roadway and at the proposed access point shall be consistent with the operation of the access and roadway.
- (3) For each direction, the shortest of the following measurements shall be considered the available sight distance for that direction:
 - (i) The maximum length of roadway along which a driver at the proposed street intersection can continuously see another vehicle approaching on the roadway. The driver's eyes at the proposed point of access shall be ten (10) feet back from the near edge of the closest travel lane in the center of the intersection land.
 - (ii) The maximum length of roadway along which a driver on the roadway can continuously see a vehicle which is located in his travel lane on the roadway in order to make a left turn into the proposed access or as a result of a left or right turn out of the proposed access.
 - (iii) The maximum length of roadway along which the driver of a vehicle intending to make a left turn into the proposed access can continuously see vehicles approaching from the other direction. This is measured from the point where the left turning vehicle stops.

c. Inadequate Sight Distance Remedies. If it is impossible to achieve required safe stopping sight distance in both directions the Township may:

- (1) Prohibit left turns by entering or exiting vehicles;
- (2) Require alteration of the horizontal or vertical geometry of the roadway or access; all such work shall be at the expense of the applicant;
- (3) Require removal of physical obstruction from the line of sight, at the expense of the applicant;
- (4) Require installation of a separate left turn standby lane; or
- (5) Deny access to the roadway.

F. Alleys.

1. Alleys shall have the following characteristics:

- a. A property which utilizes an alley shall maintain frontage along a public or private street.
- b. An application that proposes alleys shall be accompanied by an agreement which shall be recorded with the final plan and which shall establish the conditions under which the alleys will be maintained.
- c. The final plan, for recordation with the Recorder of Deeds shall include a plan note which identifies (1) the specific alleys, (2) the recorded maintenance agreement, and (3) a notification that the alleys do not qualify for dedication to the Township and that the Township will not assume any responsibility for their maintenance.

2. The cartway of all alleys shall be constructed in accordance with Section 602.J.2 of this ordinance. (*Amended by Ordinance No. 16-02, 02/01/16*)

- a. No part of any structure shall be located within thirty (30) feet from the cartway edge of an alley.
- b. The vertical and horizontal alignments of alleys shall conform to the specifications for local streets as stated in Sections 602.B and 602.C, respectively.

- c. Alleys and their intersections shall conform to the specifications for local streets as stated in Section 602.E and 602.G.
- d. Alleys which form a cul-de-sac shall not exceed four hundred (400) feet in length measured from the centerline intersection of a street or private street which is not a cul-de-sac. Alley cul-de-sacs which do not terminate in a parking compound shall be provided at the terminus with a fully paved turn-around. The turn-around shall be designed in accordance with one of the following methods:
 - (1) An eighty (80) foot paved diameter.
 - (2) T-shaped turn-around with a twelve (12) foot width and the flared portions rounded by minimum radii of twenty (20) feet.
- e. All alleys shall be privately maintained. The plan shall contain a note which shall state that the alley shall not be offered for dedication and shall be privately maintained.
 - (1) If an alley is to be for the common use of two (2) properties, the applicant shall provide for the maintenance of such alley. The applicant shall provide for private maintenance through the formation of a homeowners' association or through the setting forth of the maintenance responsibilities in easements in the deeds to the lots which have the right to use the alley. If a homeowners' association is formed, a document setting forth the maintenance responsibilities of such association and the right of such association to assess lots within the development shall be recorded at the same time as the final plan is recorded. All such documents shall be in a form acceptable to the Township Solicitor.
 - (2) All persons who shall purchase a lot abutting or having the right to use an alley shall be given a copy of the final plan, and, if a homeowners' association has been formed, shall be given a copy of all such documents relating to the maintenance responsibilities of such homeowners' association.
- f. All alleys and associated parking areas shall be located outside the minimum required rear yard and side yard setbacks.

G. Right-of-Way and Cartway Widths.

1. The minimum street rights-of-way and cartway widths for new streets shall be as follows:

	<u>Street Classification</u>	<u>Minimum Cartway</u>	<u>Minimum Right-of-Way</u>
a.	Arterial Street (Highway)	As determined after consideration with the County Planning Commission and PennDOT.	
b.	Collector Street	34'	60 Feet
c.	Local Street	28'	50 Feet
d.	Turn-Around of Cul-de-sac	80' in Diameter	100 Feet
e.	Alley or Service Street	24'	N/A

H. Private Streets. Private streets shall meet all the design standards for public streets as required by this Ordinance. Applications which propose a private street shall be by an agreement which shall be recorded with the Recorder of Deeds as part of the final plan. This agreement shall establish the conditions under which the street will be constructed and maintained, as well as conditions controlling an offer of dedication, and shall stipulate:

1. That the street shall be constructed and maintained to conform to the provisions of this Ordinance.
2. The method of assessing maintenance and repair costs.
3. That an offer for dedication of the street shall be made only for the street as a whole.
4. That the owners of the abutting lots will include with any offer of dedication sufficient funds, as estimated by the Township, to restore the street to the prevailing standards
5. That an agreement by the owners of fifty-one (51) percent of the front footage thereon shall be binding on the owners of the remaining lots.

I. Driveways.

1. All driveways shall be designed in accordance with the Providence Township Driveway Ordinance. *(Amended by Ordinance No. 20-04, 09/14/2020)*
2. Common driveways are prohibited unless a waiver of this section is granted by the Board. When common driveways are permitted an access and maintenance agreement shall be provided in a form acceptable to the Township Solicitor. The recording information for such agreement shall be provided within the deeds recorded for lots having use of the common driveway. *(Amended by Ordinance No. 16-02, 02/01/16)*

J. Access Drives. *(Amended by Ordinance No. 20-04, 09/14/2020)*

1. Number Per Lot. Except as specified elsewhere, the number of access drives intersecting with a street may not exceed the equivalent of one (1) two-way access drive per each three hundred feet (300') of lot frontage and no more than a total of the equivalent of two (2) two-way access drives per lot frontage.
2. Setbacks. All access drives shall be set back at least:
 - a. One hundred fifty feet (150') from the intersection of any street right-of-way lines, except that the creation of through intersections directly across the street is permitted.
 - b. Where applicable, a proposed access drive located on one side of a street shall be aligned so that it is directly across from another access drive or intersection on the opposite side of the street.
 - c. One hundred feet (100') from any other access drive located upon the same lot (measured from cartway edges).
 - d. Fifteen feet (15') from any side and/or rear property lines; however, this setback is not required along the property line when a joint parking lot is shared by adjoining uses.
3. Clear-Sight Triangle. Access drive intersections shall be designed so that no permanent obstructions and/or plant materials over thirty inches (30") shall be placed within a clear-sight triangle of:
 - a. For up to ten (10) off-street parking spaces, the clear-sight triangle shall be measured one hundred feet (100') along the centerline of the street and fifty feet (50') along the centerline of the access drive.

- b. For ten (10) or more off-street parking spaces, the clear-sight triangle shall be measured one hundred feet (100') along the street centerline and one hundred feet (100') along the access drive centerline.
4. Access Management Along Arterial Roads. Vehicular access for nonresidential land uses along arterial roads shall incorporate shared access drives among adjoining land uses with inter-connected, off-street parking lots.
5. Slope. Access drives shall not exceed a slope of four percent (4%) within seventy-five feet (75') of the intersecting street centerline and ten percent (10%) elsewhere.
6. Surfacing. The entire length and width of all access drives shall be provided and maintained with a paved surface.
 - a. Access Drive shall be paved to meet the following minimum standards:
 - (1) Minimum 8" Crushed Aggregate Base Course as specified in Penn DOP Specifications, Form 408, as amended.
 - (2) The paved surface shall consist of a minimum of 2-inch ID-2 or Superpave Equivalent Binder Course and 1 ½ inch ID-2 or Equivalent Wearing Course. Material shall conform to PennDOT Specifications, Form 408, as amended.
7. Access Drive Width. The following table specifies various access drive width requirements.

Function	Required Cartway Width
Two lanes of traffic without parallel parking*	24 feet
One lane of traffic without parallel parking**	12 feet
* Off-street parking lots must be provided in accordance with this Zoning Ordinance, and the prohibition of on-street parking must be identified along the cartway. ** The one-way direction of traffic must be identified along the cartway.	

8. Required Permit. Any access drive intersecting with a State-owned road shall require the issuance of a highway occupancy permit from the Pennsylvania Department of Transportation (PennDOT). Any access drive intersecting with a Township-owned road shall require the issuance of a driveway permit from the Township.

9. Sight Distance. Adequate sight distance shall be demonstrated on all plans and provided in accordance with *A Policy of Geometric Design of Highways and Streets* by the American Association of State Highway and Transportation Officials, PennDOT, in *Publication 212, Engineering and Traffic Studies*, both of which as may be amended and/or superseded. Such areas shall be kept free of improvements and vegetation or any other obstruction that would interfere with sight distance up to a height of thirty inches (30"). In addition, all recorded plans with access drives shall include an easement granting the Township access to remove any visual obstruction within the area identified for adequate sight distance.
10. Access Drive Configuration. For uses requiring a Traffic Impact Report, access drives shall incorporate those features deemed warranted to minimize congestion (e.g., traffic signalization, dedicated turning lanes and signal cycles, acceleration/deceleration lanes, medians, one-way access drives, etc.).
11. All Access drives shall intersect the road at a 90-degree angle.
12. The cartway edge at access drive intersections shall be rounded by a tangential arc with a minimum radius of twenty-five (25) feet. The applicant must verify that the radius proposed will accommodate the largest design vehicle using the intersection.

SECTION 603. Vehicular Parking Facilities. Sidewalks and Curbs.

- A. Parking Areas. Off-street vehicular parking facilities shall be designed in accordance with Section 313 of the Providence Township Zoning Ordinance. (*Amended by Ordinance No. 16-02, 02/01/16*)
- B. Sidewalks.
 1. Sidewalks shall be provided in all residential projects with an average density in excess of four (4) dwelling units per acre. Additionally, sidewalks shall be required in the following circumstances:
 - a. To continue existing sidewalk systems to the terminus of a service area or block.
 - b. To provide access to vehicular parking compounds.
 - c. To provide access to and/or within a commercial, industrial, or community facility. Sidewalks which are provided as part of such non-residential facilities shall be designed and constructed to service the projected pedestrian needs. Where unusual or particular conditions prevail with respect to prospective traffic and/or safety of pedestrians, the Township may require specific standards or improvement.

2. Sidewalks shall be constructed of Class A cement concrete four (4) inches thick, containing steel mesh of six by six by fourteen (6 x 6 x 14) inch gauge, upon a properly prepared subgrade. Four (4) inches of AASHTO #57 crushed stone shall be properly compacted using a mechanical tamper. Upon the crushed stone, the sidewalks shall be constructed by pouring concrete in separate slabs thirty (30) feet in length. The slabs shall be completely separated by one-quarter (1/4) inch expansion joint and scored every five (5) feet. A grass planting strip shall be provided between the curb and sidewalk.
3. Sidewalks shall be installed on both sides of all streets in subdivisions and land developments as herein specified. Sidewalks shall be located, if possible, within the street right-of-way line, and shall be a minimum of four (4) feet wide except that in the vicinity of shopping centers, schools, parks, recreation areas and other community facilities, they shall be a minimum of five (5) feet wide.

C. Curbs.

1. Curbs shall be required along all residential streets when the project has an average density in excess of four (4) dwelling units per acre.
2. Curbs shall be required along all streets within non-residential subdivisions.
3. Curbs shall be installed to the dimensions and construction standards of the Township or, in lieu of such standards, in accordance with the standards of PennDOT Publication 408/90, as amended.
4. Standard straight curb shall be required along all state highways and along all Township streets which the Township has classified as collector and where standing curbs exist. Standard slant curb shall be used along all other streets where curb is required.

SECTION 604. Blocks and Lots.

- A. General Configuration. The configuration of blocks and lots shall be based upon the lot area requirements, the salient natural features, the existing man-made features, and the proposed type of structure. Lot configurations should provide for flexibility in building locations while providing safe vehicular and pedestrian circulation. Lots with areas that are two (2) or more times the minimum requirements shall, wherever feasible, be designed with configurations which allow for additional subdivision.
- B. Residential Blocks. All blocks in a residential subdivision shall have a maximum length of one thousand five hundred (1,500) feet.

- C. Non-Residential Blocks. Blocks in non-residential areas may vary from the requirement of Section 604.B when required by the nature of the use. Adequate provisions shall be made for off-street parking, loading areas and traffic circulation.
- D. Lot and Parcel Configuration.
1. Whenever physically possible, side lot lines shall be radial to street lines.
 2. In order to avoid jurisdictional problems, lot lines shall, wherever feasible, follow municipal boundaries rather than cross them. Where a lot is divided by a municipal boundary, the minimum standards of both municipalities shall apply.
 3. All lots with a width of sixty (60) feet or more shall contain an average depth not less than one-half (1/2) nor more than four (4) times their width provided that the minimum average depth shall not be less than seventy-five (75) feet. All lots with a width less than sixty (60) feet shall contain an average depth not less than seventy-five (75) feet.
 4. Lot and parcel configuration shall conform to the Township Zoning Ordinance.
 5. All lots shall front on an approved public, or private street and maintain the required minimum lot width at the building setback line. All lots, with the exception of flag lots, shall maintain a minimum of two-thirds (2/3) the minimum required lot width at the street line.
 6. Double frontage lots are prohibited except where provided as reverse frontage lots. Reverse frontage lots are only permitted when a reduction of driveway intersections along a street with a high volume of vehicular movements is desired. All reverse frontage lots shall include an identification of the frontage for use as a road access.
 7. All reverse frontage lots shall have a rear yard in accordance with the Township Zoning Ordinance, measured at the shortest distance from the proposed dwelling unit to the street right-of-way and shall, within each rear yard and immediately adjacent to the street right-of-way, have a planted buffer at least ten (10) feet in width, across which there shall be no vehicular access. (See Section 609.A, Buffer Planting)
 8. All remnants of land (areas remaining after subdivision) shall conform to the lot area and configuration requirements.
- E. Lot Size and/or Intensity. All lot sizes shall conform to the Township Zoning Ordinance.

F. Flag Lots.

1. Flag lots shall be designed in accordance with Section 431 of the Providence Township Zoning Ordinance. (*Amended by Ordinance No. 16-02, 02/01/16*)

SECTION 605. Building Setback Lines and Building Separation.

- A. A building setback line shall be provided along each street and private street. The area in front of the building setback line shall be preserved from structural development.
- B. The distance to the building setback line shall be measured from the street centerline or right-of-way line and shall conform to the Township Zoning Ordinance. Setback lines on private streets shall be the required setback as per the Township Zoning Ordinance.
- C. In the case of corner lots, the setback from each adjacent street shall apply.
- D. All building separations and height requirements shall conform to the Township Zoning Ordinance.
- E. On any lot abutting a railroad, no dwelling shall be placed within seventy-five (75) feet of any portion of the railroad right-of-way or power line.
- F. On any lot abutting or traversed by a high voltage transmission line, no dwelling shall be placed within seventy-five (75) feet of any portion of the right-of-way.
- G. Where application is made for the purpose of erecting more than one (1) principle structure on a single lot, including a granny flat, the appropriate setback and yard requirements shall be provided for each structure as though it were on an individual lot. In each case, the Township shall require suitable provisions for utilities and access in the event of potential subdivision of the tract. The proposed structure shall also comply with applicable zoning regulations.

SECTION 606. Easements. Easements for sanitary sewer facilities, storm water drainage facilities, public utilities, or pedestrian access shall meet the following standards:

- A. To the fullest extent possible, easements shall be adjacent to property lines.
- B. Nothing shall be placed, planted, set, or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement. This requirement shall be noted on the final plan and shall be included in all deeds for lots which contain an easement.
- C. Pedestrian easements shall have a minimum width of six (6) feet.

- D. Utility easements shall have a minimum width of thirty (30) feet, and all utility companies are encouraged to use common easements.
- E. The applicant shall reserve easements where storm water or surface water drainage facilities are existing or proposed, whether located within or beyond the boundaries of the property. Easements shall have a minimum width of thirty (30) feet and shall be adequately designed to provide area for (a) the collection and discharge of water, (b) the maintenance, repair and reconstruction of the drainage facilities, and (c) the passage of machinery for such work. The easements shall clearly identify who has the right-of-access and responsibility of maintenance. This requirement shall be noted on the final plan and shall be included in all deeds for lots which contain an easement.
- F. Where any petroleum or petroleum product transmission line traverses a subdivision or land development, the applicant shall confer with the applicable transmission or distribution company to determine the minimum distance which shall be required between each structure and the centerline of such petroleum, or petroleum product transmission line. Additionally, the Township will require, with the final plan application a letter from the owner of the transmission line stating any conditions on the use of the tract which shall contain the above.
- G. Where a subdivision or land development is adjacent to or traversed by a water course, drainageway, channel, or stream, there shall be provided a drainage easement conforming substantially with the line of such water course, drainageway, channel, or stream of such width as will be adequate to preserve the unimpeded flow from a one hundred (100) year design rainfall.
- H. When a subdivision proposes multi-family attached dwellings, such as townhouses, the plans shall include an access easement along the front and rear property lines of all units, and side property lines of the end units, to allow all lot owners within the unit access to front and rear yards. The access easement shall have a minimum width of six (6) feet. This requirement shall be noted on the final plan and shall be included in all deeds for lots which contain the easement.

SECTION 607. Survey Monuments and Markers.

- A. Permanent concrete monuments or markers shall be accurately placed at the points where lot lines intersect curves, other property lines and/or along the right-of-way of existing or proposed streets. (*Amended by Ordinance No. 08-02, 12/31/08*)

- B. A minimum of two (2) concrete monuments shall be placed on each site. For subdivision plans over 9 lots, the total number of concrete monuments shall be determined by taking the total number of lots and dividing it by ten (10) and adding two (2) additional monuments. For example a 10-19 lot subdivision would require three (3) monuments. The location of the monuments shall be determined by a registered professional surveyor and approved by the Township Engineer. *(Amended by Ordinance No. 08-02, 12/31/08)*
- C. Monuments shall be of concrete, with a flat top having a minimum width or diameter of four (4) inches and a minimum length of thirty (30) inches cast-in-place or pre-cast concrete monuments shall be marked with center punch mark in a three-quarter (3/4) inch copper or brass dowel. Metallic markers shall consist of Copperweld bars at least thirty (30) inches long and not less than three-quarters (3/4) inch in diameter. Alternative monumentation methods will be at the discretion of the Township Engineer. All monuments shall be inscribed with a proper inscription indicating the name of the surveyor responsible for the survey. *(Amended by Ordinance No. 08-02, 12/31/08)*
- D. All monuments and markers shall be placed by a registered engineer or surveyor so that the scored or marked point shall coincide exactly with the point of intersection of the lines being monumented or marked. Concrete monuments shall be placed with an accuracy of +/- one tenth (1/10) of a foot within the coordinates listed on the plan (see section F). *(Amended by Ordinance No. 08-02, 12/31/08)*
- E. All existing and proposed monuments and lot line markers shall be delineated on the final plan. Upon final plan approval, the applicant shall provide the Township with an electronic copy (in Autocad compatible format) of all the property line and monument/marker locations. *(Amended by Ordinance No. 08-02, 12/31/08)*
- F. The coordinates of all survey monuments shall be tied into North American Datum (NAD) 1983, Pennsylvania South. The coordinates of each monument, latitude/longitude as well as grid coordinates shall be placed on the recorded plan. *(Amended by Ordinance No. 08-02, 12/31/08)*

SECTION 608. Storm Water Management and Floodplain Controls. All storm water management, collection, conveyance, erosion control, and floodplain considerations shall be accomplished in accordance with the provisions of the Township Storm Water Management Ordinance.

A. Storm Water Management.

All subdivision and/or land development applications shall include storm water management data. The storm water management data shall identify all proposed storm water management facilities and supportive information as required by the Township Storm Water Management Ordinance.

B. Floodplains.

1. Floodplain areas shall be established and preserved as provided by the Providence Township Zoning Ordinance, and the Providence Township Flood Plain Management Ordinance.
2. Whenever a floodplain is located within or along a lot, the plan shall include the boundary of the floodplain and the elevation or locational dimensions from the centerline of the watercourse; a plan note that the floodplain shall be kept free of structures, fill and other encroachments; and a plan note that floor elevations for all structures adjacent to the floodplain shall be two (2) foot above the one hundred (100) year flood elevation.

Prior to any construction or issuance of building permits, the delineated boundary shall be properly fenced off to prevent encroachment. Snow fence or other acceptable material shall be used (the use of silt fence is not acceptable). The fence shall be properly installed, at a minimum distance of five (5) feet outside the delineated boundary. The fence must be properly maintained until all occupancy permits have been issued and/or for the extent of all construction.

3. Whenever a Subdivision or Land Development is located within or partially within a floodplain area, all information required by the Providence Township Flood Plain Management Ordinance shall be included with the submittal of the Preliminary and/or Final Plan.

SECTION 609. Landscaping.

- A. Buffer Planting. Buffer Plantings and Screening shall be designed in accordance with Section 320 of the Providence Township Zoning Ordinance. (*Amended by Ordinance No. 16-02, 02/01/16*)

SECTION 610. Sanitary Sewage Disposal and Water Supply.

- A. Sanitary Sewage Disposal. Where determined as feasible and necessary by the Board, the applicant shall be required to extend and/or connect to the public sewer system. Feasibility will be determined solely by the Board. Feasibility will be based on the analysis of the Sewer and Water Feasibility Report, and/or analysis of the Providence Township Official Sewage Facilities Plan (Act 537 Plan), and/or other applicable Township ordinances and standards.

1. When the Township, in accordance with the Pennsylvania Sewage Facilities Act, Act 537 of 1966, as amended, determines the necessity for a sewer facilities plan revision (plan revision module for land development), or supplement, the Board shall require that notice of approval from DEP be submitted as a condition of final plan approval.
2. If the applicant proposes connection to the public sewer system, the final plan application shall include a statement from the Sewer Authority indicating the approval of the plans for design, installation and possible financial guarantees.
3. If the applicant proposes connection to the public sewer system, the sewerage installation shall be in accordance with the specifications of the Sewer Authority. The Sewer Authority shall establish requirements for the ownership and maintenance of such system.
4. If the applicant proposes to provide a community sewer system, its construction and installation shall be in accordance with applicable Sewer Authority specifications and all regulations of DER. The applicant shall obtain all permits and approvals required by the Sewer Authority or DEP prior to final plan approval

B. Water Supply

1. Where determined as feasible and necessary by the Board, the applicant shall extend and/or connect to, the existing public water system. Feasibility will be determined solely by the Board and be based upon analysis of the sewer and water feasibility study required by Section 405 of this Ordinance
2. If the applicant proposes connection to the public water system, the locations and kind of fire hydrants shall be in accordance with the specifications of the Water Authority or public utility which operates such water system in concert with the local fire department thread requirements. A copy of the approval of such system by the Water Authority or the public utility shall be submitted.
3. If the applicant proposes connection to the public water system, the final plan application shall include a statement from the Water Authority or the public utility indicating the approval of the plans for design, installation and possible financial guarantees.
4. If the applicant proposes connection to the public water system, the installation and construction shall be in accordance with the specifications of the Water Authority or the public utility. The Water Authority or the public utility shall establish requirements for the ownership and maintenance of such system.

5. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or land development, the applicant shall present evidence that the subdivision or land development is to be supplied by a certified public utility, a bona fide cooperative association of lot owners or by the Water Authority. A copy of a certificate of public convenience or an application for such certificate, a cooperative agreement, or a commitment to serve the area in question, whichever is appropriate, shall be acceptable evidence.
 6. If the applicant proposes to provide a community water supply system, its installation shall be in accordance with the Water Authority specifications and all regulations of DEP. The applicant shall obtain all permits and approvals required by the Water Authority, the public utility or DEP prior to final plan approval.
- C. On-Lot Sewage Disposal. On-lot Sewage Disposal shall conform to Section 314 of the Providence Township Zoning Ordinance. (*Amended by Ordinance No. 16-02, 02/01/16*)
- D. Design Standards.
1. The applicant shall provide a subdivision or land development with complete sanitary sewage facilities which shall be extended to and connected with, or installed in a manner suitable for connection with, the existing or proposed public sewer system at applicant's expense and in accordance with the Township's and Quarryville Sewer Authority's design and construction requirements whenever an adequate public sewerage system is within three thousand (3,000) feet of a proposed subdivision or land development; or, where construction or development plans approved by the Township and/or the Authority provide for the installation of an adequate public sewer system in the vicinity of the location of the proposed subdivision or land development; and where, in the opinion of the Township supervisors it is determined that it is practicable to do so after considering all relevant factors, including the topography of the land, the proximity of the subdivision or land development to an existing or proposed public sewer system, consistency with the Providence Township Official Sewage Facilities Plan (Act537 Plan) as revised from time to time, the projected date for the construction of a proposed public sewer system and whether the installation can be effected without prohibitive expense or undue hardship. (*Amended by Ordinance No. 94-02, 05/02/94*)

2. If immediate connection to an adequate publicly-owned sanitary sewage disposal system is not practical and if the official sewage facilities plan, feasibility studies, or other studies or plans indicate that adequate public sewers are planned to be available within a ten-year period, the applicant shall be required to install sanitary sewer facilities in accordance with the Township's and/or Authority's design and construction requirements, together with all necessary laterals extending from the main sewer to the street right-of-way line. The termini of all such sewers and laterals shall be capped by the applicant pending the availability of an adequate public sewer system to which they can be connected. The Board of Supervisors may waive this provision if, in the opinion of the Board of Supervisors, after considering the relevant factors set forth hereinabove, they determine that it is impractical or burdensome to construct such sewers without prohibitive expense or undue hardship. *(Amended by Ordinance No. 94-02, 05/02/94)*
3. Whenever capped sewers are required by this Ordinance, laterals shall be so installed as to avoid placing house connections under any paved areas, including driveways, and all sewers and laterals shall be installed before the street shown on the subdivision or land development plan are constructed. *(Amended by Ordinance No. 94-02, 05/02/94)*
4. The township engineer shall review the design of all sanitary sewer facilities to be constructed by the applicant. It shall be the responsibility of the Quarryville Sewer Authority or any other appropriate authority to also approve the design and to inspect the installation of such facilities. The costs of engineering services which are rendered for the review for design and inspection of construction shall be paid by applicant. *(Amended by Ordinance No. 94-02, 05/02/94)*
5. Security satisfactory to guarantee completion of and payment for all improvements and services shall be provided for as otherwise required in this Ordinance. *(Amended by Ordinance No. 94-02, 05/02/94)*

SECTION 611. Emergency Access Requirements. All subdivisions or land developments containing fifty (50) or more dwelling units, or non-residential buildings or buildings containing fifteen thousand (15,000) or greater square feet of gross floor area shall be provided with at least two (2) separate and distinct means of access to the subdivision or land development.

- A. Access may be provided through the location of two (2) or more public or private streets each of which intersects with an existing public street. Such public or private streets shall meet all the requirements of this Ordinance concerning design and construction.

- B. Access for a land development may be provided through two (2) or more driveways into the land development. Such driveways shall be separated by a distance of at least one hundred fifty (150) feet and shall comply with all requirements of this Ordinance.
- C. If the applicant is unable to provide access to the subdivision or land development through two (2) or more public or private streets each of which intersect with an existing public street or two (2) or more access drives which intersect with one (1) or more existing public streets an emergency access shall be provided.
 - 1. The emergency access shall be improved so that emergency vehicles may safely transverse it and shall be indicated on the plans.
 - 2. The emergency access shall be acceptable to the providers of emergency services within the Township. Applicants proposing to provide emergency access shall submit evidence of such approval.
 - 3. The emergency access may be located so that access to the subdivision or land development is gained from a public street at a location unsuitable for regular access with an existing public street.
 - 4. The emergency access may be located so that access is gained from an adjacent tract. For example, a subdivision or land development adjoining a parking lot of another use may provide emergency access through a point with a break chain. Applicants with plans indicating emergency access through an adjoining private tract shall provide evidence that the adjoining property owner has consented to such emergency access location.

SECTION 612. Refuse Collection Stations.

- A. Outdoor collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided.
- B. Collection stations shall be located so as to be separated adequately from habitable buildings to avoid being offensive, but at the same time be convenient for both collectors and residents and shall be screened and landscaped adequately.
- C. Collection stations shall be so constructed as to prevent the escape of refuse by wind, water or other natural elements and prevent animals, rodents, etc. from entering.

SECTION 613. Mobile Home Parks.

- A. Plans for mobile home parks and travel trailer parks shall be processed in accordance with Article III of this ordinance.

- B. Plan information and design standards for Mobile Home Parks and Travel Trailer Parks shall comply with all applicable standards of this Ordinance, the Providence Township Mobile Home and Travel Trailer Park Ordinance, the Zoning Ordinance, and any other Ordinance enacted by the Board of Supervisors setting requirements for Mobile Home and Travel Trailer Parks.

SECTION 614. Lighting Requirements. (Amended by Ordinance No. 20-04, 09/14/2020)

- A. Purposes. This section is enacted for the following purposes:
1. To establish requirements for outdoor lighting installations which promote public safety and welfare during the nighttime, while minimizing the adverse effects of glare and light trespass often associated with outdoor lighting.
 2. To protect the privacy of property owners, by limiting the potential for glare and light trespass from outdoor lighting installations located on adjacent properties and roadways.
 3. To prohibit outdoor lighting installations which are of excessive intensity and/or are deficient of photometric control, such that the resulting glare and light trespass create a nuisance to pedestrians, cyclists, or motorists on neighboring properties and roadways.
 4. To set forth outdoor lighting requirements which are consistent with lighting industry standards and practices, available technologies, and the lighting sciences.
- B. Applicability. This requirement applies to the following outdoor lighting installations:
1. Outdoor lighting installations which are newly designed, constructed, erected, or otherwise placed into operation after the effective date of this Ordinance.
 2. Alterations, rehabilitations, or renovations to existing outdoor lighting installations, which are commenced after the effective date of this Ordinance, and which involve the complete replacement of an existing lighting system with a new lighting system.
 3. Whenever a new outdoor light fixture replaces an outdoor light fixture that existed on the effective date of this Ordinance, the new fixture must meet the standards of this section.
- C. Non-Applicability. The requirements of this section do not apply to existing outdoor lighting installations which began operation before the effective date of this Ordinance. Routine maintenance of said existing outdoor lighting installations shall not be required to comply with the requirements of this section. Routine maintenance activities include:

1. Replacement of lamps that are burned out or inoperative.
2. Replacement/repair of damaged or inoperative fixture components, such as ballasts, ignitors, lenses, reflectors, refractors, sockets, or photocell controls.

D. Adoptions By Reference.

1. Unless superseded by requirements in this section, the *IESNA Lighting Handbook*, most recent edition, as published by the Illuminating Engineering Society of North America (IESNA), is hereby adopted by reference and made a part hereof. The publication is on file in the Township Office.
2. Unless superseded by requirements listed in this section, the publication, a copy of which is on file in the Township Office, being marked and designated as *American National Standard, Nomenclature and Definitions for Illuminating Engineering*, most recent edition, as published by IESNA and approved by the American National Standards Institute, Inc. (ANSI), and referred to in this section as “The ANSI/IESNA Lighting Definitions,” as hereby adopted by reference.

E. Design Calculations in Accordance With the *IESNA Lighting Handbook*. In addition to the specific requirements established in this section, the design calculations for outdoor lighting installations shall be in accordance with the *IESNA Lighting Handbook*. This includes, but is not limited to, technical definitions, terminology, calculation methods and procedures, photometric classifications, and photometric testing procedures. Illuminance selection should be based on the usage of the area to be illuminated, the level of activity, and nighttime security requirements.

F. Performance Standards.

1. Any lighting used to illuminate an off-street parking area or other structure or area shall be arranged so as to deflect light away from any adjoining property or from the public street.
 - a. Use of Full Cutoff Fixtures Required. Except as noted below in Section 614.F.1.a.(3) and 614.F.1.a.(4), all fixtures employed in outdoor lighting installations shall be the full cutoff fixture type.

- (1) The candlepower distribution classification of the fixture as a cutoff type shall be no light at or above ninety degrees (90°) of the fixture; ten percent (10%) of the total lumens above eighty degrees (80°), and a minimum of ninety degrees (90°) of the total lumens below eighty degrees (80°). The manufacturer of the fixture shall provide certification of the cutoff classification based on photometric testing performed in accordance with the *IESNA Lighting Handbook* and the applicable testing procedures referenced therein. The requirement for the use of full cutoff fixture types shall include, but is not limited to, the following outdoor area and roadway lighting configurations.
 - (i) Pole-mounted fixtures.
 - (ii) Fixtures mounted on the exterior of buildings and structures.
 - (iii) Fixtures mounted on or within exterior canopies of buildings and structures.
 - (iv) Pedestal- or bollard-mounted fixtures.
- (2) Full cutoff fixtures shall be mounted plumb and level in accordance with the intended application of their design. For the purposes of this requirement, the center of the downward angle of the fixture (zero degree [0°]) vertical angle of the candlepower distribution) shall be oriented plumb, and the vertical angle of ninety degrees (90°) above the horizon shall be oriented level. Full cutoff fixtures shall not be installed in a canted or tilted position, which permits candlepower distribution above the horizontal.
- (3) Fixtures which do not meet the strict definition for full cutoff fixtures yet employ advanced or alternative technology which causes the photometric performance to approach that of full cutoff fixtures, may be approved by the Township, on a case-by-case basis. Such fixtures include, but are not limited to, period-style fixtures with refractive globes and internal cutoff reflectors.
- (4) Fixtures with a total initial lumen output of ten thousand (10,000) lumens or less shall be permitted for decorative, accent, or supplementary lighting applications, provided that glare shields are incorporated which cut off the candlepower distribution at and above the horizontal (level).

2. Illumination Levels. Outdoor lighting where required by this Ordinance, or any other applicable ordinance, or provided on property within the Township, shall be provided within the range of permitted lighting levels as specified in the following table:

REQUIRED LIGHT LEVELS			
Use	Measurement in Foot-candles		
	Minimum	Average	Maximum
Local road, where lighting is provided	0.2	0.4	2.4
Collector and arterial roads, where lighting is provided	0.2	0.9	5.4
Residential off-street parking lots	0.2	0.8	3.0
Nonresidential off-street parking lots (under 100 spaces)	0.2	0.8	3.0
Nonresidential off-street parking lots (over 100 spaces)	0.5	2.0	7.5
Off-street loading areas	2.0	10	20
Walkways and bikeways at hazards (stairways, tunnels, bridges, elevation changes, ramps, obstructions, curves, etc.)	0.1	N/A	2.0
Building entrances and signs	0.5	N/A	2.0
Building facades, monuments, fountains, & similar features	0	N/A	5.0
Parks and athletic courts/fields	As recommended by the IESNA.		

3. Intensity. No light source or combination thereof which cast light on a public street shall exceed a meter reading of one (1) foot-candle, as measured from the centerline of said street, nor shall any light source or combination thereof which casts light on adjacent residential property exceed one tenth (0.1) foot-candle, as measured at the property line or one (1.0) foot-candle on an adjacent nonresidential property.
4. Method of Measuring Light Intensity. The foot-candle level of a light source shall be taken after dark with the light meter held six inches (6") above the ground with the meter facing the light source. A reading shall be taken with the light source on, then with the light source off. The difference between the two readings will be identified as the illumination intensity.
5. Height. The maximum height above the ground grade permitted for light sources mounted on a pole is twenty-five feet (25'). A light source mounted on a building shall not exceed the height of the face of the building to which it is attached and no light sources shall be located on the roof, unless said light enhances the architectural features of the building.
6. Location. The light source of an outdoor light fixture shall be set back a minimum horizontal distance equal to its height from each property line, but in no case less than ten feet (10') from a street right-of-way and five feet (5') from all side or rear lot lines.

7. Hours. Outdoor lighting, which serves commercial or industrial uses that do not operate after dark, must be turned off one half (½) hour after closing, except for approved security lighting in accordance with the following Section 614.F.8. For those commercial or industrial uses that offer services after dark, outdoor lighting may be utilized during the nighttime hours, provided the commercial or industrial use is open for service. Once the commercial or industrial use closes, the outdoor lighting must be turned off one (1) hour after closing, except for security lighting.
8. Security Lighting. In all Zones, exterior lighting of a building and/or grounds for security surveillance purposes is permitted. Such lighting shall be arranged, and of sufficient illumination, to enable the detection of suspicious movement, rather than the recognition of definitive detail. For security lighting of grounds and parking lots, the level of illumination shall not exceed a maximum average illumination of twenty-five percent (25%) of the level required in Section 614.F.2. Security lighting for buildings/structures shall be directed toward the face of the building/structure, rather than the area around it, and shall not exceed a maximum illumination of five (5) foot-candles.
9. Illumination Under Outdoor Canopies. Under-canopy lighting shall be accomplished using flat-lens, full-cutoff fixtures aimed straight down and shielded in such a manner that the lowest opaque edge of the fixture shall be below the light source at all lateral angles. The illumination in the area directly below the canopy shall not exceed twenty (20) average foot-candles and the maximum shall not exceed thirty (30) foot-candles. Outdoor canopies include, but are not limited to, the following applications:
 - a. Fuel island canopies associated with service stations and convenience stores.
 - b. Exterior canopies above storefronts in shopping centers and malls.
 - c. Exterior canopies above driveways and building entrances.
 - d. Pavilions and gazebos.
10. Outdoor Recreation. No lighting of recreation facilities shall be permitted brighter than that necessary for security purposes, except during recreation events. The nighttime illumination of outdoor recreational facilities for baseball, basketball, soccer, tennis, track and field, and football typically necessitate higher than normally allowed fixture mounting heights and aiming angles, utilize very high-wattage lamps and potentially produce unacceptable levels of light trespass and glare when located near residential properties. The following requirements shall apply to the lighting of outdoor recreation facilities:

- a. Lighting shall be accomplished only through the use of fixtures conforming to IESNA cutoff criteria, or as otherwise approved by the Township based on suitable control of glare and light trespass.
 - b. No outdoor recreation facility shall be illuminated after 11 p.m.
 - c. Off-street parking areas for outdoor recreation uses, which are illuminated, shall meet the requirements for nonresidential off-street parking lots stated in Section 614.F.2.
 - d. In addition to the normal lighting plan submission requirements listed in Section 614.F.8, applications for illuminating recreational facilities shall also contain the following:
 - (1) Plan views containing a layout of the recreational facility and showing pole locations and the location of residences on adjoining properties within two hundred feet (200') of the subject property.
 - (2) Elevations containing pole and fixture mounting heights, horizontal and vertical aiming angles, and fixture arrays for each pole location.
 - (3) Elevations containing initial vertical illuminance plots at the boundary of the site, taken at a height of five feet (5') line of sight.
 - (4) Proposed frequency of use of the facility during hours of darkness on a month-by-month basis and proposed time when the sports lighting will be extinguished.
 - (5) A narrative describing the measures proposed to achieve minimum off-site disturbance.
7. Prohibitions. No search lights, flashing lights or lights that may cause a hazard by impairing driver's vision shall be permitted.
8. Submission of Lighting Plans. Except in the case of an individual residential property or farm, where sit lighting is required or proposed, lighting plans shall be submitted. The submission shall contain the following:
- a. Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices.

- b. Description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices and the description may include, but is not limited to, catalog cuts by manufacturers and drawings (including sections where required, the angle of the cutoff or light emissions, etc.).
- c. A point-by-point illuminance grid plot on ten feet by 10 feet (10' x 10') centers (or as necessary for legibility) of foot-candles overlaid on the site plan, plotted out to 0.0 maintained foot-candles, which demonstrate compliance with the light trespass, illuminance and uniformity requirements as set forth in this section.
- d. When landscaping is involved, the lighting plan shall demonstrate that the site lighting is designed to minimize conflict between vegetation and intended light distribution, both initially and at vegetation maturity.
- e. When requested by the Township, the applicant shall submit a visual-impact plan that demonstrates appropriate steps have been taken to mitigate the potential consequences of on-site and off-site glare. This plan may require the inclusion of foot-candle values at specific off-site locations (e.g., bedroom windows of adjacent residential uses, street centerlines, etc.).
- f. The following notes shall appear on the lighting plan:
 - (1) Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the Township for review and approval.
 - (2) The Township reserves the right to conduct post-installation, nighttime inspections to verify compliance with the requirements of this Ordinance and, as otherwise agreed upon by the Township and if appropriate, to require remedial action at no expense to the Township.

9. Exemptions. The standards of this section shall not apply to the following:

- a. Temporary Holiday Lighting. This section does not prohibit the use of temporary outdoor lighting used during customary holiday seasons.
- b. Civic Event Lighting. This section does not prohibit the use of temporary outdoor lighting used for civic celebrations and promotions.

- c. Lighting fixtures and standards required by the Federal Communications Commission, Federal Aviation Administration, or other Federal, State, County, or municipal agencies, to include streetlights within the public right-of-way.
- d. Outdoor lighting fixtures required by law enforcement, fire and rescue, or other emergency response agencies to perform emergency or construction repair work, or to perform nighttime road construction.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

ARTICLE VII

ADMINISTRATION, ENFORCEMENT AND PENALTIES

SECTION 701. Fees.

A. Fee Resolution.

1. The Board shall establish by resolution a collection procedure and schedule of fees to be paid by the applicant at the time of submission of all plans.
2. Fees for all other permits required for and by the Township shall be established by the resolution.
3. Said schedule of fees shall be posted in the Township Office.

B. Technical Fees.

1. Technical fees required to be paid in accordance with this Ordinance shall be paid to the Township by the applicant for the below listed services:
 - a. Reviewing all information submitted in conformance with provisions of this Ordinance. This includes all originally submitted and revised plans, reports and specifications.
 - b. Inspecting the layout of the site for conformance to the submitted survey, plan and specifications.
 - c. Reviewing planning modules for land development.
 - d. Reviewing cost estimates of required improvements as submitted by the developer.
 - e. Inspecting required improvements during construction.
 - f. Final inspections of completion of installation of the required improvements.
 - g. Review or completion of legal documents, agreements, deeds, etc.
 - h. Such other technical services as deemed necessary or required by the Township.

SECTION 702. Waivers. The provisions of these regulations are intended as a minimum standard for the protection of the public health, safety and welfare. If the literal compliance with any mandatory provision of these regulations is shown by the applicant to the satisfaction of the Board present at a public meeting to be unreasonable and to cause undue hardship as it applies to the particular property, the Board may grant a waiver from such mandatory provision so that substantial justice may be done and the public interest secured while permitting the reasonable utilization of the property. However, the granting of a waiver shall not have the effect of making null and void the intent and purpose of this Ordinance. The Board may, at its sole discretion, attach reasonable conditions to the granting of a waiver, in order to protect public interest.

SECTION 703. Application Requirements.

- A. All requests for waivers shall be made, in accordance with the provisions of Section 309 of this Ordinance.
- B. Should a revision to a submitted plan require a waiver which was not apparent at the time of the initial plan submission, the request for a waiver shall be submitted in accordance with Section 309 of this Ordinance.

SECTION 704. Action on Waiver Applications. At a public meeting, the Board shall review the request to determine if the literal compliance with any mandatory provision of this Ordinance is demonstrated by the applicant to 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 this Ordinance is observed. The applicant shall demonstrate that an alternative proposal will allow for equal or better results and represents the minimum modification necessary. If the Board determines that the applicant has met his burden, it may grant a waiver from the literal compliance with the terms of this Ordinance. In granting waivers, the Board may impose such conditions as will, in its judgment, secure the objectives and purposes of this Ordinance. When a waiver is granted with conditions, a statement of the approved waiver including the imposed condition(s) shall be provided on the final plan.

SECTION 705. Enforcement. It shall be the duty of the Zoning Officer and/or other such duly authorized representative of the Township, and they are hereby given the power and authority to enforce the provisions of this Ordinance.

The Zoning Officer shall require that the application for a zoning permit contain all information necessary to enable him to ascertain whether the proposed building, alteration, or use is located in an approved subdivision or land development. No zoning permit shall be issued until the Zoning Officer has determined that the site for the proposed building, alteration or use complies with all the provisions of this Ordinance and conforms to the site description as indicated on the approved and recorded final plan.

SECTION 706. Penalties and Preventive Remedies.

- A. Any person, partnership, corporation or the members of such partnership or the officers of such corporation who or which being the owner or agent of the owner of any lot, tract or parcel of land shall lay out, construct, open and/or dedicate any street, sanitary sewer, storm sewer, water main, or other improvement for public use, travel or other purposes or for the common use of occupants of buildings abutting thereon; or who sells, transfers or agrees or enters into an agreement to sell any land in a subdivision or land development, whether by reference to or by use of a plan of such subdivision or land development or otherwise; or who erects any building thereon, unless and until a final plan has been prepared in full compliance with the provisions of this Ordinance and has been recorded as provided herein; or who in any other way be in violation of any of the provisions of this Ordinance shall, upon being found liable therefore 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 Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation unless the District Justice determines that there was a good faith basis for the person, partnership or corporation violating the Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth (5th) day following the date of determination of a violation of the District Justice, and thereafter each day that a violation continues shall constitute a separate violation.
- B. In addition to other remedies, the Township may institute and maintain appropriate actions at law or in equity to restrain, correct or abate violations of this Ordinance, to prevent unlawful construction, to recover damages and/or to prevent illegal occupancy of a building, structure or premises.
- C. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
- D. The Township may further 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. The authority to deny such 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 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 the 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 constructive knowledge of the violation.
- E. As an additional condition for the issuance of a permit or the granting of an approval to any such owner, current owner, vendee, or lessee for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real estate.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

ARTICLE VIII

APPEALS, INTERPRETATION AND EFFECTIVE DATE

SECTION 801. Appeals. All appeals from decisions of the Board in the administration of this Ordinance shall be made in accordance with the provisions of the Municipalities Planning Code.

SECTION 802. Interpretation and Application of Provisions. In the interpretation and application of the provisions of this Ordinance, said provisions shall be deemed to be the minimum requirements necessary for the promotion and protection of the public health, safety and welfare. Where the provisions of this Ordinance and all standards and specifications implementing it impose greater restrictions upon subdivision or land development than those of any other Township Ordinance or any regulation or any applicable land development agreement, the provisions of this Ordinance and its standards and specifications shall be controlling. Where the provisions of any statute, regulation, other Township Ordinance or applicable land development agreement impose greater restrictions upon subdivision or land development than this Ordinance, the provisions of such statute, regulation, other Ordinance, or applicable land development agreement shall be controlling. Where the provisions of any Township ordinances, regulations, or specifications, which existed prior to the adoption of this Ordinance, reference compliance with provisions of the Lancaster County Subdivision and Land Development Ordinance, they shall now be deemed to reference applicable provisions of this Ordinance.

SECTION 803. Application of Ordinance. With the exception of Sections 803.A and 803.B, the provisions of this Ordinance shall apply to and control all subdivisions and/or land developments whose plans have not been recorded in the Office of the Recorder of Deeds prior to the effective date of these regulations.

- A. The provisions of this Ordinance shall not adversely affect an application for approval of a preliminary or final plan which was duly filed with the Lancaster County Planning Commission and is pending action at the time of the effective date of this Ordinance, and in which case the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application had been duly filed. When a preliminary plan has been duly approved, the applicant shall be entitled to final plan approval in accordance with the terms of the approved preliminary plan. However, if an application is properly and finally denied, any subsequent application shall be subject to the provisions of this Ordinance.

- B. If an applicant has received approval of a preliminary or final plan prior to the effective date of this Ordinance, no provision of this Ordinance shall be applied to adversely affect the right of the applicant to commence and complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from the date of such approval. When approval of the final plan has been preceded by approval of a preliminary plan, the five (5) year period shall be counted from the date of preliminary plan approval. If there is any doubt as to the terms of approval, the terms shall be construed in light of the provisions of the governing ordinances or plans as they stood at the time when the application for such approval was duly filed.

SECTION 804. Construction. Nothing in this Ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights or liability incurred, or any permit issued, or any approval granted, or any cause or causes of action existing prior to the enactment of this Ordinance.

SECTION 805. Severability. The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts, or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been enacted if such illegal, invalid or unconstitutional section, sentence, clause, part, or provision had not been included herein.

SECTION 806. Effective Date. This Ordinance shall take effect and be in force in five (5) days as provided by law.

DULY ORDAINED AND ENACTED by the Board of Supervisors of the Township of Providence, Lancaster County, Pennsylvania, on July 6, 1992, in lawful session duly assembled.

TOWNSHIP OF PROVIDENCE

By: Gerald E. Duvall
Chairman,
Board of Supervisors

Attest: Frances H. Smeltz
Secretary

[TOWNSHIP SEAL]

APPENDICES

- 1 Certification of Accuracy (Plan)
- 2 Certification of Accuracy (Survey)
- 3 Storm Water Management Certification
- 4 Certificate of Ownership, Acknowledgement of Plan Offer and Dedication
 - individual
 - co-partnership
 - corporate
- 5 Providence Township Preliminary Plan Approval Certificate
- 6 Providence Township Improvement Construction Plan Approval
- 7 Providence Township Final Plan Approval
- 8 Providence Township Approval Certificate for a Lot Add-On Plan
- 9 Providence Township Planning Commission Review Certificate
- 10 Lancaster County Planning Commission Review Certificate
- 11 Recorder of Deeds Certificate
- 12 Application for Consideration of a Subdivision and/or Land Development Plan
- 13 Application for Consideration of an Improvement Construction Plan
- 14 Request for Review of a Subdivision of Land Development Plan by the Lancaster County Planning Commission
- 15 Notice of Acceptance of an Improvement Guarantee
- 16 Required Improvement Listings (form)
- 17 Notice of Completion and Approval of Improvements
- 18 Application for Consideration of a Waiver
- 19 Standard Street Section Detail
 - with curb
 - without curb
- 20 Standard Curb and Sidewalk Details (*Amended by Ordinance No. 16-02, 02/01/16*)
- 21 Deleted (*Amended by Ordinance No. 16-02, 02/01/16*)
- 22 Safe Stopping Sight Distance Chart
- 23 Fee Schedule
- 24A Providence Township Checklist for Sketch Plan
- 24B Providence Township Checklist for Preliminary Subdivision/Land Development Plan
- 24C Providence Township Checklist for Final Subdivision/Land Development Plan
- 24D Providence Township Checklist for Lot Add-On Plan

APPENDIX NO. 1
CERTIFICATION OF ACCURACY (PLAN)

I hereby certify that, to the best of my knowledge, the plan shown and described hereon is true and correct to the accuracy required by the Providence Township Subdivision and Land Development Ordinance.

DATE: _____ *

*Signature and seal of a professional registered in the Commonwealth of Pennsylvania qualified to perform such duties and responsible for the preparation of the Plan.

APPENDIX NO. 2
CERTIFICATION OF ACCURACY (SURVEY)

I hereby certify that, to the best of my knowledge, the survey shown and described hereon is true and correct to the accuracy required by the Providence Township Subdivision and Land Development Ordinance.

DATE: _____ *

*Signature and seal of a professional registered in the Commonwealth of Pennsylvania qualified to perform such duties and responsible for the preparation of the Plan.

APPENDIX NO. 3
STORM DRAINAGE PLAN CERTIFICATION

I hereby certify that, to the best of my knowledge, the storm drainage facilities shown and described hereon are designed in conformance with the Providence Township Storm Water Management Ordinance.

DATE: _____ *

*Signature and seal of a professional registered in the Commonwealth of Pennsylvania qualified to perform such duties and responsible for the preparation of the Storm Drainage Plan.

APPENDIX NO. 4

**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN
AND OFFER OF DEDICATION**

INDIVIDUAL

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the _____ day of _____, _____, before me, the undersigned officer, personally appeared _____, who being duly sworn according to law, deposes and says that he/she is the * _____ of the property shown on this plan; that the plan thereof was made at his/her direction; that he/she acknowledges the same to be his/her act and plan; that he/she desires the same to be recorded; and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

** _____

*** _____

My Commission Expires _____, _____.

- * Identify Ownership or Equitable Ownership
- ** Signature of Individual
- *** Signature and Seal of Notary Public or Other Authorized to Acknowledge Deeds.

APPENDIX NO. 4

**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN
AND OFFER OF DEDICATION**

CO-PARTNERSHIP

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the _____ day of _____, _____, before me, the undersigned officer, personally appeared _____, being the members of the firm of _____ who being duly sworn according to law, deposes and says that the co-partnership is the * _____ of the property shown on this plan; that the plan thereof was made at its direction; that it acknowledges the same to be its act and plan and desires the same to be recorded; and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

** _____

*** _____

My Commission Expires _____, _____.

- * Identify Ownership or Equitable Ownership
- ** Signature of Individual
- *** Signature and Seal of Notary Public or Other Authorized to Acknowledge Deeds.

APPENDIX NO. 4

**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN
AND OFFER OF DEDICATION**

CORPORATE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the _____ day of _____, _____, before me, the undersigned officer, personally appeared _____, being
* _____ of ** _____ who
being duly sworn according to law, deposes and says that the corporation is the
*** _____ of the property shown on this plan; that he/she is
authorized to execute said plan on behalf of the corporation, that the plan is the act
and deed of the corporation; that the corporation desires the same to be recorded and
on behalf of the corporation further acknowledges, that all streets and other property
identified as proposed public property (excepting those areas labeled "NOT FOR
DEDICATION") are hereby dedicated to the pubic use.

**** _____

***** _____

***** _____

My Commission Expires _____, _____.

*	Individual's Title
**	Name of Corporation
***	Identify Ownership or Equitable Ownership
****	Signature of Individual
*****	Corporate Seal
*****	Signature and Seal of Notary Public or Other Officer Authorized to Acknowledge Deeds.

APPENDIX NO. 5

PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS PRELIMINARY PLAN APPROVAL CERTIFICATE

At a meeting on _____, _____, the Providence Township Board of Supervisors granted PRELIMINARY PLAN APPROVAL of this project, including the complete set of plans marked sheet(s) _____ through _____ which form a part of the application dated _____, last revised _____, and bearing Providence Township File No. _____. This plan may not be recorded in the office of the Lancaster County Recorder of Deeds, nor may any construction be initiated.

* _____ *

*Signatures of the Chairman and Vice Chairman or their designees.

APPENDIX NO. 6

PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS IMPROVEMENT CONSTRUCTION PLAN APPROVAL CERTIFICATE

At a meeting on _____, _____, the Providence Township Board of Supervisors granted IMPROVEMENT CONSTRUCTION PLAN APPROVAL of this plan bearing Providence Township File No. _____. When combined with the necessary Township and/or Commonwealth approvals and permits, this approval grants the authority to install the improvements required by the Providence Township Subdivision and Land Development Ordinance. This plan may not be recorded in the office of the Lancaster County Recorder of Deeds.

* _____ *

*Signatures of the Chairman and Vice Chairman or their designees.

APPENDIX NO. 7

**PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS
FINAL PLAN APPROVAL CERTIFICATE**

At a meeting held on _____, _____, the Providence Township Board of Supervisors approved this project including the complete set of plans and information which are filed with the Supervisors in File No. _____, based upon its conformity with the standards of the Providence Township Subdivision and Land Development Ordinance.

* _____ *

*Signatures of the Chairman and Vice Chairman or their designees.

APPENDIX NO. 8

**PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS
APPROVAL CERTIFICATE FOR A LOT ADD-ON PLAN**

This lot add-on plan, bearing Providence Township File No. _____, approved by the Providence Township Board of Supervisors this _____ day of _____, _____.

* _____ *

*Signatures of the Chairman and Vice Chairman or their designees.

APPENDIX NO. 9

**PROVIDENCE TOWNSHIP PLANNING COMMISSION
REVIEW CERTIFICATE**

At a meeting held on _____, _____, the Providence Township Planning Commission reviewed this plan and a copy of the review comments is on file in the Township Office.

* _____

* _____

*Signatures of the Chairman and Secretary or their designees.

APPENDIX NO. 10

LANCASTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

The Lancaster County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on _____, _____, and a copy of the review is on file at the office of the Planning Commission in LCPC File No. _____. This certificate does not indicate approval or disapproval of the plan by the Lancaster County Planning Commission, and the Commission does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the Commonwealth or the Federal government.

* _____

* _____

*Signatures of the Chairman and Vice Chairman or their designees.

APPENDIX NO. 11

RECORDER OF DEEDS CERTIFICATE

Recorded in the office for Recording of Deeds, in and for Lancaster County, Pennsylvania, in the Subdivision Plan Book _____, Volume _____, Page _____. Witness by hand and seal of office this _____ day of _____, _____.

Recorder

APPENDIX NO. 12

**APPLICATION FOR CONSIDERATION FOR A SUBDIVISION
AND/OR LAND DEVELOPMENT PLAN**

SUBMIT IN TRIPLICATE

PT FILE NO. _____

DATE OF RECEIPT/FILING _____
(FOR TOWNSHIP USE ONLY)

The undersigned hereby applies for approval under the Providence Township Subdivision and Land Development Ordinance of 1992 for the (Subdivision) (Land Development) Plan submitted herewith and described below:

1. Plan Name: _____

Plan No.: _____ Plan Date: _____

2. Project Location: _____

3. Name of Property Owner(s): _____

Address: _____

Phone No.: _____

4. Land Use and Number of Lots and/or Units (indicate answer by number):

___Single Family (Detached)

___Commercial

___Multi-Family (Attached-Sale)

___Industrial

___Multi-Family (Attached-Rent)

___Institutional

5. Total Acreage: _____

6. Application Classification: (Check One)

___Sketch Plan

___Preliminary Plan

___Final Plan

___Lot Add-On Plan
for processing in
accordance with
Section 308 of
the Ordinance.

___Revised Sub-
division and/or Land
Development Plan for
processing in accordance
with Section 308 of the Ordinance.

7. Name of Applicant (if other than owner): _____

Address: _____

Phone No.: _____

8. Firm Which Prepared Plan: _____

Address: _____

Phone No. _____

Person Responsible for Plan: _____

9. Have all zoning approvals been obtained? Please specify approvals:

10. Type of water supply proposed:

_____ Public

_____ Community

_____ Individual

11. Type of sanitary sewer disposal proposed:

_____ Public

_____ Live

_____ Community

_____ Capped

_____ Individual

12. Lineal feet of new street _____

Identify all street(s) not proposed for dedication:

13. Acreage proposed for park or other public use:

14. Have plans been submitted to the Lancaster County Planning Commission? _____

I am aware that I cannot commence development of the property and cannot commence excavation, earthmoving, grading, or construction until a plan has been recorded in the office of the Recorder of Deeds or until an Improvement Construction Plan has been approved by the Board of Supervisors of the Township of Providence. By signing this application, I certify that all facts in the application and all accompanying documentation are true and correct. This application is being made by me to induce official action on the part of Providence Township, and I understand that any false statements made herein are being made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date

Signature of Landowner or Applicant

APPENDIX NO. 13

**APPLICATION FOR CONSIDERATION FOR AN
IMPROVEMENT CONSTRUCTION PLAN**

SUBMIT IN TRIPLICATE

PT FILE NO. _____

DATE OF RECEIPT/FILING _____
(FOR TOWNSHIP USE ONLY)

The undersigned hereby applies for approval of the Providence Township Board of Supervisors of the Improvement Construction Plan submitted herewith and described below:

1. Plan Name: _____
Plan No.: _____ Plan Date: _____
2. Project Location: _____
Municipality: _____
3. Name of Property Owner(s): _____
Address: _____
Phone No.: _____
4. Land Use and Number of Lots and/or Units (indicate answer by number):

___ Single Family (Detached)	___ Commercial
___ Multi-Family (Attached-Sale)	___ Industrial
___ Multi-Family (Attached-Rent)	___ Institutional
___ Mobile Home Park	___ (Other) Specify

5. Total Acreage: _____

6. Name of Applicant (if other than owner):_____

Address:_____

Phone No.:_____

7. Firm Which Prepared Plan:_____

Phone No.:_____

Person Responsible for Plan:_____

I am aware that I cannot commence development of the property and cannot commence excavation, earthmoving, grading, or construction until a plan has been recorded in the office of the Recorder of Deeds or until an Improvement Construction Plan has been approved by the Board of Supervisors of the Township of Providence. By signing this application, I certify that all facts in the application and all accompanying documentation are true and correct. This application is being made by me to induce official action on the part of Providence Township, and I understand that any false statements made herein are being made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsification to authorities.

Date

Signature

APPENDIX NO. 14

LCPC FILE NO. _____

DATE OF RECEIPT: _____
(FOR COMMISSION USE ONLY)

TO: Lancaster County Planning Commission
50 N. Duke Street
Lancaster, Pennsylvania 17602

FROM: Providence Township

SUBJECT: Request for Review of a Subdivision or Land Development Plan

We do hereby request the Lancaster County Planning Commission to review the enclosed subdivision or land development plan in accordance with the Pennsylvania Municipalities Code, Act 247 of 1968, as amended, Article V, Section 502.

Plan Identification (check or complete the following items):

____ Sketch Plan Municipal Plan No. (if any) _____
____ Preliminary Plan Plan Name: _____
____ Final Plan _____
____ Other (specify) _____

Land of Landowner(s): _____

Address: _____

Additional Comments: _____

Signature

Print Full Name

Title

Providence Township
200 Mt. Airy Road
New Providence, PA 17560
(717) 786-7596

APPENDIX NO. 15

NOTICE OF ACCEPTANCE OF AN IMPROVEMENT GUARANTEE

DATE: _____

Providence Township Board of Supervisors
200 Mt. Airy Road
New Providence, PA 17560

SUBJECT: Acceptance of Improvement Guarantee

Dear Supervisors:

The developer of the project known as _____ has provided an improvement guarantee in the form of a _____ to assure the proper installation of the following improvements:

_____ Sanitary Sewer Facilities

_____ Water Supply Facilities

_____ Other

This form of improvement guarantee was accepted by formal action of the Board of the _____ at a meeting on _____, 20____.

Authorized Signature

APPENDIX NO. 16

REQUIRED IMPROVEMENTS LISTING

Plan Name: _____

Plan Location: _____

The undersigned developer hereby agrees to provide throughout his development, as shown on the plan of _____, dated _____ the following improvements:

<u>Improvements</u>	<u>Quantity</u>	<u>Units</u>	<u>Price Per Unit</u>	<u>Construction Cost</u>
Street Grading	_____	_____	_____	_____
Street Base	_____	_____	_____	_____
Street Paving	_____	_____	_____	_____
Street Signs	_____	_____	_____	_____
Curbs	_____	_____	_____	_____
Sidewalks	_____	_____	_____	_____
Storm Sewer Facilities	_____	_____	_____	_____
Sanitary Sewer Facilities	_____	_____	_____	_____
Water Supply Facilities	_____	_____	_____	_____
Fire Hydrants	_____	_____	_____	_____
Survey Monuments	_____	_____	_____	_____
Buffer Planting	_____	_____	_____	_____
Street Trees	_____	_____	_____	_____
Traffic Control Signs	_____	_____	_____	_____
Other (specify)	_____	_____	_____	_____

ESTIMATED COST:	\$ _____
CONTINGENCIES (10%):	\$ _____
INSPECTION FEE DEPOSIT (5%):	\$ _____
REQUIRED ESCROW:	\$ _____

SIGNATURE OF DEVELOPER _____

APPENDIX NO. 17

NOTICE OF COMPLETION AND APPROVAL OF IMPROVEMENTS

DATE:_____

Providence Township Board of Supervisors
200 Mt. Airy Road
New Providence, PA 17560

SUBJECT: Approval of Improvements

Dear Supervisors:

The developer of the project known as _____ has completed the installation of the following improvements in accordance with the improvement construction plan:

- _____ Sanitary Sewer Facilities
- _____ Water Supply Facilities
- _____ Fire Hydrants
- _____ Other (specify) _____

Authorized Signature

Print Full Name

Title

Authority of Utility

Phone No.

APPENDIX NO. 18

APPLICATION FOR CONSIDERATION OF A WAIVER

SUBMIT IN TRIPLICATE

PT FILE NO. _____

DATE OF RECEIPT/FILING _____
(FOR TOWNSHIP USE ONLY)

The undersigned hereby applies for approval of waiver, submitted herewith and described below:

1. Name of Project: _____
2. Project Location: _____

3. Name of Property Owner(s): _____
Address: _____
Phone No.: _____
4. Name of Applicant (if other than owner): _____
Address: _____
Phone No.: _____
5. Specify section(s) of the Providence Township Subdivision and Land Development Ordinance for which
waiver is requested: _____

6. The proposed alternative to the requirement: _____

7. Justification for the waiver:_____

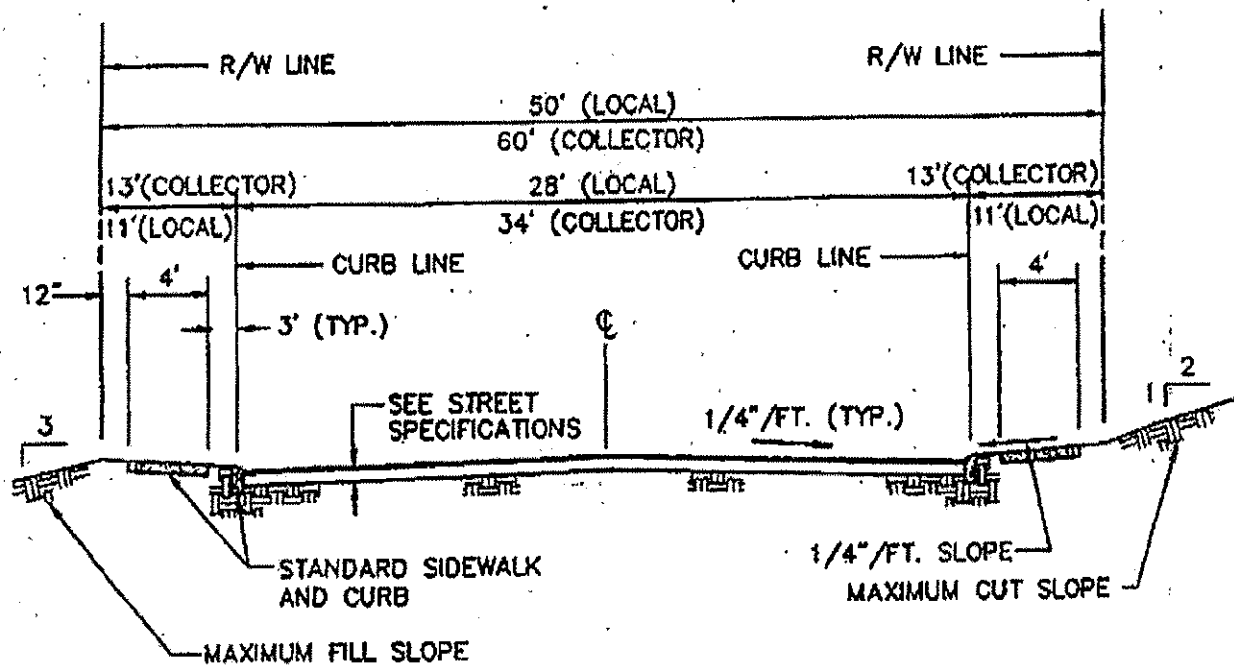
8. Identification of plans, reports, or supplementary data which is part of the application.

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct, and complete.

Date

Signature

APPENDIX 19

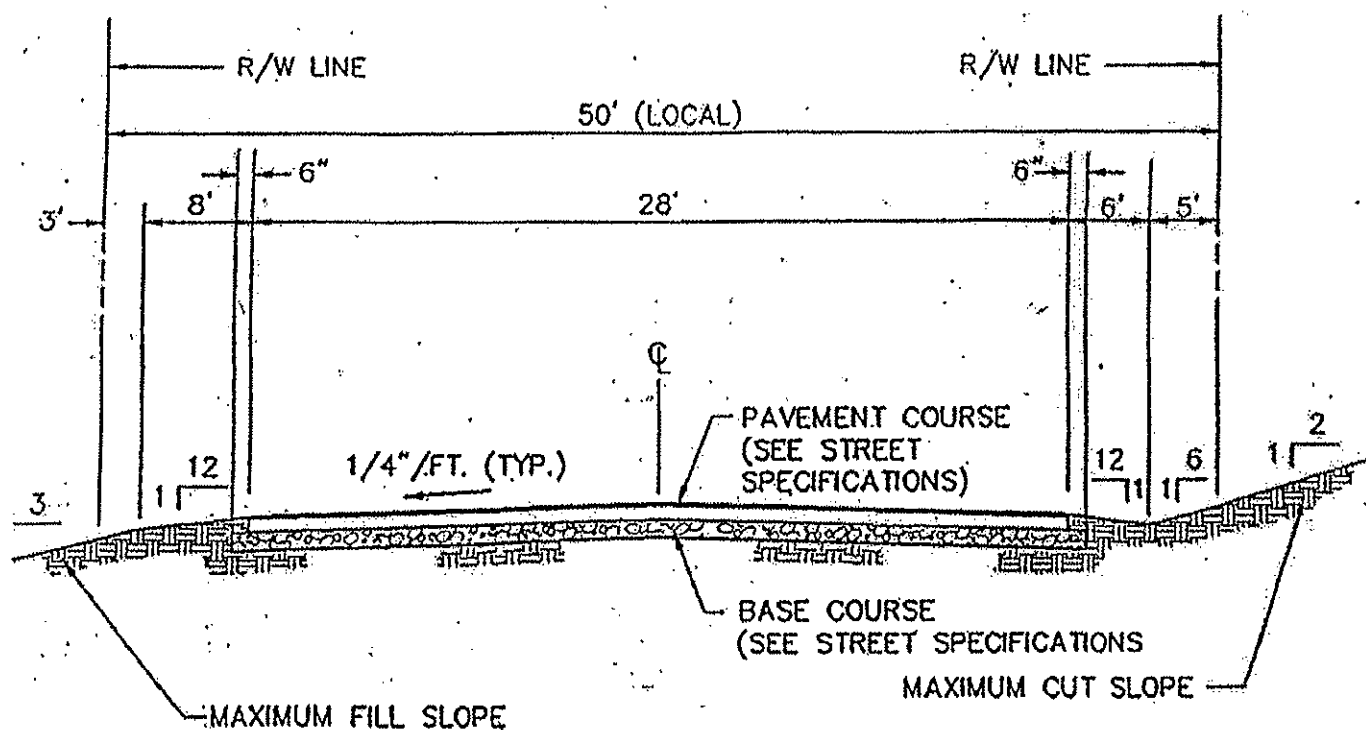


TYPICAL STREET SECTION – WITH CURB

	Pavement Courses	MIN. DEPTH (IN INCHES)	
		Local	Collector
ALTERNATE A	BITUMINOUS SURFACE	2 ½	3 ½
	CRUSHED AGGREGATE BASE COURSE	8	8
	SUBBASE	6	6
ALTERNATE B	BITUMINOUS SURFACE	1 ½" ID-2 WEARING	3 ½
	BCBC	4 ½	4
	SUBBASE	6	6

1. WHEN A SURFACE COURSE OF 2 ½" IS INDICATED IT SHALL CONSIST OF 1" OF BITUMINOUS WEARING COURSE AND 1 ½" OF BITUMINOUS BINDER COURSE. WHEN A SURFACE COURSE OF 3 ½" IS INDICATED IT SHALL CONSIST OF 1 ½" OF BITUMINOUS WEARING COURSE AND 2" BITUMINOUS BINDER COURSE.
2. ALL MATERIALS SHALL CONFORM TO PENNDOT SPECIFICATION PUBLICATION 408/90 AND AMENDMENTS.
3. CRUSHED AGGREGATE BASE COURSE SHALL BE PENNDOT #2A.
4. ALL MINIMUM DEPTHS SHALL BE AFTER COMPACTION.

APPENDIX 19

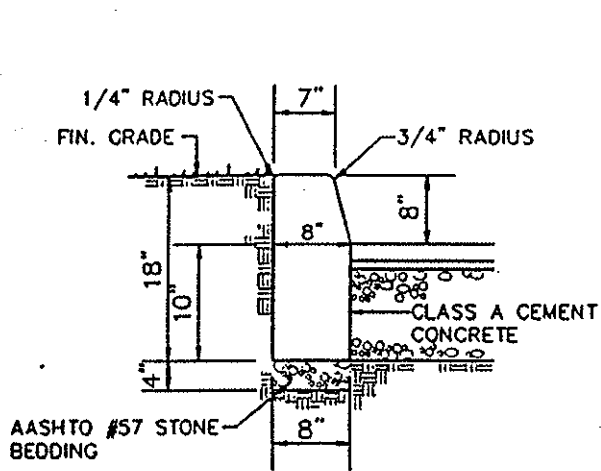


TYPICAL STREET SECTION – WITHOUT CURB

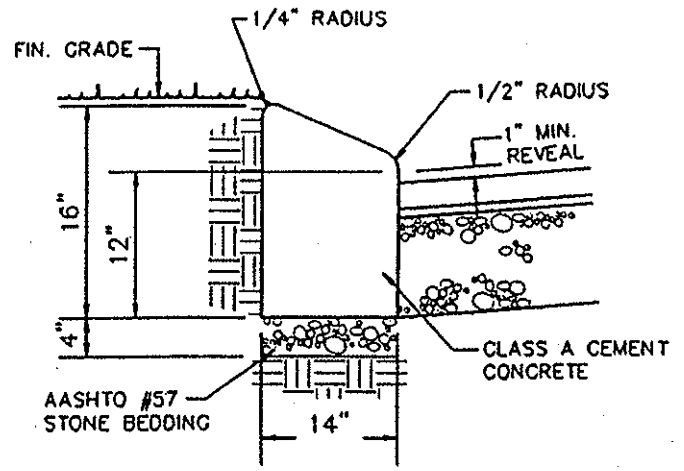
	Pavement Courses	MIN. DEPTH (IN INCHES)	
		Local	Collector
ALTERNATE A	BITUMINOUS SURFACE	2 ½	3 ½
	CRUSHED AGGREGATE BASE COURSE	8	8
	SUBBASE	6	6
ALTERNATE B	BITUMINOUS SURFACE	1 ½" ID-2 WEARING	3 ½
	BCBC	4 ½	4
	SUBBASE	6	6

1. WHEN A SURFACE COURSE OF 2 ¼" IS INDICATED IT SHALL CONSIST OF 1" OF BITUMINOUS WEARING COURSE AND 1 ½" OF BITUMINOUS BINDER COURSE. WHEN A SURFACE COURSE OF 3 ½" IS INDICATED, IT SHALL CONSIST OF 1 ½" OF BITUMINOUS WEARING COURSE AND 2" OF BITUMINOUS BINDER COURSE.
2. ALL MATERIALS SHALL CONFORM TO PENNDOT SPECIFICATION PUBLICATION 408/90 AND AMENDMENTS.
3. CRUSHED AGGREGATE BASE COURSE SHALL BE PENNDOT #2A.
4. ALL MINIMUM DEPTHS SHALL BE AFTER COMPACTION.

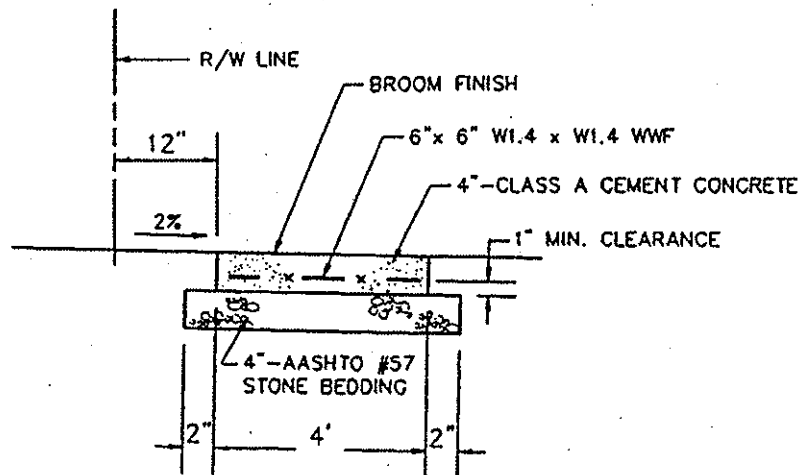
APPENDIX 20



STANDARD VERTICAL CURB

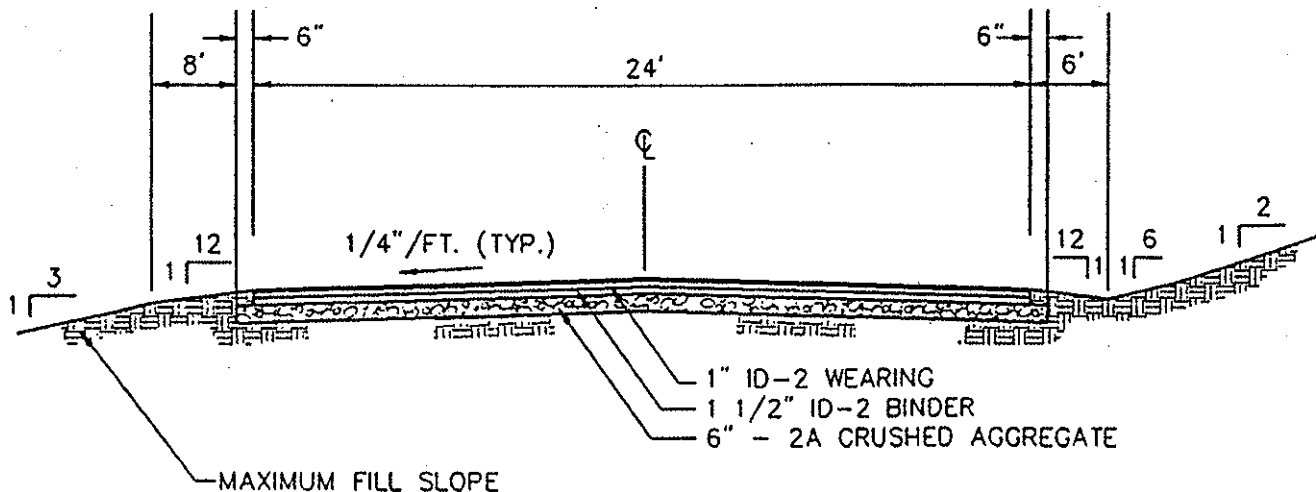


STANDARD SLANT CURB



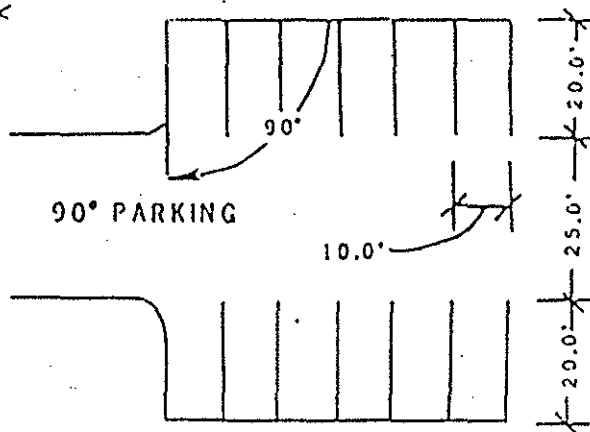
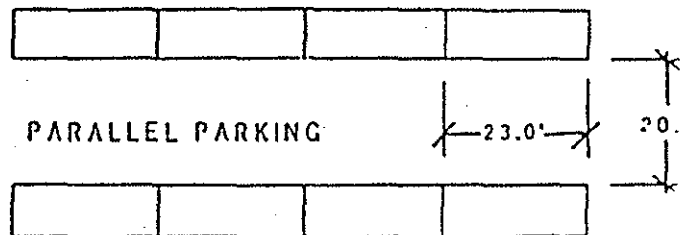
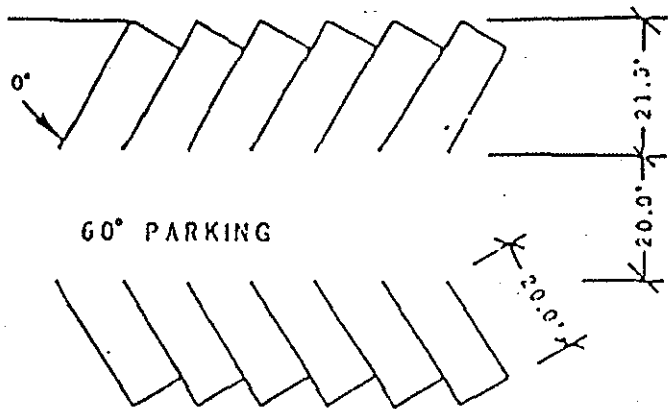
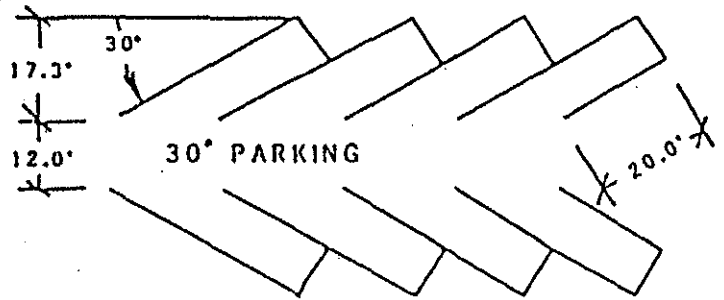
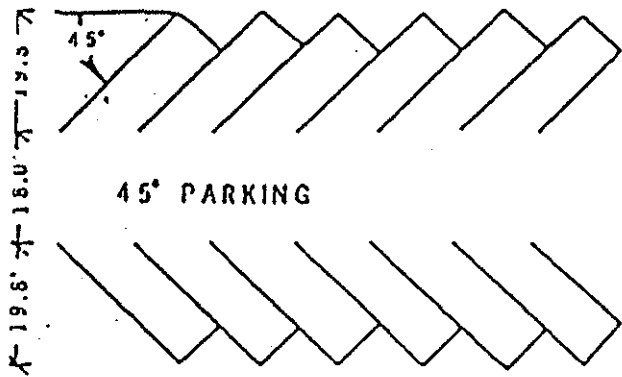
PROVIDE 1/4" EXPANSION JOINTS AT 30' C. TO C. (MAX.)
PROVIDE TRANSVERSE CONTROL SCORE JOINTS AT 5' C. TO C. (MAX.)

STANDARD SIDEWALK



TYPICAL ACCESS DRIVE SECTION

APPENDIX 21



APPENDIX 22

FORMULA SIGHT DISTANCES (WHOLE FEET)

<u>Speed (V)</u> <u>(Miles Per Hour)</u>	<u>Grade (G)</u> <u>(Percent)</u>										
	<u>0</u>	<u>+1</u>	<u>+2</u>	<u>+3</u>	<u>+4</u>	<u>+5</u>	<u>+6</u>	<u>+7</u>	<u>+8</u>	<u>+9</u>	<u>+10</u>
<u>25</u>	<u>147</u>	<u>146</u>	<u>144</u>	<u>143</u>	<u>142</u>	<u>141</u>	<u>140</u>	<u>139</u>	<u>138</u>	<u>137</u>	<u>136</u>
<u>30</u>	<u>196</u>	<u>194</u>	<u>192</u>	<u>190</u>	<u>188</u>	<u>186</u>	<u>184</u>	<u>182</u>	<u>180</u>	<u>179</u>	<u>177</u>
<u>35</u>	<u>249</u>	<u>246</u>	<u>243</u>	<u>239</u>	<u>237</u>	<u>234</u>	<u>231</u>	<u>229</u>	<u>226</u>	<u>224</u>	<u>222</u>
<u>40</u>	<u>314</u>	<u>309</u>	<u>304</u>	<u>300</u>	<u>296</u>	<u>292</u>	<u>288</u>	<u>284</u>	<u>281</u>	<u>278</u>	<u>274</u>
<u>45</u>	<u>384</u>	<u>377</u>	<u>370</u>	<u>364</u>	<u>359</u>	<u>353</u>	<u>348</u>	<u>343</u>	<u>339</u>	<u>335</u>	<u>330</u>
<u>50</u>	<u>462</u>	<u>453</u>	<u>445</u>	<u>437</u>	<u>429</u>	<u>422</u>	<u>416</u>	<u>409</u>	<u>403</u>	<u>398</u>	<u>393</u>
<u>55</u>	<u>539</u>	<u>528</u>	<u>519</u>	<u>508</u>	<u>499</u>	<u>491</u>	<u>483</u>	<u>475</u>	<u>468</u>	<u>461</u>	<u>455</u>
	<u>0</u>	<u>-1</u>	<u>-2</u>	<u>-3</u>	<u>-4</u>	<u>-5</u>	<u>-6</u>	<u>-7</u>	<u>-8</u>	<u>-9</u>	<u>-10</u>
<u>25</u>	<u>147</u>	<u>149</u>	<u>150</u>	<u>152</u>	<u>154</u>	<u>155</u>	<u>157</u>	<u>160</u>	<u>162</u>	<u>164</u>	<u>167</u>
<u>30</u>	<u>196</u>	<u>199</u>	<u>202</u>	<u>204</u>	<u>207</u>	<u>211</u>	<u>214</u>	<u>218</u>	<u>222</u>	<u>226</u>	<u>231</u>
<u>35</u>	<u>249</u>	<u>253</u>	<u>257</u>	<u>261</u>	<u>265</u>	<u>270</u>	<u>275</u>	<u>280</u>	<u>286</u>	<u>292</u>	<u>299</u>
<u>40</u>	<u>314</u>	<u>319</u>	<u>325</u>	<u>331</u>	<u>338</u>	<u>345</u>	<u>353</u>	<u>361</u>	<u>370</u>	<u>379</u>	<u>390</u>
<u>45</u>	<u>384</u>	<u>391</u>	<u>399</u>	<u>407</u>	<u>416</u>	<u>425</u>	<u>436</u>	<u>447</u>	<u>459</u>	<u>473</u>	<u>487</u>
<u>50</u>	<u>462</u>	<u>472</u>	<u>482</u>	<u>493</u>	<u>505</u>	<u>518</u>	<u>531</u>	<u>547</u>	<u>563</u>	<u>581</u>	<u>601</u>
<u>55</u>	<u>539</u>	<u>550</u>	<u>563</u>	<u>576</u>	<u>590</u>	<u>606</u>	<u>623</u>	<u>641</u>	<u>661</u>	<u>683</u>	<u>707</u>

APPENDIX 23

FEE SCHEDULE

SUBMIT IN TRIPLICATE

RATE SCHEDULE		
PLAN TYPE	ADMINISTRATIVE FEE	ESCROW
Sketch	(See Note No. 4)	(See Note No. 4)
Lot Add-On	\$100	\$200
Revised Plan	\$100	\$200
Subdivisions (Preliminary or Final)		
Residential	\$100 + \$5/lot	\$200 + \$25/lot
Commercial/Industrial	\$100 + \$5/acre	\$500 + \$50/lot
Land Development (Preliminary or Final)		
Residential	\$100 + \$5/unit	\$200 + \$25/unit
Commercial/Industrial	\$100 + \$5/acre	\$500 + \$50/acre

FEE CALCULATION			
No. of Lots or Acres	Administrative Fee	Escrow	Total

NOTES:

1. The administrative fee is non-refundable.
2. Two (2) separate checks are required for each submittal. Each check shall be made payable to "Providence Township". *(Amended by Ordinance No. 08-02, 12/31/08)*
3. The escrow amount is for costs outlined by Section 701 of this Ordinance. During the plan review process and inspection of improvements, the actual engineering and legal costs are to be paid by the applicant prior to the Township signing the mylars or plans for recording. *(Amended by Ordinance No. 08-02, 12/31/08)*
4. An administrative fee and escrow amount are not required for the submittal of a Sketch Plan; however, any costs incurred by the Township (as outlined by Section 701 of this Ordinance) must be paid by the applicant. *(Amended by Ordinance No. 08-02, 12/31/08)*
5. Fees for improvement construction plans shall be the same as those for preliminary or final plans. *(Amended by Ordinance No. 08-02, 12/31/08)*

**APPENDIX 24 A
PROVIDENCE TOWNSHIP CHECKLIST
FOR
SKETCH PLAN**

APPLICATION#

DATE OF SUBMISSION

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N=No N/A Not Applicable W =Waiver Requested	
APPLICATION AND PLAN REQUIREMENTS (401):			
1	Clearly & legibly drawn at scale of (10, 20, 30, 40 or 50 ft) to the inch.		
2	Sheet size no smaller than eighteen by twenty two (18x22) inches and no larger than twenty-four by thirty-six (24x36) inches.		
3	Plans legible in every detail.		
4	Name and address of developer and landowner.		
5	Name of the individual and/or firm that prepared the plan.		
6	Location map for Board of Supervisors use in locating the property.		
7	North arrow.		
8	Written and graphic scales.		
9	Existing tract boundaries with name(s) of adjacent landowner(s) and adjacent plan(s) of record.		
10	Name of municipality in which the project is located, including the location of any boundary line(s), if applicable.		
11	Significant topographical and man made features.		
12	Location and width of all proposed streets, alleys, street names, and approximate grade, rights-of-way and easements; proposed lot lines with approximate dimensions; proposed minimum building lines for each street; playgrounds; public buildings; public areas; historical sites; and land proposed for dedication or reserved for public use.		
13	Proposed land use, if several, the location of each land use shall be indicated.		
14	Statement explaining the methods of water supply and sewage disposal to be used.		

I _____, the undersigned do hereby certify that the above checklist is true and correct and reflects the information submitted herewith to the best of my knowledge.

Applicant's Signature: _____

APPENDIX 24 B
PROVIDENCE TOWNSHIP CHECKLIST
FOR
PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN

APPLICATION# _____ **DATE OF SUBMISSION** _____

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N=No N/A =Not Applicable W =Waiver Requested	
	APPLICATION REQUIREMENTS (305):		
1	Three (3) copies of the plan.		
2	Three (3) copies of all notifications and certificates which are not provided on the preliminary plans.		
3	Three (3) copies of the application form. (Appendix 12)		
4	Two (2) copies of completed fee schedule, filing fee and deposit account. (Appendix 23)		
5	Two (2) copies of all reports required by Section 402.E.		
	PLAN REQUIREMENTS:		
	Drafting Standards (402.A):		
6	Clearly and legibly drawn at scale of 10, 20, 30, 40 or 50 ft to the inch.		
7	Dimensions in feet and decimals; bearings in degrees, minutes and seconds. Lot descriptions described in clockwise direction.		
8	Survey shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.		
9	Sheet size no smaller than eighteen by twenty two (18x22) inches and no larger than twenty-four by thirty-six (24x36) inches.		
10	Plans legible in every detail.		
	Location and Identification (402.B):		
11	Proposed project name or identifying title.		
12	Name of municipality in which the project is located, including the municipal boundary location, if applicable.		
13	Name and address of the owner/developer and firm that prepared the plan.		
14	File/project number, the plan date, and all revision dates.		
15	North arrow, graphic scale and a written scale.		
16	The entire existing tract boundary with bearing and distances.		
17	Total acreage of the entire existing tract.		

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N/A =Not W =Waiver	N=No Applicable Requested
18	Location of existing lot line markers along perimeter of entire existing tract.		
19	District, lot size and/or density requirements of the Township Zoning Ordinance.		
20	A location map, drawn to scale.		
21	Source of title, deed, book, page, plan book and tax map number.		
	Existing Features (402.C):		
22	Existing contours.		
23	Names of adjacent landowners along with plan book record numbers of all previously recorded plans for adjacent properties.		
	The following items found within 200 feet of subject tract:		
24	Location and name of existing rights-of-way and cartways for private or public streets, alleys and driveways.		
25	Location of any related features and right-of-way: sanitary sewer, water supply, fire hydrants, buildings and stormwater facilities.		
26	Location of existing rights-of-way and easements for electric, gas and oil transmission lines and railroads.		
27	Environmental or topographic features such as floodplains, wetlands, quarry sites, solid waste disposal areas, historic structures, cemetery or burial sites, archaeologic sites, highly erosive soils or wooded areas.		
	The following items found within the subject tract:		
28	Location, name and dimensions of existing rights-of-way and cartways for streets, alleys and driveways.		
29	Location and size of any related features and rights-of-way: sanitary sewer, water supply, fire hydrants, buildings and stormwater facilities.		
30	Location of existing rights-of-way for electric, gas and oil transmission lines and railroads.		
31	Size, capacity and condition of existing stormwater management system and any other facility used for storm flows.		
32	Location and size of existing on-lot sewage system and wells.		
33	Environmental or topographic features such as floodplains, quarry sites, solid waste disposal areas, historic structures, cemetery or burial sites, archaeologic sites, highly erosive soils, wooded areas or steep slopes as outlined by the Zoning Ordinance.		

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N/A =Not Applicable W =Waiver Requested	N=No
	Plan Information (402.D):		
34	Layout of streets, alleys and sidewalks, including cartway and right-of-way widths.		
35	The layout of lots with approximate dimensions.		
36	Block and lot numbers in consecutive order.		
37	Location and configuration of proposed buildings, parking compounds, streets, alleys, driveways, common open space, recreational areas and all other significant planned facilities.		
38	Total number of lots, units of occupancy, density and proposed land use.		
39	Easements and rights-of-way.		
40	Building setback lines and building envelope.		
41	Identification of buildings to be demolished.		
42	Typical street cross section (including entire right-of-way width) for each proposed street, and typical cross section for any existing street, which will be improved.		
43	Street centerline profile for each proposed street including corresponding centerline stationing.		
44	Preliminary design of sanitary sewer mains, water supply mains (including approximate size, vertical and horizontal location).		
45	Stormwater management data and plans designed in accordance with the Township Storm Water Management Ordinance.		
46	A statement on the plan indicating any zoning amendment, special exception or variance, if applicable.		
47	A statement on the plan indicating any existing or proposed waivers, including all conditions imposed, granted by the Board of Supervisors.		
48	Proposed street names.		
49	Table indicating the existing zoning district, total tract area, required lot size, setbacks, maximum and/or minimum development density, maximum building height and number of lots in the proposed subdivision.		
50	When the proposed subdivision is located within a flood prone area, location and elevation of all proposed roads, fills, utilities, buildings, stormwater management and erosion control facilities.		
51	Location of all percolation test holes, deep probe holes and proposed wells.		
52	Easements for on-lot sewage replacement locations.		

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N=No N/A =Not Applicable W =Waiver Requested	
53	Clear sight triangles and stopping sight distances for all intersections as described in Section 602.E of this Ordinance.		
54	Location of all trees and/or woodlands on the site, those to be removed and those to remain.		
55	Where the preliminary plan covers only part of an intended larger development, a sketch plan of future development including information about sewer and water facilities and the street system.		
56	For preliminary plans calling for improvements beyond a five (5) year period, a schedule delineating all proposed sections and application deadlines for final plan approval for each section. Each section, except the last, shall contain twenty-five (25) percent of the total number of dwelling units.		
57	For a proposed subdivision located in the Agricultural Zoning District, provide a deed plotting of the parent tract as it existed on or before September 12, 1983 and any parcels subdivided from the parent tract including the date of subdivision.		
	Certificates, Notifications and Reports (402.E):		
58	Certificate of review by the Planning Commission. (Appendix 9)		
59	Certificate for approval by the Board with space for signatures by two (2) members of the Board. (Appendix 5)		
60	Surveyor's certificate. (Appendix 2)		
61	Engineer's certificate. (Appendices 1 & 3)		
62	Electric, gas or petroleum right-of-way, where applicable.		
63	Agricultural, woodland or other natural resource easement.		
64	Hydrologic report as required by the Township Storm Water Management Ordinance.		
65	Water and sewer feasibility report as described in Section 405 of this Ordinance.		
66	Traffic evaluation report as described in Section 406 of this Ordinance.		
67	Copies of Zoning Hearing Board decisions granting a special exception or variance.		

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N=No N/A =Not Applicable W =Waiver Requested	
	Filing Fee (402.F):		
68	Check or money order drawn to Providence Township in the amount specified on the fee schedule. (Appendix 23)		

I _____, the undersigned do hereby certify that the above checklist is true and correct and reflects the information submitted herewith to the best of my knowledge.

Applicant's Signature:_____

APPENDIX 24 C
PROVIDENCE TOWNSHIP CHECKLIST.
FOR
FINAL SUBDIVISION/LAND DEVELOPMENT PLAN

APPLICATION # _____

DATE OF SUBMISSION: _____

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N=No N/A =Not Applicable W =Waiver Requested	
	APPLICATION REQUIREMENTS (306):		
1	Unconditional Preliminary Plan Approval.		
2	Completion of improvements required in Section 307.		
3	Three (3) copies of final plan.		
4	Three (3) copies of all notifications and certificates which are not provided on the final plans.		
5	Three (3) copies of the application form. (Appendix 12)		
6	Two (2) copies of completed fee schedule, filing fee and deposit account. (Appendix 23)		
7	Two (2) copies of all reports required in Section 403.E.		
	PLAN REQUIREMENTS (403):		
	Drafting Standards (403.A):		
8	Clearly and legibly drawn at scale of 10, 20, 30, 40 or 50 feet to the inch.		
9	Dimensions in feet and decimals; bearings in degrees, minutes and seconds. Lot line descriptions described in clockwise direction.		
10	Survey shall not have an error of closure greater than One(1) foot in ten thousand (10,000) feet.		
11	All sheets shall be twenty-four by thirty six (24x36) inches.		
12	Plans legible in every detail.		
	Location and Identification (403.B):		
13	Proposed project name or identifying title.		
14	Name of municipality in which the project is located, including the municipal boundary location if applicable.		
15	Name & address of the owner/developer and firm that prepared the plan.		
16	File/project number, the plan date, and all revision dates.		
17	North arrow, a graphic scale and a written scale.		
18	The entire existing tract boundary with bearing and distances.		

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N/A =Not Applicable W =Waiver Requested	N=No
19	Total acreage of the entire existing tract.		
20	Location of existing lot line markers along perimeter of the entire existing tract.		
21	District, lot size and/or density requirements of the Township Zoning Ordinance.		
22	A location map, drawn to scale, relating the subject tract to at least two (2) intersections of street centerlines.		
23	Source of title, deed, book, page, plan book (if applicable) and tax map number.		
	Existine Features (403.C):		
24	Existing contours shown at a minimum vertical interval of one (1) foot (3% or less); two (2) feet (3% to 20%); five (5) feet (steeply sloping lands).		
25	Names of all adjacent landowners, both adjoining and across existing rights-of-way, along with the plan book record numbers of all previously recorded plans for adjacent properties.		
	The following items found within 200 feet of subject		
26	Location and name of existing rights-of-way and cartways for private or public streets, alleys and driveways.		
27	Location of the following features and related rights-of-way: sanitary sewer, water supply, fire hydrants, buildings and stormwater collection, conveyance and management facilities.		
28	Location of existing rights-of-way and easements for electric, gas and oil transmission lines and railroads.		
29	The location of any significant feature which may affect the site.		
	The following items found within the subject tract:		
30	Location, name and dimensions of existing rights-of-way and cartways for streets, alleys and driveways.		
31	Location and size of any related features and rights-of-way: sanitary sewer, water supply, fire hydrants, buildings and storm water management facilities.		
32	Location of existing rights-of-way for electric, gas and oil transmission lines and railroads.		
33	Size, capacity and condition of existing stormwater management system and other storm flow facilities.		
34	Location and size of existing on-lot sewage systems and wells.		
35	Significant environmental or topographic features.		

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N=No N/A = Not Applicable W =Waiver Requested	
	Plan Information (403.D):		
36	Complete description of the centerline and right-of-way line for all new streets (including distances and bearings with curve segments comprised of radius, tangent, arc and chord).		
37	Lot lines, with accurate bearings and distances, and lot areas for all parcels.		
38	Block and lot numbers in consecutive order.		
39	Location and configuration of proposed buildings, parking compounds, streets, alleys driveways, recreational areas and all other significant planned facilities.		
40	Total number of lots, units of occupancy, density and proposed land use.		
41	Easements and rights-of-way.		
42	Building setback line and building envelope.		
43	Identification of buildings to be demolished.		
44	Typical street cross-section (including entire right-of-way width) for proposed streets and alleys and typical cross-section for any existing street which will be improved.		
45	Vertical and horizontal alignment for proposed streets and alleys, sanitary sewer, and water distribution systems (including the existing natural profile along the centerline, proposed grade at the centerline and the length of all proposed vertical curves for streets.)		
46	Water distribution and sanitary sewer systems provide manhole locations and size and type of material.		
47	Final street names.		
48	Location and material of all permanent monuments and lot line markers, including note if they are set or when they will be set.		
49	Grading plan includes finished grades and ground floor elevations.		
50	Identification of any lands to be dedicated or reserved for public, semi-public or community use.		
51	Table indicating existing and proposed parameters for zoning district, total tract area, required lot size, setbacks, maximum and/or minimum development density, maximum building height and number of lots.		
52	Location and elevation of all proposed roads, fills, utilities, buildings, stormwater management and erosion control facilities located in flood prone areas.		
53	Add HOP note when PennDOT highway access is required.		

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N=No N/A =Not Applicable W =Waiver Requested	
54	Identification of any zoning amendments, special exceptions, variances or waivers granted (including all conditions imposed) by the Board.		
55	Stormwater management data and plans designed in accordance with the Township Storm Water Ordinance.		
56	Location of all percolation test holes, deep probe holes and proposed wells.		
57	Warning note added for residential development within or adjoining Agricultural Zoning District.		
58	Complete landscape plan.		
59	Easements for on-lot sewage replacement locations.		
60	Clear sight triangles and stopping sight distances for all intersections as described in Section 602.E.		
61	Location of all trees and/or woodlands to remain or to be removed.		
62	In the Agricultural Zoning District, a deed plotting the parent tract (as it existed on or before September 12, 1983) including any parcels subdivided and dates of subdivision.		
63	Detailed schedule of inspections as outlined in Section 504.		
	Certificates, Notifications and Reports (403.E):		
64	Certificate, signature, and seal of professional registered in the Commonwealth and qualified to perform such duties to certify that the plan is correct.		
65	Certificate, signature, and seal of surveyor registered in the Commonwealth to certify that the survey is correct.		
66	Certificate, signature, and seal of professional registered in the Commonwealth and qualified to perform such duties to certify compliance with Township Storm Water Management Ordinance.		
67	Certificate of review by the Planning Commission.		
68	Certificate for approval by the Board with space for signatures by two (2) members of the Board.		
69	Statement acknowledging subdivision or land development shown on plan is the act and the deed of the owner.		
70	Certification of review by the Lancaster County Planning Commission.		
71	Certificate to accommodate the Recorder of Deeds information.		
72	Notification of DER approval of the sewer facility plan or notice that approval is not required.		

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N=No N/A= Not Applicable W =Waiver Requested	
73	For land having an electric transmission line, gas pipeline, or petroleum line located within the tract, the application shall be accompanied by a letter from the owner stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines.		
74	For land having an agricultural, woodland or other natural resource easement located within the tract, the application shall be accompanied by a letter from the owner stating any conditions on the use of the land.		
75	Notice from the postmaster and emergency service providers stating that proposed street names are acceptable.		
76	Note on plan indicating any area not to be offered for dedication.		
77	Written notice from Township Engineer and Authority Engineer that all proposed improvements have been designed to Township standards.		
78	Written notices approving water supply systems, sanitary sewage systems, and stormwater runoff to adjacent properties.		
79	Submission of a controlling agreement in accordance with Section 602.H when a proposed street will not be offered for dedication to public use.		
80	Notification from state and federal agencies that permits have been issued or are not required, for any proposed activities within streams, wetlands or any other regulated body of water.		
81	Final hydrologic report as required by the Township Storm Water Management Ordinance.		
82	Traffic evaluation report as described in Section 406.		
	Filing Fee (403.F):		
83	Check or money order drawn to the order of Providence Township.		

I _____, the undersigned do hereby certify that the above checklist is true and correct and reflects the information submitted herewith to the best of my knowledge.

Applicant's Signature: _____

**APPENDIX 24 D
PROVIDENCE TOWNSHIP CHECKLIST
FOR
LOT ADD-ON PLAN**

APPLICATION # _____

DATE OF SUBMISSION: _____

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N=No N/A =Not Applicable W =Waiver Requested	
	APPLICATION REQUIREMENTS (404):		
1	Prepared by a qualified person.		
	PLAN REQUIREMENTS:		
	Drafting Standards (404.A):		
2	Clearly and legibly drawn at scale of 10, 20, 30, 40 or 50 ft to the inch.		
3	Dimensions in feet and decimals; bearings in degrees, minutes and seconds. Lot descriptions described in clockwise direction.		
4	Survey shall not have an error of closure greater than one(1) foot in ten thousand (10,000) feet.		
5	Sheet size no smaller than eighteen by twenty two (18x22) inches and no larger than twenty-four by thirty-six (24x36) inches.		
6	Plans legible in every detail.		
	Location and Identification (404.B):		
7	Proposed project name or identifying title.		
8	Name of municipality in which the project is located, including the municipal boundary location, if applicable.		
9	Name and address of the owner/developer and firm that prepared the plan.		
10	File/project number, the plan date, and all revision dates.		
11	North arrow, graphic scale and a written scale.		
12	The entire existing tract boundary with bearing and distances.		
13	Total acreage of the entire existing tract.		
14	Location of existing lot line markers along perimeter of entire existing tract.		
15	District, lot size and/or density requirements of the Township Zoning Ordinance.		
16	A location map, drawn to scale.		
17	Source of title, deed, book, page, plan book and tax map number.		

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N/A =Not Applicable W =Waiver Requested	N=No
	Existing Features (404.C):		
18	Names of adjacent landowners along with plan book record numbers of all previously recorded plans for adjacent properties.		
	The following items found within 200 feet of subject tract:		
19	Location and name of existing rights-of-way and cartways for private or public streets, alleys and driveways.		
20	Location of any related features and right-of-way: sanitary sewer, water supply, fire hydrants, buildings and storm water facilities.		
21	Location of existing rights-of-way and easements for electric, gas and oil transmission lines and railroads.		
22	Environmental or topographic features such as floodplains, wetlands, quarry sites, solid waste disposal areas, historic structures, cemetery or burial sites, archaeologic sites, highly erosive soils or wooded areas.		
	The following items found within the subject tract:		
23	Location, name and dimensions of existing rights-of-way and cartways for streets, alleys and driveways.		
24	Location and size of any related features and rights-of-way: sanitary sewer, water supply, fire hydrants, buildings and stormwater facilities.		
25	Location of existing rights-of-way for electric, gas and oil transmission lines and railroads.		
26	Size, capacity and condition of existing stormwater management system and any other facility used for storm flows.		
27	Location and size of existing on-lot sewage system and wells.		
28	Environmental or topographic features such as floodplains, quarry sites, solid waste disposal areas, historic structures, cemetery or burial sites, archaeologic sites, highly erosive soils, wooded areas or steep slopes as outlined by the Zoning Ordinance.		
	Certificates, Notifications and Reports (404.D):		
29	Surveyor's certificate. (Appendix 2)		
30	Certificate for approval by the Board. (Appendix 8)		
31	Statement acknowledging subdivision or land development shown on plan is the act of the owner. (Appendix 4)		
32	Certificate of review by the County Planning Commission. (Appendix 10)		
33	Certificate to accommodate the Recorder of Deeds Information. (Appendix 11)		

INFORMATION REQUIRED/PROVIDED BY:		APPLICANT	TOWNSHIP
		Y=Yes N=No N/A =Not Applicable W =Waiver Requested	
	Filing Fee (404.E):		
34	Check or money order drawn to Providence Township in the amount specified on the fee schedule. (Appendix 23)		

I _____, the undersigned do hereby certify that the above checklist is true and correct and reflects the information submitted herewith to the best of my knowledge.

Applicant's Signature:_____