

Manor Township
Subdivision and Land Development
Ordinance

Township Office
950 West Fairway Drive
Lancaster, PA 17603

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**MANOR TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

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MANOR TOWNSHIP
Lancaster County, Pennsylvania

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

AN ORDINANCE SETTING FORTH RULES, REGULATIONS, AND STANDARDS REGULATING SUBDIVISION AND LAND DEVELOPMENT WITHIN THE TOWNSHIP OF MANOR, 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 MANOR TOWNSHIP PLANNING COMMISSION AND THE MANOR 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 Manor Township, Lancaster County, Pennsylvania, as follows:

ARTICLE I

TITLE/AUTHORITY

Section 101 Short Title

This Ordinance shall be known as "The Manor Township Subdivision and Land Development Ordinance of 2009."

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 ensure conformance of subdivision and land development plans with the Manor Township Comprehensive Plan, the Manor Township Zoning Ordinance, and public improvements plans and to ensure coordination of intergovernmental improvement plans and programs.
- D. To accommodate the Township's "fair share" of growth within Lancaster County by encouraging such growth to occur within the Urban Growth/Village Growth Areas (UGA/VGA) and to encourage efficient and dense development within the UGA/VGA.

- E. To protect sensitive and important natural features (e.g. floodplains, wetlands, prime farmlands, unique geologic features, steep slopes, woodlands, gamelands, wildlife habitats, etc.) from indiscriminate development.
- F. To encourage the retention of prime agricultural lands and the continuation of agriculture as a sound economic activity.
- G. To coordinate proposed streets and other improvements with existing or proposed streets, parks, or other features of the comprehensive plan; and to provide for adequate drainage, water supply, sewage disposal, and other appropriate utility services.
- H. To facilitate a roadway system that can carry anticipated through-traffic volumes, can effectively provide access to major traffic generators, can efficiently carry local traffic between residential areas and to and from arterial highways, and to which access is carefully controlled to prevent conflicts between local and arterial traffic.
- I. To require sites for building purposes and human habitation to be suitably improved for their intended use and to minimize the peril from fire, flood, erosion, excessive noise, smoke, or other menace.
- J. To encourage the provision and preservation of adequate open spaces for recreation, light, air and maintenance of the natural amenities and environmental features characteristic of the Township and its residential, commercial, agricultural, industrial, and public areas.
- K. To secure equitable treatment of all subdivision and land development plans by providing uniform procedures and standards.
- L. To maintain the economic well being of the Township and to prevent unnecessary or undesirable blight, runoff and pollution.
- M. To secure the protection of water resources and drainageways.
- N. To establish provisions governing the standards by which streets shall be designed and improved, and by which 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.

- A. The authority for the control and regulation of subdivision and land development within the Township shall be as follows:
 - 1. The Manor Township Board of Supervisors shall be vested with the authority to approve or disapprove all subdivision and land development plans.

2. Plans for subdivision and land development shall be submitted to the Manor Township Planning Commission for their review. The Planning Commission will provide the Board of Supervisors with a recommendation for plan approval, disapproval, or conditional approval. Said submission shall take place before approval of any plans by the Township Supervisors. If a report is not received from the Manor Township Planning Commission within sixty (60) days after submission, the Board of Supervisors may proceed without the report.
3. Plans for subdivision and land development located within Manor 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 Lancaster County Planning Commission within thirty (30) days after submission, the Board of Supervisors may proceed without the report.

Section 104 Conflict

It is not intended by this Ordinance to repeal, abrogate, annul, or interfere with any existing ordinances or enactment, or with any rule, regulation, or permit adopted or issued thereunder, except insofar as the same may be inconsistent or in conflict with any of the provisions of this Ordinance, provided that where this Ordinance imposes greater restrictions upon the use of buildings or land, or upon the height and bulk of buildings, or prescribed larger open spaces than are required by the provisions of other such ordinance, enactment, rule, regulation or permit, then the provisions of this Ordinance shall control. Furthermore, if a discrepancy exists between any regulations contained within this Ordinance, that regulation which imposes the greater restriction shall apply.

ARTICLE II

INTERPRETATION AND DEFINITIONS

Section 201 General Interpretations

In this Ordinance the following rules of interpretation shall be used:

The word "lot" includes the word "plot" or "parcel".

Words in the present tense may imply the future tense.

Words used as singular imply the plural.

The masculine gender includes the feminine and neuter genders.

The word "person" includes a partnership, corporation, association, trust, estate, or any other legally recognized entity as well as an individual.

The word "shall" is to be interpreted as mandatory; the word "may" as directory.

References to any document, official, or entity (i.e. codes, ordinances, resolutions, plans, maps, governmental bodies, commissions, agencies, or officials) are references to Manor Township documents, officials, or entities in effect at the time, unless the text indicates that 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:

Accelerated Erosion – The removal of the surface of land through the combined action of man's activities and the natural processes at a rate greater than would occur because of the natural process alone.

Access Drive – An improved cartway designed and constructed to provide for vehicular movement between a public road and a tract of land containing any use other than one single-family dwelling unit or farm.

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.

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.

Agriculture – The tilling of the soil, the raising of crops, forestry, horticulture and gardening, including the keeping or raising of livestock such as cattle, cows, hogs, horses, sheep, goats, poultry, rabbits, birds, fish, bees, and other similar animals. This definition also includes greenhouses and mushroom houses as well as the processing and retail sale of goods produced on the farm. For the purposes of this Ordinance, the use of land for a dwelling site is not agriculture.

Aisle – A private drive within a parking compound providing pedestrian and vehicular access between an access drive and a parking space which is located within the parking compound.

Applicant – A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns.

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

Authority (Sewer) - The Lancaster Area Sewer Authority, Millersville Borough Authority and their successors, or a municipality or other public utility.

Authority (Water) – The Lancaster City Water Bureau, Columbia Water Company, and their successors, or a municipality or other public utility.

Base Flood – The flood having a one percent (1%) chance of being equaled or exceeded in any given year (100-year flood).

Base Flood Elevation – The projected flood height of the base flood.

Block – An area bounded by streets.

Board of Supervisors – The Manor Township Board of Supervisors.

Building – Any structure with a roof intended for shelter or enclosure of persons, animals or property.

Building, Accessory – A detached subordinate building or structure, the use of which is customarily incidental to that of the principal building or use and which is located on the same lot as occupied by the principal building or use.

Building Addition – An increase in floor area or attached expansion of an existing building or structure..

Building Area – The total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings, exclusive of uncovered porches, awnings, terraces, and steps.

Building, Principal – A building or structure in which is conducted, designed to be conducted, or intended to be conducted as the primary use of the lot on which it is located.

Building Envelope – The building envelope is that area of the lot that 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.

Building Setback Line – The actual line of that face of the building nearest an adjacent right of way or street line. This face includes sun parlors and covered porches, whether enclosed or unenclosed, but does not include steps.

Campground – A lot, tract or parcel of land upon which two or more campsites are located or established, intended and maintained for occupation by transients in recreational vehicles or tents.

Cartway – The portion of a street or alley intended for vehicular use.

Channel – A natural or artificial watercourse with a definite bed and banks that confine and conduct continuously or periodically flowing water.

Clear Sight Triangle – An area of unobstructed vision at the intersection of two (2) or more streets, access drives, driveways, or alleys or any combination of the foregoing. It is defined by lines of sight between points at a given distance from the intersection of the centerlines of both streets, access drives, driveways, or alleys.

COE – United States Army Corps of Engineers.

Common Driveway – A private driveway utilized by two (2) or more separate lots or dwellings for access to a public or private street.

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 Protection or other regulatory agency.

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 Protection or other regulatory agency.

Compensatory Mitigation – The required restoration, enhancement, or creation of wetlands to offset unavoidable wetland impacts from construction.

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.

Conservation Plan – A plan including a map(s) and narrative that, at the very least, outlines an erosion and sedimentation control plan for an identified parcel of land.

Corner Lot – A lot abutting upon two (2) streets at their intersection.

County Planning Commission – The Lancaster County Planning Commission.

Culvert – A structure with appurtenances which carries a watercourse under or through an embankment or fill.

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

Dedication – The deliberate appropriation of land by its owner for general public use.

Deed – A legal document conveying ownership in real property.

Density, Net – The number of dwelling units in relation to the area of land of a parcel in use or proposed to be used for residential purposes, exclusive of public rights-of-way and private street rights-of-way.

Density, Gross – The number of dwelling units in relation to the area of land of a parcel in use or proposed to be used for residential purposes, including all public rights-of-way and private street rights-of-way.

Department of Environmental Protection (DEP) – The Department of Environmental Protection of the Commonwealth of Pennsylvania or any agency successor thereto.

Department of Transportation (PennDOT) – The Department of Transportation of the Commonwealth of Pennsylvania or any agency successor thereto.

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.

Design Storm – The magnitude of precipitation from a storm event measured in probability of occurrence (e.g. 10-year storm) and duration (e.g., 24-hour), and used in computing storm water management control systems.

Detention Basin – A vegetated basin designed to drain completely after storing runoff only for a given storm event and release it at a pre-determined rate. Also known as a dry pond.

Development – Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

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 of 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.

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.

Double Frontage Lot – A lot, other than a corner lot, fronting on two (2) streets.

Drainage Easement – A right granted by a landowner to a grantee, allowing the use of private land for storm water management purposes.

Drainage Facility – Any ditch, gutter, pipe, culvert, storm sewer, or other structure designed, intended or constructed for the purpose of carrying surface waters off of streets, public rights-of-way, parks, recreational areas, or any part of any subdivision or contiguous land areas.

Driveway – A private drive providing access between a public or private street or access drive and a parking area for a single unit of occupancy or a farm; which shall comply in all respects with the Zoning Ordinance, the Road Ordinance, and any other Ordinance regulating the placement and/or construction of driveways which may be enacted by the Board of Supervisors.

Driveway, Shared – A private drive providing access between a public or private street or access drive and parking areas for two units of occupancy; which shall comply in all respects with the Zoning Ordinance, the Road Ordinance, and any other Ordinance regulating the placement and/or construction of driveways which may be enacted by the Board of Supervisors.

Dwelling Unit – A building or portion thereof arranged or designed for occupancy by not more than one (1) family and having separate cooking and sanitation facilities.

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

Easement of Access – Any driveway or other entrance from a public or private road providing access to agriculturally used fields across the lands of others. Access provided to any residential, commercial or industrial structure is not considered an easement of access.

ECHO Housing – An additional dwelling unit placed on a property for occupancy by either an elderly, handicapped, or disabled person related by blood, marriage, or adoption, to the occupants of the principal dwelling.

Energy Dissipator – A device used to slow the velocity of storm water at points of concentrated discharge associated with pipe outlets and similar conditions.

Engineer – A professional engineer licensed in the Commonwealth of Pennsylvania.

Ephemeral Stream – A water conveyance which lacks substrates associated with flowing waters and flows only in direct response to precipitation in the immediate watershed or in response to melting snowpack and which is always above the local water table.

Erosion – The removal of soil particles by the action of water, wind, ice, or other geological agents.

500-Year Flood – A flood that on average, is likely to occur once every 500 years.

Farm – Any parcel of land with ten (10) or more acres which is used for gain in the raising of agricultural products, livestock, poultry or dairy products, including necessary farm structures and the storage of equipment customarily incidental to the primary use.

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.

Flood – A general and temporary condition of partial or complete inundation of normally dry land areas from the overland flow of watercourses, or from the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain – An area of land adjacent to the channel of a watercourse which has been or is likely to be flooded, or any area subject to the unusual and rapid accumulation of runoff of surface waters from any source.

Floor Area – The sum of the floor areas of a building as measured to the outside surfaces of exterior walls and including all areas intended and designed for the conduct of a business or use.

Frontage – The horizontal or curvilinear distance along the street line upon which a lot abuts.

Future Right-of-Way – (1) The right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads. (2) A right-of-way established to provide future access to or through undeveloped land.

Grade – The slope expressed in a percent that indicates the rate of change of elevation in feet per linear hundred linear feet.

Grassed Waterway – A man-made drainage way of parabolic or trapezoidal cross-section shaped to required dimensions and vegetated for safe disposal of runoff. (Also known as a swale).

Greenway - An open space corridor that links urban, suburban, and rural communities to natural and scenic areas with a network of connected trails, walkways, and natural preservation areas.

Gutter – That portion of a right-of-way carrying surface drainage.

Hardship – A condition, not economic in nature and not caused by the applicant or developer, for which a modification may be requested.

Historical Feature – A historic feature is defined as: 1) a structure or archeological resource that has been listed on or determined eligible for listing on the National Register of Historic Places (NRHP); 2) a structure that is a National Historic Landmark (NHL) or National Engineering Landmark (NEL); and/or, 3) a structure considered to have potential historic significance by the Historic Preservation Trust of Lancaster County and/or the Pennsylvania Historical and Museum Commission.

Holding Pond – A retention or detention pond.

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.

Impervious Surface – A surface that prevents the percolation of water into the ground.

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.

Individual On-lot Sewage System – A system of piping, tanks, or other facilities serving located on and serving a single lot and collecting and disposing of sewage, in whole or in part, into the soil or into any waters of the Commonwealth of Pennsylvania or by means of conveyance to another site for final disposition.

Interior Drive – Any on-site vehicular movement lane(s) that are associated with a use other than a single-family dwelling.

Intermittent Stream – A body of water flowing in a channel or bed composed primarily of substrates associated with flowing water, which, during periods of the year, is below the local water table and obtains its flow from both surface runoff and groundwater discharges.

Land Development – 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; or,
- C. A subdivision of land.
- D. **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, on a lot or lots subordinate to an existing principal building; or
 3. The addition or conversion of buildings or rides within the confines of an enterprise that would be considered an amusement park.
 - a. 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.
 4. A building addition to an existing non-residential principal structure, provided that:
 - a. The addition does not create a need for substantial additional parking, per the Township Zoning Ordinance; and,
 - b. The addition does not, in accordance with the Pennsylvania Sewage Facilities Act, Act 537 of 1966, as amended, create the need for a sewage facility's plan revision (plan revision module for land development), or supplement: and,
 - c. The addition is not for the creation of additional units of occupancy.
 - d. The addition complies with all provisions of applicable Township Ordinances.
 - e. For the purposes of this subclause, the building addition exemption shall be limited cumulatively from the date of this Ordinance. The net addition shall be the sum of all additions after the date of the adoption of this Ordinance.

Land Disturbance – Any activity involving grading, tilling, digging, or filling of ground; stripping of vegetation; or any other activity which causes land to be exposed to the danger of erosion.

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.

Landscaping – Landscaping shall include, but not be limited to, grass and other plantings such as trees, shrubs, and bushes, and may also include mulch and/or decorative stone.

Landscape Architect – A professional landscape architect licensed as such in the Commonwealth of Pennsylvania.

Lateral – Conduits connecting individual buildings to utility services that are generally located within the street.

Lineament – A fracture on the order of tens of kilometers long usually extending to the basement below sedimentary rock.

Location Map – A map showing the site with relation to adjoining areas.

Lot – A parcel of land separately described by a metes and bounds description which is recorded in the Office of Recorder of Deeds of Lancaster County by deed description or is described by an approved subdivision plan recorded in the Office of the Recorder of Deeds of Lancaster County. A "lot" shall include one or more contiguous pieces, parcels, or plots of land of record, all under the same ownership.

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 but including the area of any easements.

Lot Coverage – A percentage of the lot area which may be covered with an impervious surface (e.g., buildings, driveways, parking area, sidewalks).

Lot, Flag – A lot whose frontage does not satisfy the minimum width requirements for the respective zone, but that does have sufficient lot width away from the lot's frontage.

Lot Width – The width of a lot measured at the street right-of-way line or the building setback line. For a flag lot, the lot width shall be measured at the flag. On corner lots, lot width shall be measured between the right-of-way line for the non-address street and the directly opposite property line.

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 or transportation, 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.

Mobile Home Lot – A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home, which is leased by the park owner to the occupants of the mobile home erected on the lot.

Mobile Home Park – A parcel or contiguous parcels of land which have been so designated and improved which contains two (2) or more mobile home lots for the placement thereon of mobile homes.

Modification – 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.

Multiple Dwelling Building – A building providing separate living quarters for two (2) or more families.

Municipalities Planning Code – The Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.L. 805, No. 247, as amended and reenacted.

Natural Resource Area – An area containing a unique, fragile or environmentally sensitive natural resource including: exceptional native plant communities including wetlands and mature forests; threatened

or endangered species; or, outstanding geological features.

Natural Watercourse – An existing watercourse or channel which is not man-made and contains a definite bed and banks which confine and conduct continuously or periodically flowing water.

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.

NWI – National Wetland Inventory.

Obstruction – Any wall, dam, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel, rectification, culvert, building, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or flood-prone area, (1) which may impede, retard, or change the direction of the flow of water either in itself or by catching or collecting debris carried by such water, or (2) which is placed where the flow of the water might carry the same downstream to the damage of life and property.

On-Site Storm Water Management – The control of runoff to allow water falling on a given site to be absorbed or retained on-site to the extent that after development the peak rate of discharge is controlled in accordance with the requirements of the Manor Township Storm Water Management Ordinance.

On-Site Water Service - The provision of a safe, adequate and healthful supply of water to a single principal use from a private well.

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

Open Space – A space unoccupied by buildings or paved surface and open to the sky on the same lot with the building.

Open Space, Common – 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, designed according to this Ordinance and the Township Zoning Ordinance.

Owner – The owner of record of a parcel of land.

Parking Area – An area on a lot utilized for the parking of vehicles for a single unit of occupancy, a farm or two (2) vehicles within a land development.

Parking Lot – An area on a lot containing any use other than an agricultural use or one (1) single-family detached dwelling for the parking of four (4) or more vehicles.

Parking Space – An off-street space available for the parking of a vehicle, having unobstructed, usable access to a street or alley, and provided according to the requirements of the Township Zoning Ordinance.

Peak Discharge – The maximum rate of flow of water at a given point and time resulting from a specified storm event.

Plan – The map or plan of a subdivision or land development, as follows:

- A. **Final Plan** – A complete and exact subdivision and/or land development plan, prepared in accordance with and including all supplementary data specified in Article 4 of this Ordinance.
- B. **Lot Add-On Plan** – A complete and exact subdivision plan strictly for the conveyance of land for the sole purpose of increasing the size of an existing contiguous tract or lot prepared in accordance

with and including all supplementary data specified in Article 4 of this Ordinance.

- C. **Minor Subdivision** – A complete and exact subdivision plan involving four (4) lots or less with no provisions for a new street or a land development for one (1) non-residential building not exceeding 10,000 square feet or an addition to a non-residential building not exceeding 5000 square feet prepared in accordance with and including all supplementary data specified in Article 4 of this Ordinance.
- D. **Preliminary Plan** – A subdivision and/or land development plan prepared in accordance with and including all required supplementary data specified in Article 4 of this Ordinance, showing approximate locations of proposed lots, streets or buildings.
- E. **Record Plan** – A final plan which contains the original endorsement of the local municipality and the Planning Commission which is intended to be, or has been, recorded with the Lancaster County Recorder of Deeds.
- F. **Revised Final Plan** – Any subdivision or land development plan that changes or proposes to change property lines and/or public rights-of-way not in strict accordance with an approved plan. Any replatting, revision, or resubdivision of recorded plans or any replatting, revision, or resubdivision of any approved final plan which has not been recorded, excluding lot grading plans in subdivisions.
- G. **Separation Subdivision** – A complete and exact subdivision plan used to divide one lot into two lots along a common municipal boundary, street centerline or the centerline of a waterway prepared in accordance with and including all supplementary data specified in Article 4 of this Ordinance.
- H. **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 Article 4 of this Ordinance.

Planning Commission – The Manor Township Planning Commission.

Planning Module for Land Development – A revision to the Township's Official 537 Plan submitted in connection with the request for approval of a subdivision or land development in accordance with DEP regulations.

Project Site – An area of land subject to land disturbance or development and within the jurisdiction of this Ordinance.

Public Meeting – A forum held pursuant to notice under the act of July 3, 1986 (P.L. 388, No. 84), known as the Sunshine Act, and subsequent amendments.

Public Sewer - A municipal sanitary sewer of a comparable common or package sanitary facility approved and permitted by the Pennsylvania Department of Environmental Protection. Such systems are capable of serving multiple users.

Public Utilities – Use or extension thereof which is operated, owned or maintained by a public utility corporation, municipality or municipal authority or which is privately owned and approved by the Pennsylvania Public Utility Commission for the purpose of providing public sewage disposal and/or treatment; public water supply, storage and/or treatment; or for the purpose of providing the transmission of energy or telephone service.

Public Water – A municipal water supply system, or a comparable common water facility approved and permitted by the Pennsylvania Department of Environmental Protection. Such systems are capable of serving multiple users.

Quadrant – A circular or square plot of a given area used to determine the dominant plant species within a

site.

Record Drawings – Set of prints of the original facilities showing those changes made during the construction process.

Recorder of Deeds – The Recorder of Deeds in and for Lancaster County, Pennsylvania.

Regulated Activity – An action or proposed action that has an impact upon storm water runoff and which is specified in The Manor Township Stormwater Management Ordinance.

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.

Retention Pond – A pond containing a permanent pool of water and designed to store runoff for a given storm event and release it at a predetermined rate. Also known as a wet pond.

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.

Right-of-Way – A corridor of publicly owned or eased land for purposes of maintaining primary vehicular and pedestrian access to abutting properties, including but not limited to, roads, streets, highways and sidewalks. Abutting property owners are prohibited from encroaching across the right-of-way line.

Sediment Basin – A temporary dam or barrier constructed across a waterway or at other suitable locations to intercept the runoff and to trap and retain the sediment.

Setback – The required horizontal distance between a setback line and a property or street right-of-way line.

Sight Distance – The length of road visible to the driver of a passenger vehicle at any given point in the road when viewing is unobstructed by traffic.

Storm Sewer – A system of pipes, conduits, swales, or other similar structures including appurtenances which carries intercepted runoff, and other drainage, but excludes domestic sewage and industrial wastes.

Storm Water – Drainage runoff from the surface of the land resulting from precipitation or snow melt or ice melt.

Storm Water Management – A program of controls and measures designed to regulate the quantity and quality of storm water runoff from a development while promoting the protection and conservation of groundwater and groundwater recharge.

Storm Water Management Facilities – Those controls and measures used to implement a storm water management program.

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 and pedestrians whether public or private. Streets within the Township shall be classified in accordance with the Zoning Ordinance and are defined as follows:

- A. **Alley** – A minor right-of-way, privately or publicly owned, primarily for service access to the rear or sides of properties.
- B. **Arterial Street** – A street or road that is used primarily for fast or heavy traffic including all roads classified as main and secondary highways by the Department of Transportation.

- C. **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.
- D. **Cul-de-Sac** – A street intersecting another street at one end and terminating at the other in a vehicular turnaround.
- E. **Local Street** – A street which is used primarily for access to the abutting properties.
- F. **Private Street** – A street which is constructed in accordance with the applicable provisions of this Ordinance which is not owned by a public entity. Manor Township shall not be responsible for any type of maintenance or snow removal on any private street.

Street Centerline – The horizontal line paralleling the street that bisects the street right-of-way into two equal widths. In those instances where the street right-of-way cannot be determined, the street centerline shall correspond to the center of the cartway.

Street Line – A line defining the edge of a street right-of-way and separating the street from abutting property or lots. The street line shall be the same as the legal right-of-way line currently in existence or proposed.

Structure – Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. Structures shall not include such things as fences, sandboxes, decorative fountains, swing sets, birdhouses, mailboxes, and any similar nonpermanent improvements.

Subdivider – A developer.

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.

Surveyor – A professional land surveyor licensed in the Commonwealth of Pennsylvania.

Township – Manor Township, Lancaster County, Pennsylvania, as represented by the Board of Supervisors, or its duly authorized agents.

Tract, Parent – All contiguous land owned by the same landowner on September 19, 1990 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 parent tract since September 19, 1990.

Tract, Subject – Any portion or portions of the Parent Tract, area, lot, parcel, project, property, site, or any piece of land that is the subject of an application under the jurisdiction of this Ordinance.

Transect – A line along which quadrants are placed at intervals.

Travel Trailer – A portable structure, primarily designed to provide temporary living quarters for recreation, camping, or travel purposes. In addition to the above, any one of the following attributes are characteristic of a travel trailer:

- A. The unit is of such size or weight as not to require a special highway movement permit from the Pennsylvania Department of Transportation when self propelled, or when hauled by a standard motor vehicle on a highway;
- B. The unit is mounted or designed to be mounted on wheels;
- C. The unit is designed to be loaded onto, or affixed to, the bed and/or chassis of a truck;

- D. The unit contains, or was designed to contain, temporary storage of water and sewer; or,
- E. The unit contains some identification by the manufacturer as a travel trailer.

Undeveloped Land – Land in parcels, which is of sufficient size that could allow for the future subdivision and/or development in accordance with the terms of the Zoning Ordinance and the Subdivision and Land Development Ordinance.

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-Family Detached** – A freestanding building containing one dwelling unit for one family, and having two (2) side yards, one (1) front yard, and one (1) rear yard; in the case of a corner lot, the building will have two (2) front and one (1) side and rear yards. Mobile homes can be considered single family detached dwellings if, in addition to the requirement listed for all dwellings, the mobile home is securely anchored to the permanent foundation, and all of the apparatuses used to transport the vehicle shall be removed, including towing hitch. Recreational vehicles shall not be constructed as dwellings. Modular homes can be considered single-family detached dwellings so long as they comply with the general requirements of a dwelling.
- B. **Duplex** –(two-family semi-detached).A freestanding building containing two dwelling units for two families, arranged in a side-by-side or over and under configuration. Those units placed on common grounds shall have one front and rear yard and two side yards. Those units constructed on individual lots shall have one front, side and rear yard.
- C. **Multiple Family** – A building containing three or more dwelling units, at least one of which must be located above or below the remaining units.
- D. **Townhouse** – A building containing between three and eight dwelling units arranged in a side-by-side configuration with two or more common party walls.

Urban Growth Area. Areas designated within Manor Township as appropriate for higher density development supported by a full range of public infrastructure and services including public sewer and water with the capacity to meet future land use needs over a 25-year period without constraining the development market. The Urban Growth Areas identify areas appropriate for urban growth apart from those areas intended for agricultural, rural and resource uses. The Urban Growth Areas are given official standing by their incorporation on the Future Land Use Maps and adoption in the Lancaster County and the Manor Township Comprehensive Plans.

Village Growth Area – Areas established within Manor Township for future development at a traditional village scale supported by public sewer and/or water where appropriate and feasible intended to absorb a portion of a Township’s future land use needs over a 25-year period in keeping with village character. The Village Growth Areas are given official standing by their incorporation on the Future Land Use Maps and adoption in the Lancaster County and the Manor Township Comprehensive Plans.

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).

Watercourse – A permanent or intermittent stream, river, brook, run, creek, channel, swale, pond, lake or other body of surface water carrying or holding surface water, whether natural or artificial.

Watershed – All the land from which water drains into a particular watercourse.

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).

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 and as per the current federal and state manual(s) for identifying and delineating jurisdictional wetlands. Wetlands include, but are not limited to, swamps, bogs, marshes, and wet meadows.

Wooded Area – Any area or stands of trees, the majority of which are greater than 6 inches in caliper at grade and covering an area greater than one-quarter acre, or any stand or grove of mature trees without regard to minimum area.

Yard – An area between the permitted structures and the property lines.

Zoning Ordinance – The Manor Township Zoning Ordinance, as enacted by the Board of Supervisors and as may be amended from time to time.

ARTICLE III

PLAN PROCESSING PROCEDURES

Section 301 General

This article sets forth the application and processing 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 Compliance with Zoning

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 303 Application and Processing Requirements

ALL applications, except Sketch Plans as provided hereafter, shall follow these application and processing requirements:

- A. **Formal Application/Submission Deadlines.** All applications for approval of a subdivision plan, land development plan or lot add-on plan shall be made by the developer filing an application form, to be supplied by the Township, together with the appropriate plans, studies, reports, supporting data, and required filing fee, with the Township. Applications may be filed with the Township on any business day; however, the Planning Commission may review a plan at a particular meeting only if the plan was filed at least fifteen (15) business days prior to that meeting.
- B. **Application Requirements.** All plan applications shall include the following:
 1. Two (2) copies of the plan(s). All plans shall be either black on white or blue on white paper prints and prepared in conformance with the provisions of Article IV of this Ordinance.
 2. Two (2) copies of all notifications and certifications required by Article IV either by providing them on the preliminary plan or as separate documents.
 3. Two (2) copies of the application form and two (2) copies of the plan content checklist as provided in the Appendix.
 4. Filing and Review Escrow fees in the amounts as specified on the fee schedule adopted by resolution of the Board of Supervisors and available at the Township Office.

5. Two (2) copies of any variance, special exception or conditional use decisions applicable to the site.
 6. Two (2) copies of all reports required by Article IV.
 7. One (1) electronic copy (PDF format) of the information required by Items No. 1,2,3,5,&6 of this subsection.
 8. Documentation that the plans have been properly filed with the Lancaster County Planning Commission, as well as any and all other required approving agencies (local, state, and federal agencies, water and sewer authorities, utilities, etc.)
 9. The applicant shall provide the Township with twelve half-size copies of the most current plan at least fifteen (15) business days before the plan is scheduled for the initial review by the Planning Commission or the Board of Supervisors.
- C. **Distribution.** The applicant shall submit one copy of the above required information to the Township and one copy to the Township Engineer for their respective reviews.
- D. **Initial Application.** The Township staff shall have seven (7) business 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 shall be returned to the applicant with a statement explaining the reason(s) of rejection, within twelve (12) business days following the date of submission by the applicant; 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. Under this Section, the applicant may appeal a decision by the Township staff to the Board of Supervisors.
- E. **Amendments or Corrections to an Application.** The Township staff shall have seven (7) business days from the date of submission of an amended or corrected application or plan to determine whether such amended or corrected application results in a substantial amendment to the plan or if the application or plan filed changed so as to be considered a new plan. If the Township staff determines that the amended or corrected application constitutes a substantial amendment, the applicant shall be informed of the determination within twelve (12) business days from the date of the submission of the amended or corrected application and the Township staff shall further 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 staff 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. Under this Section, the applicant may appeal a decision by the Township staff to the Board of Supervisors.
- F. **Plan Review Process.**
1. **Review by the Township Staff and Consultants.**
 - a. The Township Zoning Officer and any Township personnel as directed by the Board of Supervisors shall review the application documents to determine if they are in compliance with this Ordinance, the Zoning Ordinance, the Comprehensive

Plan, the Township's planning objectives, and accepted planning standards. These personnel shall provide comments and recommendations, including written findings when directed by the Board.

- b. The Township Engineer and/or other consultants designated by the Board of Supervisors shall review the application documents to determine compliance with this Ordinance, and any other applicable Township Ordinances, Township standards and good engineering practices. The Engineer shall prepare a written report of findings and recommendations which shall be presented to the Township and the applicant.
- c. **Compliance Submission.** All resubmissions for approval of a subdivision plan, land development plan or lot add-on plan shall be made by the developer and supplied to the Township and the Township Engineer, together with the appropriate plans, studies, reports, supporting data (and required filing fee if any). Resubmissions may be filed with the Township on any business day; however, the Planning Commission will review a plan at a particular meeting only if the plan was filed with the Township and the Township Engineer at least eight (8) business days prior to that meeting. The resubmission shall include twelve half-size copies of the most current plan at least eight (8) business days before the plan is scheduled for review by the Planning Commission or the Board of Supervisors.

2. **Briefing Item.**

- a. At the plan's first presentation to the Planning Commission, no action will be taken on any application. The plan will be presented by the Township staff as a briefing item for introduction to the Planning Commission and for general comments. The applicant and or their representative are not required to attend this meeting.
- b. If recommended by the Planning Commission, plans will be presented by the Township staff as a briefing item at the regular meeting of the Board of Supervisors, following the first presentation of the plan as a briefing item to the Planning Commission. The applicant and or their representative are not required to attend this meeting.

3. **Planning Commission Review.** The Planning Commission will review the application with the developer or his agent at a regular meeting following the meeting where the application was introduced to the Planning Commission as a briefing item, and after comments are received from the Lancaster County Planning Commission. The Planning Commission will review the application to determine if it meets the standards set forth in the Township's Ordinances. The application 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.

4. **Board Review Process.**

- a. Generally, following review and recommendation by the Planning Commission, the Board of Supervisors will place the plan on its agenda for review and action.
- b. All applications for approval of a plan, whether preliminary or final, shall be acted

upon by the Board. The Board shall render its decision and communicate it to the applicant not later than 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 of the Planning Commission 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.

- c. **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.
 - 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 the like effect.
- d. **Compliance with the Board of Supervisors Action.** If the Board conditions its 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 modification by extending the effective time period.
- e. **Board of Supervisors Approval and Certification.** The Board will acknowledge the satisfactory compliance with all conditions, if any, of the plan approval at a regularly scheduled public meeting. After receipt of plan approval and compliance with all conditions of approval, a plan shall be presented to the Township for acknowledgement through a formal approval certification statement on the plan as provided in the Appendix. The applicant shall prepare and provide two (2) sets of final plans which shall be transparent reproductions of the original plan with black line on stable plastic base film (Mylar or equal) for the Board to sign the approval certificate. The applicant shall also provide one (1) set of the final plans which shall be a paper copy for the Township's files.

Section 304 Pre-Application Review (Sketch Plan)

- A. Prior to the preparation and filing of the preliminary plan for subdivision or land development, applicants are strongly urged to discuss possible development sites and plans with the Township prior to formal 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

Planning Commission, Park and Recreation Board, Board of Supervisors, and staff. Submission of a sketch plan is for the purpose of informal review and discussion and shall not constitute formal filing of a plan with the Township.

- B. **Submission of Pre-Application (Sketch) Plans.** Prospective applicants submitting a pre-application plan for review by the Planning Commission, Park and Recreation Board, Board of Supervisors and Township staff shall include on the plan those items listed in Section 402 of this Ordinance and any other elements that should be considered in the design of the subdivision or land development including any modifications required for the plan(s) as presented. Twelve (12) copies of plans shall be submitted fifteen (15) business days prior to the regularly scheduled monthly meeting of the Planning Commission at which the pre-application review will be held. All plan submittals shall be accompanied by a completed application as provided in the Appendix and a filing fee in an amount as specified on the fee schedule adopted by resolution of the Board of Supervisors and available at the Township Office. The applicant may proceed to the preliminary plan process following the meeting with the Planning Commission, Park and Recreation Board, Board of Supervisors and Township staff. The applicant shall incorporate the comments or concerns of the Planning Commission, Park and Recreation Board, Board of Supervisors, and Township staff and make every effort to address these items in the preliminary plan.

Section 305 Preliminary Plan Application

- A. **Preliminary Plan Application.** With the exceptions noted in Section 307 of this Ordinance, a preliminary plan is required for all applications that propose new streets, all subdivision plans that create five (5) or more new lots either initially or cumulatively as of the date of the adoption of this Ordinance and any land development plans that propose 1) The construction of one (1) non-residential building exceeding 10,000 square feet of building area; or, 2) The construction of an addition to a non-residential building exceeding 5,000 square feet of additional building area. All other plans may be submitted as final plans in accordance with Section 306.
- B. **Approval of a Preliminary Plan Application.** Approval of a preliminary plan 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.
- C. **Construction of Improvements.** As an alternative to processing a final plan and guaranteeing the completion of required improvements by a corporate bond or surety, and, after an applicant has received official notification that the preliminary plan has been unconditionally approved, the applicant may initiate the construction of required improvements prior to approval of the final plan.
- D. **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 Township engineer or the authority which is to accept the improvements.

Section 306 Final Plan Application

- A. **Prerequisites to Filing Final Plan Application.** An application for final plan approval can be submitted only after one of the following, when required, 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, and/or,

2. The completion of the improvements required by this Ordinance in accordance with the procedure stated in Section 305 of this 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. 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.
2. The Township may accept a final plan modified to reflect a change to the site or its surroundings that occurs after the preliminary plan review. The Board of Supervisors, with a recommendation from the Township Planning Commission, shall determine whether a modified final plan will be accepted or whether a new preliminary plan shall be submitted.

C. **Application Requirements.** In addition to the application requirements of Section 303, Final Plans which require access to a highway under the jurisdiction of the PA Department of Transportation, shall include two (2) copies of the plans prepared to support the application for a Highway Occupancy Permit.

D. **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 transparent reproductions of the original plan with black line on stable plastic base film (mylar or equal) and one (1) set of final plans which shall be a paper copy for the Township's files.

Upon compliance with all conditions of plan approval to the satisfaction of the Township and compliance with Article V of this Ordinance, two (2) transparent copies of the final plan shall be certified in the following manner: both final plans shall be presented to the Planning Commission and the Board of Supervisors for the signature of the respective Chairman or Vice Chairman or their designees. Final plans will not be signed by the Board prior to certification by the Planning Commission or if submitted more than ninety (90) days from the Board's final approval action unless the Board grants a modification by extending the effective time period of the approval.

E. **Final Plan Recordation.** Upon approval and certification of a final plan and payment of any and all outstanding fees, 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 action, the Board's action on the plan shall be null and void unless the Board grants a modification by extending the effective time period of the approval.

1. The final plan shall be filed with the Recorder of Deeds and proof of such recording shall be provided to the Township before proceeding with the sale of lots.
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 305 of this Ordinance.
3. No subdivision or land development plan may be recorded unless it bears the endorsement of the Board.

- F. **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 Article IV 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.
- G. 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 Plans Exempted from Preliminary Plan Procedures

Plans that meet the criteria as listed hereafter shall be exempt from the requirement to process a preliminary plan and may process a final plan prepared in accordance with Article IV.

A. **Lot Add-On Plans.**

1. Lot Add-On Plans shall meet the following criteria:
 - a. A lot add-on plan shall only be prepared for the conveyance of land for the sole purpose of increasing the size of an existing contiguous tract or lot.
 - b. A lot add-on plan shall not create any additional lot(s).
 - c. A lot add-on plan shall not result in any nonconformity with the design standards found in Article V of this Ordinance
 - d. A lot add-on plan shall not alter the site and/or existing storm water management facilities in a manner that affects the discharge of storm water to an adjacent property or significantly relocates a major storm water management facility within the project.
 - e. A lot add-on plan shall not alter a recorded plan or revise any approved final plan which has not yet been recorded.
 - f. The alteration of a recorded plan or an approved final plan which has not been recorded shall be by a revised final plan (See Section 307.D).
2. In every case where a plan conforms to the above, the applicant shall follow the plan processing and recording procedures for a Final Plan as outlined in Section 306 of this Ordinance. A lot add-on plan shall be filed with the Recorder of Deeds prior to the execution of a deed for the conveyance of land.

B. Separation Subdivision.

1. Separation subdivision plans may be used to divide one lot into two lots whose common boundary is one of the following:
 - a. The centerline of an existing street; or,
 - b. The centerline of an existing creek or stream; or,
 - c. A municipal boundary.
2. The proposed lots to be created by the separation subdivision plan shall conform to all the following:
 - a. The proposed lots shall be separated by the common boundary along its entire length through the parent tract; and,
 - b. The proposed lots shall conform to the design standards found in Article V of this Ordinance; and,
 - c. The proposed lots shall conform to requirements of the Zoning Ordinance.
3. In every case where a plan conforms to the above, the applicant shall follow the plan processing and recording procedures for a Final Plan as outlined in Section 306 of this Ordinance.

C. Minor Subdivision.

1. In the case of a subdivision plan of four (4) lots or less, either initially or cumulatively from the effective date of this Ordinance, 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. For the purpose of interpreting this Section of the Ordinance, a subdivision of not more than four (4) lots shall include the remaining tract.
2. In the case of a land development plan proposing: 1) The construction of one (1) non-residential building not exceeding 10,000 square feet of building area; or, 2) The construction of an addition to a non-residential building not exceeding 5,000 square feet of additional building area, the applicant may at his discretion concurrently submit preliminary and final plans for action by the Township.
3. In every case where a plan conforms to the above, the applicant shall follow the plan processing and recording procedures for a Final Plan as outlined in Section 306 of this Ordinance.
4. All other plans shall be submitted in accordance with Section 305 of this Ordinance.

- D. **Revised Subdivision and/or Land Development Plans.** Any replatting, revision, or resubdivision of recorded plans or any replatting, revision, or resubdivision of any approved final plan which has not been recorded, excluding lot grading plans in subdivisions, shall be considered as a new application and shall comply with all requirements of this Ordinance, except that plans may be changed, provided that in making such changes:
1. No lot or tract of land shall be created that does not meet the minimum design standards required by this Ordinance and existing Township regulations.
 2. No structure shall be relocated which does not meet the minimum design standards required by this Ordinance and existing Township regulations.
 3. No increase is made in the overall density and no additional lots are created.
 4. The site and/or storm water management facilities are not altered in a manner that affects the discharge of storm water to an adjacent property or significantly relocates a major storm water management facility within the project.
 5. Street locations and block sizes shall not be changed.
 6. The character and land use of the original application shall be maintained.
 7. In every case where a plan alteration conforms to the above, the applicant shall follow the plan processing and recording procedures for a Final Plan as outlined in Section 306 of this Ordinance.

Section 308 Plans Exempted from Preliminary or Final Plan Procedures

A plan for a building addition to an existing non-residential principal structure is exempt from preliminary or final plan procedures provided that:

- A. The building addition exemption shall be based upon the cumulative sum of all additions after the date of the effective date of this Ordinance;
- B. The addition does not create a need for any additional parking, per the Township Zoning Ordinance;
- C. The addition, does not, in accordance with the Pennsylvania Sewage Facilities Act, Act 537 of 1966, as amended, create the need for a sewer facilities plan revision (plan revision module for land development), or supplement;
- D. The addition is not for the creation of additional units of occupancy;
- E. The addition does not require approval from the Zoning Hearing Board; and,
- F. The addition complies with all provisions of applicable Township ordinances.

Section 309 Procedure for Requesting the Consideration of a Modification of the Provisions of This Ordinance

- A. 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 modification 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 modification shall not have the effect of making null and void the intent and purpose of this Ordinance.
- B. **Application Requirements.** A request for a modification is to be submitted as part of a sketch, preliminary or final plan application but may be submitted to the Township at any time. All requests shall include a completed application for consideration of a modification as provided in the Appendix, be in writing and accompanied by a plan prepared at least to the minimum standards of a sketch plan (See Section 402). The written request shall identify:
1. The specific section of this Ordinance which is requested to be modified.
 2. The provisions proposed as an alternate to the requirements. The alternate provisions must be equal to or better than the requirements of, and consistent with, the intents of this Ordinance and shall not be contrary to the general public interest.
 3. Justification for the modification. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based.
- C. **Action on Modification Requests.**
1. At a public meeting, and after review and recommendation by the Planning Commission, 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.
 2. 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 modification from the literal compliance with the terms of this Ordinance.
 3. In granting modifications, the Board may impose such conditions as will, in its judgment, secure the objectives and purposes of this Ordinance.
 4. When a modification is granted with conditions, a statement of the approved modification including the imposed condition(s) shall be provided on the final plan to be recorded.

ARTICLE IV

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

Section 401 General

This article sets forth the plan and report preparation standards. The following standards shall apply to the preparation of all sketch plans, subdivision, and land development plans and reports. All plan information reports shall be provided in an easy to read format and shall be legible in every detail to the satisfaction of the Township. All plans shall be prepared in general accordance with the Standard Plan Format as provided in the Appendix.

Section 402 Sketch Plans

A. General.

1. All applicants for subdivision or land development may submit a sketch plan to the Township for review prior to submission of a formal application; however, submission of a sketch plan is not mandatory. Submission of a sketch plan does not constitute a formal subdivision or land development application.
2. For major development or unusual circumstances that could benefit from the pre-planning process, applicants are encouraged to submit Sketch Plans as a means of facilitating the approval process. While the Township knows that Sketch Plan comments are not binding on either the Township or the applicant, the Township has identified the Sketch Plan process as one which allows for the exchange of information that is important in the planning process.
3. Sketch Plans should 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 should 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 affected or impacted by the proposed development and land use.

B. Drafting Standards. The scale and sheet size of sketch plans shall be as required for subdivision and land development plans in Section 403.1. The sketch plan may be prepared by qualified landowner or individual, or an engineer, surveyor, or landscape architect licensed to practice in the Commonwealth of Pennsylvania. 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:

1. Name and address of the developer (if applicable) and landowner.
2. Name of the individual and/or the firm that prepared the plan.
3. Location map with sufficient information to enable the Board to locate the property.
4. North arrow.
5. Written and graphic scales.
6. Identification of the applicable zoning district along with the lot size and/or density and yard requirements of the district.
7. Approximate tract boundaries with the name(s) of adjacent landowner(s), if known.
8. 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.
9. Significant topographical and man-made features e.g. structures, streets, buildings, tree masses, sloped areas, quarries, bodies of water, floodplains, and potential wetland areas. GIS contours may be used.
10. Location of all proposed streets, alleys, street names, 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.
11. Proposed land use; if several land uses are proposed, the location of each land use shall be indicated.
12. Statement explaining the methods of water supply and sewage disposal to be used.
13. Any modifications, variances, special exception or conditional use approvals required for the plan as presented.

Section 403 General Requirements for Preliminary and Final Subdivisions and Land Development Plans

Preliminary and final subdivisions and land development plans shall be prepared by an engineer, surveyor, or landscape architect licensed to practice in the Commonwealth of Pennsylvania. The plans shall be prepared in accordance with the **STANDARD PLAN FORMAT** as provided in the Appendix and shall be accompanied by an executed application for preliminary or final plan review as appropriate and accompanied by, or prepared in accordance with the following:

Section 403.1 Drafting Standards

All subdivision and land development plans shall be prepared in accordance with the following drafting standards.

- A. The plan shall be clearly and legibly drawn at a horizontal scale of 10 feet, 20 feet, 30 feet, 40 feet, or 50 feet to the inch.

- B. All profiles of storm water management facilities and streets shall be drawn at a horizontal scale of 1" = 50' and at a vertical scale of 1" = 10', or 1" = 5'. Sanitary sewer facilities and water supply facilities shall be drawn at the scale requirements of the applicable authority. In the absence of authority scale requirements, sanitary sewer facilities and water supply facilities shall be drawn at a horizontal scale of 1" = 50' and at a vertical scale of 1" = 10', or 1" = 5'.
- C. A north arrow, graphic scale and written scale shall be provided.
- D. Dimensions shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.
- E. The survey shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.
- F. 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).

Section 403.2 Project Location and Identification

The following location and identification shall be included on all subdivision and land development plans:

- A. The proposed project name or identifying title.
- B. Name of the municipality or municipalities in which the project is located, including the location of any municipal boundaries if located within 200 feet of the subject tract.
- C. The name and address of the owner of the tract (or authorized agent), the developer/subdivider, and the firm that prepared the plans.
- D. The file or project number assigned by the firm that prepared the plan, the plan date and the date(s) of all plan revisions.
- E. 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, and revised final plans, the boundary of the receiving tract may also be identified as a deed plotting and may be drawn at any legible scale.
- F. The total acreage of the entire existing tract.
- G. The location of existing lot line markers along the perimeter of the entire existing tract.
- H. The zoning district, lot size and/or density requirements of the Township Zoning Ordinance.
- I. A statement on the plan indicating the granting of a prior zoning amendment, special exception, conditional use or variance, if applicable, along with any prior modifications granted by the Board to sections of this Ordinance. Any conditions associated with the modifications, variances, special exceptions or conditional uses shall also be listed on the plan.

- J. 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.
- K. 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.
- L. Source of title, deed, book, page, plan book (if applicable), and tax map, block, and parcel number.

Section 403.3 Existing Features

The following features shall be shown on all subdivision and land development plans, unless otherwise specified by this Ordinance, and shall be shown on **a separate sheet** titled "Existing Features". No proposed features shall be included on this sheet.

- A. Existing contours shall be shown at the following minimum vertical intervals:

<u>Average Natural Slope</u>	<u>Required Contour Interval</u>
0 to 3 %	1 foot contour interval
4 to 20%	2 foot contour interval
21% and greater	5 foot contour interval

- 1. Contour interval may be adjusted based upon horizontal scale with concurrence of the Township Engineer.
 - 2. Contours shall be accompanied by the location of the bench mark and a notation indicating the datum used. The datum used by an Authority shall be used in all plans indicating connection to an Authority's public sewer system or public water system.
 - 3. Contours plotted by interpolation of Lancaster County GIS mapping will only be accepted when there is no new construction or earth disturbance proposed by the plan.
 - 4. Contours plotted by interpolation of the United States Geodetic Survey 7.5' mapping will not be accepted.
- B. The following items **when located upon or within two hundred (200) feet** of the tract:
 - 1. The location, name and dimensions of existing rights-of-way and cartways for private or public streets, alleys and driveways.
 - 2. The location of street name and traffic control signals and signs.
 - 3. The location and size of the following features: sanitary sewer mains, water supply mains, on-lot sewage systems and wells, fire hydrants, buildings and storm water collection, conveyance and management facilities.

4. Existing easements and rights-of-way:
 - a. The locations of any right-of-way related to sanitary sewer mains, water supply mains and fire hydrants along with any conditions on the use of the land within a right-of-way shall be noted on the plan.
 - b. The location of existing rights-of-way and easements for any public utility, electric, gas and oil transmission lines, and railroads along with any minimum building setbacks or other limitations on development placed by the easements. The applicant or lessee of the right-of-way shall notify the owner of the right-of-way of his intentions.
 - 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. Boundaries, if applicable, of such an easement(s) shall be shown on the plan and a note indicating the presence of the easement(s) and any conditions on the use of the land shall be included on the plan.
5. Significant environmental or topographic features such as floodplains, wetlands, quarry sites, solid waste disposal areas, historic structures, cemetery or burial sites, archaeological sites, highly erosive soils, or wooded areas. Any proposed disturbance, encroachment or alteration to any such existing environmental or topographic features located upon the tract shall be indicated on the plan.
6. Planned facilities as contained in the Lancaster County Growth Management Plan, The Manor Township Comprehensive Plan, as amended, Penn Manor School District plans, Manor Township Official Map and other related plans; including, but not limited to intersection improvements, parks, roads, schools, sidewalks, trails, utilities.
7. Zoning district boundaries.

C. The following items **when located within** the subject tract:

1. The capacity and condition of the existing storm water management system and any other facility that may be used to convey and manage storm flows.
2. The use of existing buildings and other man-made features.
3. Significant environmental or topographic features as identified in the Lancaster County Growth Management Plan and the Manor Township Comprehensive Plan, as amended, including, but not limited to:
 - a. Archaeological sites
 - b. Cemetery or burial sites
 - c. Drainage features

- d. Floodplains
- e. Highly erosive soils
- f. Historic structures/sites
- g. Natural habitat
- h. PNDI sites
- i. Prime agricultural soils
- j. Quarry sites
- k. Solid waste disposal areas
- l. Steep slopes
- m. Waterways
- n. Wetlands
- o. Wooded areas
- p. Underlying geology with any hazardous geology and potential impacts to groundwater noted;

Section 403.4 Proposed Features and Plan Information

The following proposed features and plan information shall be shown on all subdivision and land development plans and shall be shown on a **separate sheet** entitled "Proposed Features". The proposed features and plan information shall be overlaid upon a copy of the existing features plan. The existing features shall be "screened" or "shaded" on the proposed features plan.

- A. Lot numbers in consecutive order (e.g. Lots 1 through 10; Lots 11 through 22).
- B. A table indicating the existing zoning district and the required lot size, required setbacks, required maximum and/or minimum development density, maximum building height and maximum lot coverage. The proposed land use, total tract area, number of lots and units of occupancy in the proposed subdivision shall be noted along with the proposals for each of the above parameters. This information shall be provided on the cover sheet in accordance with the standard plan format as provided in the Appendix.
- C. If a multiple land use is proposed, the location of each land use shall be indicated.
- D. The layout of lots with approximate dimensions, gross and net acreage.

- E. Building setback line and building envelope.
- F. Easements and rights-of-way.
- G. The location and configuration of proposed buildings, parking compounds, common open space, recreational areas, and all other significant planned facilities.
- H. Identification of buildings or other man-made features to be demolished.
- I. The location and configuration of streets, alleys, driveways and sidewalks including right-of-way and cartway widths.
- J. 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.
- K. Street centerline for each proposed public or private street shown on the preliminary plan including corresponding centerline stationing.
- L. Proposed street names.
- M. Storm water management data and plans designed in accordance with the Manor 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. The following information shall be included:
 - 1. All calculations, assumptions, criteria, and references used in the design of the storm water management facilities, the establishment of existing facilities capacities, and the pre and post development discharges.
 - 2. All plans and profiles of the proposed storm water management facilities, including the horizontal and vertical location, size, and type of material.
 - 3. For all basins, a plotting or tabulation of the storage volumes and discharge curves with corresponding water surface elevations, inflow hydrographs, and outflow hydrographs.
 - 4. The guidelines for lot grading within the subdivisions. This information shall identify the direction of storm water runoff flow within each lot and the areas where storm water runoff flows will be concentrated. This information shall be shown by flow arrows or topographical data.
- N. The preliminary design of the proposed sanitary sewer mains and water supply mains and facilities, including the approximate size, vertical and horizontal locations, as applicable.
- O. A statement on the plan indicating the granting of a zoning amendment, special exception or variance, if applicable, along with modifications and any applicable conditions granted by the Board to sections of this Ordinance. This information shall be provided on the cover sheet in accordance with the standard plan format as provided in the Appendix.

- P. 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 September 19, 1990, or the date of an amendment to the Manor Township Zoning Ordinance that classified the tract as part of the Agricultural Zoning District, shall be provided. The deed plotting shall include (1) All parcels subdivided from the parent tract after September 19, 1990, or the date of an amendment to the Manor Township Zoning Ordinance that classified the tract as part of the Agricultural Zoning District; (2) The deed reference for each lot subdivided after September 19, 1990, or the date of an amendment to the Manor Township Zoning Ordinance that classified the tract as part of the Agricultural Zoning District; and (3) The recording date and subdivision plan book reference of the subdivision. In addition to the foregoing, the following note shall be included for all subdivisions which are located in the Agricultural Zoning District, either in whole or part: *"As provided for by Section 201.4 of the Manor Township Zoning Ordinance, the available quota of single family dwelling units was _____ units as of September 19, 1990 or the date of an amendment to the Manor Township Zoning Ordinance that classified the tract as part of the Agricultural Zoning District. This subdivision represents _____ of the remaining _____ allotted single family dwelling units. Lot No. _____ shall carry with it the right to erect the _____ remaining quota of single family dwelling units."*
- Q. 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 boundary and floodway 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.
- R. Location of all percolation test holes, deep probe holes and proposed on-lot sewage system and well locations.
- S. Easements for the on-lot sewage replacement locations.
- T. Clear sight triangles and stopping sight distances for all intersections as described in Article 5 of this Ordinance shall be shown on the plan.
- U. 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 Township and in compliance with the requirements of this Ordinance, including the logical extension of the sewer and water facilities for the future development part shall be furnished. The street system of the plan under consideration may be subject to review, and the current development part will be considered in light of adjustments and connections with future streets and utilities in the future development part.
- V. In the 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 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.

Section 403.5 Certifications

The following certifications shall be included on all subdivision and land development plans.

- A. Certificate, signature and seal of the surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct as provided in the Appendix.
- B. 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 as provided in the Appendix.
- 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 storm water management requirements of the Manor Township Storm Water Management Ordinance as provided in the Appendix.
- D. Certificate of review by the Township Planning Commission as provided in the Appendix.
- E. Certificate of review by the Township Board of Supervisors as provided in the Appendix.

Section 403.6 Reports

The following reports, as applicable, shall be included with all subdivision and land development plans, unless otherwise specified by this Ordinance:

- A. A hydrologic/hydraulic or storm water management report as required by the Manor Township Storm Water Management Ordinance.
- B. A water feasibility report as described in Section 407 of this Ordinance.
- C. A sewer feasibility report as described in Section 407 of this Ordinance.
- D. A traffic evaluation report as described in Section 407 of this Ordinance.
- E. A wetland report as described in Section 407 of this Ordinance.
- F. A historic features report as described in Section 407 of this Ordinance.

Section 404 Specific Requirements for Final Plans

In addition to the requirements listed in Section 403, an executed application for final plan review and the following additional information shall be included on all final subdivision and land development plans. Revised Final Plans, as defined herein, shall not be required to include the off-site existing features information as specified in Section 403.3.B.

Section 404.1 Drafting Standards

All sheets to be recorded by the Recorder of Deeds shall be twenty-four by thirty-six (24 x 36) inches.

Section 404.2 Proposed Features and Plan Information

The following proposed features and plan information shall be shown on the "Proposed Features" sheet(s).

- A. Complete description of the centerline and right-of-way line for all new streets or dedicated right-of-way, whether public or private, and alleys. This description shall include distances and bearings with curve segments comprised of radius, tangent, arc, and chord.
- B. 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.
- C. 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.
- D. 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.
- E. Final street names.
- F. 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.
- G. 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.
- H. Identification of any lands to be dedicated or reserved for public, semi-public or community use.
- I. 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."

- J. 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.

- K. A complete landscape plan, prepared by a landscape architect, showing the location, size and type of all plant material 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.
- L. A detailed schedule of inspections, as generally outlined by Section 705 of this Ordinance, which is tailored for the site under consideration.
- M. In the case of Land Development Plans, architectural elevations shall be submitted for review by the Township.
- N. One (1) copy of the approved final plans shall be submitted in an electronic GIS compatible format that is acceptable to the Township.

Section 404.3 Certificates

- A. Certificate of review by the Planning Commission as provided in the Appendix.
- B. Certificate for approval by the Board of Supervisors as provided in the Appendix.
- C. Certificate for review by the Township Engineer as provided in the Appendix.
- D. 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, as provided in the Appendix. This must be dated following the last change or revision to said plan.
- E. Certification of review by the County Planning Commission as provided in the Appendix.
- F. A certificate to accommodate the recorder of Deeds information as provided in the Appendix.
- G. Certification, with a seal, by a registered professional engineer or registered surveyor to the effect that the survey, plan and storm water management plan are correct.

Section 404.4 Notifications

- A. Notification from DEP that approval of the sewage facility plan revision (plan revision module for land development), supplement or exemption request has been granted or notice from DEP that such approval is not required.
- B. Notice from Lancaster County-Wide Communications stating that the proposed private and/or public street names are acceptable.
- C. Notice from the Lancaster County Conservation District of the approval of the Erosion and Sedimentation Pollution Control Plan.
- D. A note shall be placed on the plan indicating any area that is not to be offered for dedication, if applicable.
- E. Written notice from the Township, Township Engineer and/or 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 the Appendix and Article VII).
- F. When the applicant posts financial guarantee in lieu of completion of the improvements, the Final Plan shall be accompanied by a completed improvement guarantee agreement. General examples of these agreements are provided in the Appendix.
- G. Such written notices of approval as may 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 502 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.
- J. **Emergency Services Provider Review.**
 - 1. The applicant shall submit the proposed project to the Emergency Services Provider(s) responsible for providing protection in that area of the Township for their review and comment.
 - 2. The purpose of this review shall be to provide notice to the Emergency Services Provider of the type and extent of the proposed use; to allow the Emergency Services Provider the opportunity to provide the Township and the applicant with comments on their ability to adequately respond to the proposed use; to recommend appropriate locations for dry hydrants; and, to allow the Emergency Services Provider to comment on the proposed horizontal and vertical geometry to insure adequate access for emergency response equipment.

3. The Emergency Services Provider shall respond, in writing, to the applicant's request within 30 days of the receipt of the applicant's submission. Failure of the Emergency Services Provider to respond within the above prescribed time period shall be deemed their concurrence with the proposed project.
 4. The applicant shall address the Emergency Services Provider's comments to the satisfaction of the Township.
- K. 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.

Section 404.5 Reports

- A. A final hydrologic/hydraulic report as required by the Manor Township Storm Water Management Ordinance.
- B. A final traffic evaluation report as described in Section 407 of this Ordinance.

Section 405 Lot Add-On Plans

- A. Lot Add-On Plans shall meet the following criteria:
 1. A lot add-on plan shall only be prepared for the conveyance of land for the sole purpose of increasing the size of an existing contiguous tract or lot.
 2. A lot add-on plan shall not create any additional lot(s).
 3. A lot add-on plan shall not result in any nonconformity with the design standards found in Article V of this Ordinance.
 4. A lot add-on plan shall not alter the site and/or existing storm water management facilities in a manner that affects the discharge of storm water to an adjacent property or significantly relocates a major storm water management facility within the project.
 5. A lot add-on plan shall not alter a recorded plan or revise any approved final plan which has not yet been recorded.
 6. The alteration of a recorded plan or an approved final plan which has not been recorded shall be by a revised final plan (See Section 307.D).
- B. In every case where a plan conforms to the above, the applicant shall follow the plan processing and recording procedures for a Final Plan as outlined in Section 306 of this Ordinance. A lot add-on plan shall be filed with the Recorder of Deeds prior to the execution of a deed for the conveyance of land.

- C. Lot add-on plans shall be prepared by an engineer, surveyor, or landscape architect licensed to practice in the Commonwealth of Pennsylvania. The plan shall be accompanied by, or prepared in accordance with the following:
1. **Drafting Standards.** The same standards shall be required for a lot add-on plan as specified for subdivision and land development plans in Section 403.1 of this Ordinance.
 2. **Project Location and Identification.** The same standards shall be required for a lot add-on plan as specified for subdivision and land development plans in Section 403.2 of this Ordinance.
 3. **Existing Features.** The same standards shall be required for a lot add-on plan as specified for subdivision and land development plans in Section 403.3 of this Ordinance with the exception of topography required by Section 403.3.A and the off-site features required by Section 403.3.B.
 4. **Proposed Features and Plan Information.** The same standards shall be required for a lot add-on plan as specified for subdivision and land development plans in Section 403.4 and for final plans in Section 404.2 of this Ordinance.
 5. **Notifications.** The same standards, where applicable, shall be required for a lot add-on plan as specified for subdivision and land development plan in Section 404.4 of this Ordinance.

Section 405.1 Certificates

- A. Certificate, signature and seal of a surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct as provided in the Appendix.
- B. 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 as provided in the Appendix.
- C. Certificate of review by the Planning Commission as provided in the Appendix.
- D. Certificate for approval by the Board of Supervisors as provided in the Appendix.
- E. Certificate for review by the Township Engineer as provided in the Appendix.
- F. 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, as provided in the Appendix.
- G. Certification of review by the County Planning Commission as provided in the Appendix.
- H. A certificate to accommodate the Recorder of Deeds information as provided in the Appendix.

Section 406 Separation Subdivision Plans

- A. Separation subdivision plans may be used to divide one lot into two lots whose common boundary is one of the following:
1. The centerline of an existing street; or,
 2. The centerline of an existing creek or stream; or,
 3. A municipal boundary.
- B. The proposed lots to be created by the separation subdivision plan shall conform to all the following:
1. The proposed lots shall be separated by the common boundary along its entire length through the parent tract; and,
 2. The proposed lots shall conform to the design standards found in Article V of this Ordinance; and,
 3. The proposed lots shall conform to requirements of the Zoning Ordinance.
- C. In every case where a plan conforms to the above, the applicant shall follow the plan processing and recording procedures for a Final Plan as outlined in Section 306 of this Ordinance.
- D. Separation subdivision plans shall be prepared by an engineer, surveyor, or landscape architect licensed to practice in the Commonwealth of Pennsylvania. The plan shall be accompanied by, or prepared in accordance with the following:
1. **Drafting Standards.** The same standards shall be required for a separation subdivision plan as specified for subdivision and land development plans in Section 403.1 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.
 2. **Project Location and Identification.** The same standards shall be required for a separation subdivision plan as specified for subdivision and land development plans in Section 403.2 of this Ordinance.
 3. **Existing Features.** The same standards shall be required for a separation subdivision plan as specified for subdivision and land development plans in Section 403.3 of this Ordinance with the exception of topography required by Section 403.3.A and the off-site features required by Section 403.3.B.
 - a. For any separation subdivision proposing new construction, existing and proposed contours shall be provided for all areas of proposed earth disturbance at the vertical interval as specified for subdivision and land development plans in Section 403.3.A of this Ordinance.

4. **Proposed Features and Plan Information.** The same standards shall be required for a separation plan as specified for subdivision and land development plans in Section 403.4 and for final plans in Section 404.2 of this Ordinance.
5. **Notifications.** The same standards, where applicable, shall be required for a separation subdivision plan as specified for subdivision and land development plans in Section 404.4 of this Ordinance.

Section 406.1 Certificates

- A. Certificate, signature and seal of a surveyor registered in the Commonwealth of Pennsylvania to the effect that the survey is correct as provided in the Appendix.
- B. 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 as provided in the Appendix.
- C. Certificate of review by the Planning Commission as provided in the Appendix.
- D. Certificate for approval by the Board of Supervisors as provided in the Appendix.
- E. Certificate for review by the Township Engineer as provided in the Appendix.
- F. 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, as provided in the Appendix.
- G. Certification of review by the County Planning Commission as provided in the Appendix.
- H. A certificate to accommodate the recorder of Deeds information as provided in the Appendix.
- I. Notification from DEP that approval of the sewer facility plan revision (planning module), supplement, or exemption request has been granted or notice from DEP that such approval is not required.

Section 407 Required Reports

The following reports, as applicable, shall be included with all subdivision and land development plans, unless otherwise specified in this Ordinance, as stipulated herein:

Section 407.1 Water Service Feasibility Report

- A. The applicant shall submit a feasibility report concerning the availability of a public water system in or near the proposed subdivision or land development. Said report shall be prepared by a registered professional licensed to practice this type of work and be submitted in conjunction with the submission of a plan for review by the Township and the applicable authority; and, for recommendations by the local office of DEP if determined applicable by the Township.

1. All lots created, and any land development plan that proposes flows equal to or greater than four hundred (400) gallons per day, within any Urban or Village Growth Area, or within any area that the 537 Plan identifies to be served by public utilities, shall be served by public water.
 2. The applicant shall connect to the existing public water system where determined as feasible and necessary by the Board of Supervisors. Feasibility will be determined by the Board, and be based upon the applicable water connection ordinance and/or the applicable standards requiring connection and the analysis provided by water feasibility study required by this Article.
 3. For those areas not located within an Urban or Village Growth Area or within any area that the 537 Plan identifies to be served by public utilities, the feasibility report is not required for residential subdivisions of four (4) lots or less, including remaining lands; and land development plans which propose flows less than four hundred (400) gallons per day.
- B. If the applicant proposes connection to the public water system;
1. 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.
 2. 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. The Water Authority or the public utility shall establish requirements for the ownership and maintenance of such system.
 3. The locations and kind of fire hydrants shall be in accordance with the specifications of the Water Authority or public utility that 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.
- C. 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, the scope of which is mutually agreed upon by the applicant, the Township and the Township Engineer, establishes and the engineer performing the study certifies that:
1. Withdrawal rates and amounts shall be managed to balance natural recharge rates and amounts on a site-specific basis to insure that the potential of interference with adjacent properties is minimized as follows:
 - a. The groundwater recharge on the specific tract in question will exceed the anticipated water withdrawal during a one (1) in ten (10) year drought or a forty (40) percent below normal reduction in precipitation for recharge based upon the following:
 - 1) The area available for recharge shall be based upon post-developed impervious conditions;

- 2) The recharge rate may include estimated recharge from on-lot sewage disposal systems;
 - 3) The recharge rate shall include an analysis of the impact of the post-developed storm water management system; and,
 - 4) The recharge rate may include estimated recharge from storm water management infiltration facilities.
- b. For residential developments, the withdrawal rate shall be based upon a rate of two hundred sixty-two and five tenths (262.5) gallons per day per three (3) bedroom dwelling. A credit and/or waiver of this withdrawal rate may be granted if the applicant can demonstrate that water is captured one-site by cisterns or other means acceptable to the Township or if the applicant provides a study prepared by a qualified professional that substantiates another amount for the withdrawal rate.
- 1) The withdrawal rate shall be increased by ninety (90) gallons per day for each additional bedroom over three (3) bedrooms.
- c. Commercial, industrial, agricultural or any other non-residential withdrawal rates shall be calculated by increasing the sewage flows as provided in the Pennsylvania Code, Title 25 Department of Environmental Protection Chapter 73, Standards for Sewage Disposal Facilities, Section 73.17, Sewage Flows by twenty (20) percent.
- 1) For commercial, industrial, agricultural or other non-residential use intended, the feasibility study shall include a description of the proposed 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.
- d. Withdrawal rates for all other uses not provided for by the above shall be based upon the maximum anticipated peak demand increased by twenty (20) percent.
- 1) The feasibility study shall include a description of the proposed 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.

- e. A preliminary groundwater computer model shall be developed to produce a plot of the anticipated drawdown within the groundwater system to demonstrate that the installation of the proposed water system (s) will not lower the groundwater table in the area so as to endanger or decrease the water supplies necessary for properties adjacent to the proposed project;
 2. The study is approved by the Township Engineer.
- D. 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.
- E. 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.
- F. If community water systems are proposed, these systems shall be in compliance with the above requirements as well as the regulations of DEP and the Authority. The applicant shall obtain all permits and approvals required by the Water Authority, the public utility or DEP prior to final plan approval.

Section 407.2 Sewer Service Feasibility Report

- A. The applicant shall submit a feasibility report concerning the availability of a public sewer system in or near the proposed subdivision or land development. Said report shall be prepared by a registered professional licensed by the Commonwealth of Pennsylvania to practice such work and be submitted in conjunction with the preliminary plan for review by the Township and the applicable authority; and, for recommendations by the local office of DEP if determined applicable by the Township.
 1. All lots created, and any land development plan that proposes flows equal to or greater than four hundred (400) gallons per day, within any Urban or Village Growth Area, or within any area that the 537 Plan identifies to be served by public utilities, shall be served by public sewer.
 2. The applicant shall connect to the existing public sewer system where determined as feasible and necessary by the Board of Supervisors. Feasibility will be determined by the Board, and be based upon applicable connection ordinance and/or the Authority standards requiring connection and the analysis provided by the sewer feasibility study required by this Article.
 3. For those areas not located within an Urban or Village Growth Area or within any area that the 537 Plan identifies to be served by public utilities, the feasibility report is not required for residential subdivisions of four (4) lots or less, including remaining lands; and land development plans which propose flows less than four hundred (400) gallons per day. Otherwise,

- B. If the applicant proposes connection to the public sewer system,
1. The subdivider or developer shall submit an agreement committing the public sewer system to provide such sewage disposal as will be utilized by the subdivision or land development for such period of time and under such terms and conditions as the public sewer system provides sewage disposal service elsewhere in its service area.
 2. 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.
 3. 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.
- C. 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 DEP. The applicant shall obtain all permits and approvals required by the Sewer Authority or DEP prior to final plan approval. Such community sewer system shall be sized only to accommodate the flow from the currently proposed development unless otherwise approved by formal agreement with the Manor Township Board of Supervisors.
- D. **On-Lot Sewage Disposal.** If the applicant proposes installation of on-lot sewage disposal and has presented documentation satisfactory to the applicable Sewer Authority and the Board proving the unfeasibility of connection to public or community sewer systems, the following documentation shall be provided:
1. **Sewage Testing Required for all Proposed Lots.** Each lot or lots to be created shall contain a suitable location for the installation of an initial individual on-lot sewage system except when such lot or lots to be created are to be served by a community sewage system. The Sewage Enforcement Officer shall perform or observe all tests required by DEP and this Ordinance for the location of an individual on-lot sewage system to confirm the suitability of the location.
 2. **Replacement Location for On-Lot Sewage Systems Required.** Each lot or lots to be created, including land developments, shall contain a suitable location for the installation of a replacement individual on-lot sewage system. The Sewage Enforcement Officer shall perform or observe all tests required by DEP and this Ordinance for the location of an individual on-lot sewage system to confirm the suitability of the replacement location. The replacement location shall comply with all regulations issued by DEP concerning individual on-lot sewage systems, including isolation distances, and with the terms of this Ordinance and any other applicable Township Ordinances. Open land allowed for the replacement location without such testing shall not constitute compliance with the requirements of this Section.

3. **Identification of Replacement Location.**

- a. The location of each initial individual on-lot sewage system and each replacement location shall be noted on the plans. An appropriate easement shall be provided around the replacement location and shown on the final plan. The purchaser of each lot shall be provided with a copy of the plans. A note shall be added to the plans stating that no improvements shall be constructed upon the replacement location easement, and the deed to each lot created as a part of the subdivision or land development shall contain language reflecting this limitation.
- b. Any revisions to a permit or plan affecting a replacement location that previously has been approved pursuant to the provisions of this Ordinance shall be approved by the Township or its authorized representative.

4. **Construction of Improvements Upon or Disturbance of Replacement Location Prohibited.**

The replacement location shall not be excavated, graded, filled, or otherwise disturbed in any manner that would prevent its use as a future location for an on-lot sewage disposal system during development of the lot. No permanent or temporary improvements of any character other than the planting of trees, shrubs or other plant matter shall be constructed upon the replacement location unless the person who desires to construct such improvements shall demonstrate to the satisfaction of the Sewage Enforcement Officer that an alternate replacement location which complies with all applicable Township Ordinances exists upon the lot. If such an alternate replacement location shall be identified, the alternate replacement location may be considered to be the replacement location required by this Ordinance, shall be designated as the replacement location, and the plans shall be accordingly revised and submitted to the Planning Commission. The newly designated replacement location shall thereafter be considered the replacement location for the purposes of this Ordinance.

5. The limits of both the initial individual on-lot sewage system and the replacement system location easement for each lot must be staked and roped off, or other acceptable measures, prior to issuance of building permits for each lot and properly maintained during construction until the issuance of an occupancy permit.

E. 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. Subdivisions proposing a lot or lots utilizing alternate or experimental on-site sewage disposal systems must provide evidence of approval of such system by the Township Sewage Enforcement Officer and/or the DEP.

F. 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.

Section 407.3 Traffic Evaluation Study

- A. All residential developments or subdivisions and all non-residential developments (with the exception of agricultural development) generating in excess of one hundred (100) vehicle trips in the peak hour shall provide studies and reports in accordance with the requirements of this Section. All applicants with developments which do not meet the above stated criteria shall submit the information required in Section 407.3.C.4.
- B. The applicant is responsible for assessing the traffic impacts associated with a proposed development that meets any condition set forth above. The Township or its designee 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 or its designee may review the data sources, methods and findings and provide comments in written form. The applicant shall be responsible for all costs for such review. The applicant will then have the opportunity to incorporate necessary revisions prior to submitting a final study.
- C. **Traffic Impact Study Contents.** A traffic impact study prepared for a specific site development proposal shall follow the basic format shown below. Additions or modifications should be made for a specific site, when appropriate. This basic format allows for a comprehensive understanding of the existing site, future conditions without the proposed use and the impacts associated with the proposed development plan. Following is a brief narrative for each section of a traffic impact study.
1. **Introduction.** This section identifies the land use and transportation setting for the site and its surrounding area.
 - a. **Site and study area boundaries.** A brief description of the size of the land parcel, general terrain features, legal right-of-way lines of the highway, and the location within the jurisdiction and the region should be included in this section. In addition, the roadways that afford access to the site and are included in the study area should be identified. The exact limits of the study area should be based on engineering judgment and an understanding of existing traffic conditions at the site. In all instances, however, the study limits must be mutually agreed upon by the developer, its engineer, and the Township.
 - b. **Site description.** This section should contain a brief narrative that describes the proposed development in terms of its function, size and near and long term growth potential. This description should be supplemented by a sketch which clearly shows the proposed development within the site boundaries, its internal traffic circulation pattern and the location and orientation of its proposed access points.
 - c. **Existing and proposed site uses.** The existing and proposed uses of the site should be identified in terms of the various zoning categories in the jurisdiction. In addition, identify the specific use on which the request is made since a number of uses may be permitted under the existing ordinances.
 - d. **Existing and proposed nearby uses.** Include a complete description of the

existing land uses in the vicinity of the site as well as their current zoning. The applicant should also state the proposed uses for adjacent land, if known. This latter item is especially important where large tracts of underdeveloped land are in the vicinity of the site and within the prescribed study area.

- e. **Existing and proposed roadways and intersections.** Within the study area, describe existing roadways and intersections (geometrics and traffic signal control) as well as improvements contemplated by government agencies.
2. **Analysis of Existing Conditions.** This section describes the results, as well as the data collection efforts, of the volume/capacity analysis to be completed for the roadways and intersections in the vicinity of the site under existing conditions.
 - a. **Daily and peak hour(s) traffic volumes.** Provide schematic diagrams depicting daily and peak hour(s) traffic volumes for roadways within the study area. Turning movement and mainline volumes are to be presented for the three (3) peak hour conditions (AM, PM and site generated) while only mainline volumes are required to reflect daily traffic volumes. Include the source and/or method of computation for all traffic volumes.
 - b. **Volume/capacity analyses at critical points.** Utilizing techniques described in the Highway Capacity Manual or Derivative nomographs include an assessment of the relative balance between roadway volumes and capacity. Perform the analysis for existing conditions (roadway geometry and traffic signal control) for the appropriate peak hours.
 - c. **Level of service at critical points.** Based on the results obtained in the previous section, levels of service (A through F) are to be computed and presented. This section should also include a description of typical operating conditions at each level of service.
 3. **Analysis of Future Conditions Without Development.** This section describes the anticipated traffic volumes in the future and the ability of the roadway network to accommodate this traffic without the proposed zoning or subdivision request. The future year(s) for which projections are made will be specified by the Township and will be dependent on the timing of the proposed development.
 - a. **Daily and peak hour(s) traffic volume.** Clearly indicate the method and assumptions used to forecast future traffic volumes in order that the Township can duplicate these calculations. The schematic diagrams depicting future traffic volumes will be similar to those described in Section 408.3.C.2.a. in terms of locations and times (daily and peak hours).
 - b. **Volume/capacity analyses at critical locations.** Describe the ability of the existing roadway system to accommodate future traffic (without site development). If roadway improvements or modifications are committed for implementation, present the volume/capacity analysis for these conditions.

- c. **Levels of service at critical points.** Based on the results obtained in the previous section, determine levels of service (A through F).
4. **Trip Generation.** Identify the amount of traffic generated by the site for daily and the three (3) peak conditions. The trip generation rates used in this phase of the analysis shall be justified and documented to the satisfaction of the Township.
5. **Trip Distribution.** Identify the direction of approach for site generated traffic for the appropriate time periods. As with all technical analysis steps, the basic method and assumptions used in this work must be clearly stated in order that the Township can replicate these results.
6. **Traffic Assignment.** Describe the utilization of study area roadways by site generated traffic. The proposed traffic volumes should then be combined with anticipated traffic volumes from Section 3 to describe mainline and turning movement volumes for future conditions with the site developed as the applicant proposes.
7. **Analysis of Future Conditions With Development.** This section describes the adequacy of the roadway system to accommodate future traffic with development of the site.
 - a. **Daily and peak hour(s) traffic volumes.** Provide mainline and turning movement volumes for the highway network in the study area as well as driveways and internal circulation roadways for the appropriate time periods.
 - b. **Volume/capacity analyses at critical points.** Perform a volume/capacity analysis for the appropriate peak hours for future conditions with the site developed as proposed, similar to Sections 2.b. and 3.b.
 - c. **Levels of service at critical points.** As a result of the volume/capacity analysis, compute and describe the level of service on the study area roadway system.
 - d. Final design must address both traffic flow and traffic safety considerations to provide safe operational characteristics.
8. **Required Improvements.** In the event that the analysis indicates unsatisfactory levels of service will occur on study area roadways, a description of improvements required to remedy deficiencies shall be included in this section. The levels of service shall not deteriorate to worse than C if they are currently A or B, must be maintained if they are C, and improved to C if they are D, E, or F. In addition, there shall be no increase in delay if a satisfactory level of service can not be attained. These improvements shall not include committed projects by the state and local jurisdictions that were described in Section 1 and reflected in the analysis contained in Sections 2 and 3.
 - a. **Required improvements.** Describe the location, nature and extent of improvements required to assure sufficient roadway capacity. Accompanying this list of improvements are preliminary cost estimates, sources of funding, timing, and likelihood of implementation.

- b. **Volume/capacity analyses at critical points.** Another iteration of the volume/capacity analysis will be described which demonstrates the anticipated results of making these improvements.
 - c. **Levels of service at critical points.** As a result of the revised volume/capacity analysis presented in the previous section, present levels of service for the highway system with improvements.
9. **Conclusion.** The last section of the report shall be a clear concise description of the study findings. This concluding section shall serve as an executive summary.
- D. **Construction of Required Improvements.** The applicant shall enter into an agreement with the Township setting forth the required roadway improvements that shall be the responsibility of the applicant to construct as part of the applicant's development. At the sole discretion of the Township, the applicant may enter into an agreement with the Township setting forth the contribution to be made in lieu of the applicant's construction of the roadway improvements that are the responsibility of the applicant. All such agreements shall be in a form satisfactory to the Township Solicitor.
- E. **Contribution in Lieu of Preparation of Studies.** If an applicant believes that the preparation of traffic study and report required herein is not warranted, he may request the Board to waive the preparation of such study.
- 1. The applicant for approval of any residential subdivision or land development shall provide the Township with a certification of the number and type of dwelling units to be constructed for the purpose of determining the contribution in lieu of preparation of studies.
 - 2. The applicant for approval of any commercial, industrial or institutional subdivision or land development shall provide the Township with a certification of the usable building floor area to be constructed for the purpose of determining the contribution in lieu of preparation of studies.
 - 3. The applicant shall enter into an agreement with the Township setting forth the contribution in lieu of preparation of studies to be paid and the studies to be waived by the Township. All such agreements shall be in a form satisfactory to the Township Solicitor.
 - 4. All contributions in lieu of preparations of fees shall be paid prior to approval of the final plan by the Township Supervisors.
 - 5. All developments receiving a modification of preparation of a traffic evaluation study in accordance with this section shall provide, as a minimum, the information required in Section 407.3.C.4.

Section 407.4 Wetlands Study

- A. The applicant shall submit a wetland study with the submittal of all subdivision and land development plans. The purpose of the study shall be to determine the presence and extent of wetlands on the site.

- B. The study shall be performed by a qualified wetland scientist. Qualified individuals should possess a minimum of a bachelor's degree in biology, botany, zoology, ecology, or environmental sciences. In general, other professionals, such as engineers, landscape architects, surveyors, planners, and geologists are not considered fully qualified to perform wetland delineations, unless they possess special ecological training and experience beyond their discipline. The Township reserves the right, in as much as no recognized certification program exists for wetland scientists, to determine the qualification of those preparing wetland delineations. Should a state or federal wetland scientist certification program be established, the Township will consider only those certified individuals qualified to perform delineations.
- C. For sites on which no wetlands occur, an abbreviated report may be submitted. The abbreviated report should contain the results and discussion and conclusions information as required by Section 407.4.D.2 of this Ordinance. Site location, NWI and soil maps shall be provided.
- D. Requirements for Wetland Studies:
1. Delineations should follow the procedures outlined in the 1989 Federal Manual for Identifying and Delineating Jurisdictional Wetlands, and any subsequent amendments.
 2. Delineations shall be supported by reports. The reports shall contain the following sections:
 - a. **Introduction.** Description of the physical features of the site, its location and the proposed plans for the site.
 - b. **Methods.** Description of the methods used for the survey, with particular emphasis on any deviation from the outlined federal method. Relevant information includes the date of the field studies, the number of transects and plots used, the size of vegetation quadrants employed, the size of soil pits used, taxonomic references used, and the disposition of any voucher specimens.
 - c. **Results and Discussion.** Description of the findings of the study. Soils, vegetation and hydrology for wetland and upland areas of the site should be discussed. Any problem areas should be thoroughly treated.
 - d. **Conclusions.** The extent of wetlands on the site should be discussed. The impact of the proposed project on these wetlands should also be considered.
- E. Included in the report as appendices or tables should be:
1. Site location map (USGS 7.5' quadrangle will suffice).
 2. NWI map.
 3. Soil survey map with soil descriptions.
 4. Data sheets for each plot.
 5. **Wetland boundary map.** Wetland boundaries shall be surveyed by a registered professional surveyor and shown on a plan of appropriate scale. The limits of the wetland

study shall be clearly shown. The plan shall also show the location of all plots and/or transects used in the study, the date of the delineation, a statement of the method used for the study, the name of the consulting firm which performed the delineation, the name of the surveyor, and a disclaimer statement indicating no wetland boundary is considered jurisdictional until approved by DEP and COE.

6. Color photos of wetlands areas on the site, with locations and directions of view keyed to the wetland boundary map.
 7. Resumes of the wetland scientist(s) who performed the delineation.
- F. All subdivision plans shall contain notes for future lot owners. The wetland boundary on each lot will be clearly marked. Each lot which contains wetlands, or to which access may be restricted by wetlands, shall have a note which states that state and federal laws require permits for all activities which result in a deposition of fill into delineated wetlands. The note shall also state that refusal of such a permit may restrict some uses of all or portions of the lot.
- G. Compensatory mitigation projects required as part of state or federal permits shall be shown on the subdivision plans. Future lot owners whose property encompasses all or part of a mitigation area shall be notified that the portion of their property that includes the mitigation area may not be altered, and is considered a jurisdictional wetland by the state and federal governments. Lot owners may be responsible for maintenance of mitigation areas. In order to help ensure the long-term viability of wetland mitigation efforts, the Township discourages multiple ownership of mitigation areas. Ownership by one individual or a homeowners association is encouraged. Owners of the wetland mitigation areas must be clearly identified to the Township.
- H. The Township reserves the right to reject any submitted wetland delineations. Should the Township feel the actual wetland area differs from that shown on the subdivision plan, the Township shall, no later than thirty (30) days after the date of submittal of the Wetlands Study delineation, notify the developer and its professional wetlands consultant, that it disputes the wetland delineation contained in the Study. Having so notified the developer and its professional wetlands consultant, the Township shall have the right, at its own expense, to secure qualified personnel to check the delineation and redraw the boundary as necessary. The Township's wetlands delineation shall be submitted to the developer and its professional wetlands consultant no later than thirty (30) days after the Township has notified the developer that it disputes the developer's delineation. Should the developer subsequently disagree with the Township's delineation, and so notify the Township and its professional wetlands consultant no later than thirty (30) days after the date of submittal of the Township's delineation, a jurisdictional delineation by DEP and COE will be requested. Either or both party(ies) whose delineation is determined to be incorrect by the jurisdictional delineation shall be responsible for any charges associated with the jurisdictional delineation. Failure of either party to hold to the required time frames for delineation dispute and submittal shall constitute a waiver of either party's delineation dispute resolution rights under this sub-section.
- I. Where the study shows 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.

Section 407.5 Historic Features Report

- A. When a historic feature exists on the subject tract, the applicant shall submit a historic features report with the submittal of all subdivision and land development plans. A historic feature is defined as: 1) a structure or archeological resource that has been listed on or determined eligible for listing on the National Register of Historic Places (NRHP); 2) a structure that is a National Historic Landmark (NHL) or National Engineering Landmark (NEL); and/or, 3) a structure considered to have potential historic significance by the Historic Preservation Trust of Lancaster County and/or the Pennsylvania Historical and Museum Commission. The purpose of the report will be to determine the presence or absence of historic features on the site as determined by this Ordinance or by the Manor Township Comprehensive Plan, as amended. No project shall be developed on a property identified by this Ordinance or the Manor Township Comprehensive Plan, as amended, as containing historic features until a report has been submitted and reviewed by the Township.
- B. The study shall be performed by an archaeologist in the case of archeological resources (see 407.5.B.1), or by an architectural historian, preservation planner or historic preservationist in the case of historic structures (see 407.5.B.1, .2, & .3). The study shall identify:
1. Any historic structure or archeological resource listed on or determined eligible for listing on the National Register of Historic Places.
 2. Is a National Historic Landmark (NHL) or National Engineering Landmark (NEL).
 3. Any historic structure considered to have potential historic significance by the Historic Preservation Trust of Lancaster County and/or the Pennsylvania Historical and Museum Commission.
- C. The report shall describe how the subdivision or land development shall be designed to preserve, adaptively reuse, or otherwise provide for the preservation of historic features.
- D. The report shall identify any modifications or exterior alterations to historic features or new construction adjacent to historic features and detail how the modifications shall be consistent with the character and visually complementary of the historic features.
- E. The report shall identify how subdivisions and land developments will be designed so that new structures do not block historic views, or obstruct the view of historic features.
- F. The report shall identify if the proposed land development or subdivision will jeopardize the historic value of a historic feature because of size, scale, construction material, or type of use of new construction and detail how new construction will be screened or otherwise visually buffered.

- G. Modifications or exterior alterations to historic structures and buildings shall be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties published by the National Park Service, available online at:

http://www.nps.gov/history/hps/tps/standards_guidelines.htm.

- H. No historic feature shall be demolished or moved from its original foundations as part of any subdivision or land development without approval of the Township.

1. Subdivision or land development plans that include an historic feature shall include the following note on the plan sheet to be recorded:

“Future demolition of the historical place, site or structure identified on this plan shall be in accordance with the requirements of Section 407.5 of the Manor Township Subdivision and Land Development Ordinance. The owner of the identified historical place, site or structure shall provide the Township with a letter from the State Historic Preservation Officer, the Preservation Trust of Lancaster County or other qualified Historic Preservation Specialist identifying the significance of the property, potential effects of the project that would be adverse, and suggested measures that could be employed to reduce or mitigate this adverse effect. If required by the Township, the owner of the identified historical place, site or structure shall document the resource in accordance with the Pennsylvania Historical and Museum Commission guidelines and shall provide a report to the Township for review and approval prior to commencement of demolition.

2. In all cases when demolition is proposed, the applicant shall submit to the Township a letter from the State Historic Preservation Officer, or from the Preservation Trust of Lancaster County or other qualified Historic Preservation Specialist identifying the significance of the property, potential effects of the project that would be adverse, and suggested measures that could be employed to reduce or mitigate this adverse effect.

3. In evaluating any request for demolition of a historic feature, the Township shall take into account the significance of the property, the condition of the feature, the potential for repair, restoration, stabilization, and reuse, the impact of the feature in relation to the total project, and the hardship, if any, on the applicant.

- I. Applicants are encouraged to perpetuate historic names or geographic references that are traditionally associated with the area in which a project is located, rather than proposing project names that are not consistent with Lancaster County traditions or culture.

ARTICLE V

DESIGN STANDARDS

Section 501 General

The standards and requirements contained in this Article shall apply as minimum design standards for subdivision and/or land developments in the Township.

Section 502 Streets

Section 502.1 General Design Standards

- A. Proposed streets alignment shall conform to the circulation patterns of the Manor Township Comprehensive Plan, as amended, Manor Township Official Map and to such other Manor Township, Lancaster County, and Commonwealth of Pennsylvania street and highway plans as have been prepared, adopted and/or filed as prescribed by law. For streets not shown on the circulation plan or Official Map, the arrangement shall provided for the appropriate extension of existing streets and shall conform as closely as possible to the original topography.
- B. The area of a project devoted to streets and related pavement shall be the minimum necessary to provide adequate and safe movement through the development and to provide connectivity with adjacent existing and planned development and to vacant, buildable land. To further promote street system connectivity, gated entry subdivisions shall not be allowed.
- C. 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; to ensure future street connections to adjacent developable parcels and avoid isolation of adjacent developments, a proposed development shall provide local street connection(s) spaced at intervals not to exceed one thousand (1000) feet along each boundary that abuts potentially developable or redevelopable land.
- D. Local streets shall be laid out with narrow cartways, short lengths and other features as appropriate to discourage excessive speeds. New streets shall be connected with streets of similar function, to form continuations thereof.
- E. New project street systems, platted adjacent to an existing street system, shall not only connect back to the existing local access streets but shall also connect with or be designed to connect with streets of a higher classification.
- F. Where a development abuts an existing or proposed major street, the Board may require the use of access management techniques such as marginal access streets, reverse frontage lots or other treatment that will provide access to abutting properties while minimizing the number of intersections with the major street and maintaining the through traffic flow on the major street.

- G. New project street systems shall not be stubbed or designed with right-of-way adjacent to a farm that is protected through any private, Lancaster County or Commonwealth of Pennsylvania farm conservation easement or program, unless such right-of-way is required by the Manor Township Official Map.
- H. 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.
- I. Curvilinear streets shall be utilized only where topography and natural features dictate them on the site, and where their use will be consistent with adjoining development patterns. Curvilinear streets shall not be used immediately adjacent to an existing grid street system without providing a transition that continues and blends with the grid.
- J. Street lengths shall be minimized to promote the most efficient street layout while still protecting the natural, cultural and historical environment.
- K. Streets shall be laid out to provide convenient and safe access to the property.
- L. Streets shall be designed with drainage grates that are safe for crossing by bicycles or horse-drawn vehicles.
- M. As a minimum, all new streets shall be graded to the right-of-way line. All cut and fill slopes associated with the construction of the streets, within or beyond the limits of the street right-of-way, shall not exceed a maximum of a 3:1 slope.
- N. The design speed and proposed speed limits for new streets shall be noted on the plan and shall be approved by the Township.
- O. The use of permeable pavement is encouraged on sidewalks, plazas, driveways and parking lots. Permeable pavement shall not be located on industrial sites, fueling stations, sites with expansive soils or high depth to bedrock, areas draining to the permeable pavement greater than two (2) acres, areas where the water table is less than two (2) feet below the bottom of the pavement base and less than one hundred (100) feet from water supply wells.
- P. Other principles for maximizing stormwater absorption and treatment such as those found in the November 2004 Recommended Model Development Principles for East Hempfield, West Hempfield and Manor Townships, and Lancaster County, Pennsylvania, an Initiative of the Builders for the Bay, are encouraged to be incorporated in plans and will be reviewed on a case-by-case basis and may be approved at the sole discretion of the Board of Supervisors.
- Q. Snow removal stockpile easements shall be provided at all intersections and cul-de-sacs. The snow removal stockpile easement shall be a minimum of 40 feet in length along the cartway. The depth shall be measured from the edge of pavement/face of curb and shall extend at least fifteen (15) feet away from the intersection or cul-de-sac pavement. No on-street parking, driveway, structure, any above ground part of any utility, landscaping, or any other use shall be permitted along and within the snow removal stockpile easement that would interfere with the intended purpose of the easement. All snow removal stockpile easements shall be delineated on all plans and the restrictions on their use shall be noted on the plans. All locations shall be approved by the Township.

- R. Permanent concrete monuments shall be accurately placed to monument the right-of-way line along at least one (1) side of each street at the beginning and end of all curves and at all angles. 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.
1. 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.
 2. All existing and proposed monuments shall be delineated on the final plan.
 3. All monuments shall be placed by a registered surveyor so that the scored or marked point shall coincide exactly with the point of intersection of the lines being marked.
 4. All monuments shall be inscribed with a proper inscription indicating the name of the surveyor responsible for the survey.
- S. All proposed streets shall be offered for dedication.

Section 502.2 Private Streets

- A. Where a modification of the requirement to offer streets for dedication is granted by the Township, all private streets shall conform to the following requirements:
1. Private streets shall meet all the design standards for public streets as required by this Ordinance.
 2. Applications that propose a private street shall include an agreement, in a form acceptable to the Township, 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:
 - a. That the street shall be constructed and maintained to conform to the provisions of this Ordinance.
 - b. The method of assessing maintenance and repair costs.
 - c. That an offer for dedication of the street shall be made only for the street as a whole.
 - d. 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.
 - e. 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.

Section 502.3 Street Names, Street Address, and Traffic Signs

- A. Streets that are extensions of or obviously in alignment with existing streets shall bear the names of the existing streets.
- B. Street names shall not be repeated within the Township and all street names shall be subject to the approval of the Township and Lancaster County-Wide Communications.
- C. Street Address plans shall be prepared by the developer and submitted to the Township prior to the Township accepting dedication of any streets or prior to the final reduction in the project's financial guarantee.
- D. Street name signs shall be provided and installed by the Township at all intersections and shall identify both intersecting streets, and their design shall be approved by the Township. The developer shall reimburse the Township for all associated costs.
- E. All traffic control and regulatory signs shall be provided and installed by the Township prior to the occupancy of any units within the project in accordance with PennDOT Publication/Chapter 212 and the MUTCD, Manual on Uniform Traffic Control Devices. The developer shall reimburse the Township for all associated costs.

Section 502.4 Guiderail

- A. 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.
- B. 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.

Section 502.5 Reconstruction of Existing Streets

- A. Where a subdivision or land development abuts an existing Township and/or State street and has a traffic impact on an existing Township and/or State street as indicated by a traffic study required to be performed in accordance with this Ordinance, the developer shall be required to make the following improvements:
 - 1. In cases where a subdivision or land development abuts an existing Township or State street, the street shall be reconstructed to Township or PennDOT specifications and design standards:
 - a. If an existing street lies at the perimeter of the development, it shall be reconstructed or improved to Ordinance standards, to the centerline of the street; and;
 - b. If an existing street lies through the development, it shall be reconstructed or improved to Ordinance standards, to the full width of the street as required by Township or PennDOT specifications and design standards.

2. 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 reconstructed along with any improvements on the opposite side of the street which are specifically required due to the particular impact(s) of the proposed development.
 3. Where the developer of the subdivision or land development is required to provide a traffic study and report and the traffic study and report indicates that improvements are required, the developer shall install the improvements, including but not limited to traffic signals, traffic control devices, additional traffic lanes, shoulders, traffic dividers and highway markings.
 4. When the Township determines that the required improvements are not feasible to be constructed at the time of development of the use, the developer shall deposit funds with the Township in the amount of one hundred and ten percent (110%) of the cost of the improvements computed in accordance with Article VI of this Ordinance. The amount of the deposit shall be submitted for approval by the Township Engineer.
- B. Within any Urban or Village Growth Area, all existing streets at the perimeter and/or through the development shall be reconstructed and right-of-way dedicated according to Township or PennDOT specifications:
1. If an existing street lies at the perimeter of the development, it shall be reconstructed to the centerline of the street and right-of-way similarly dedicated according to Township or PennDOT specifications; and,
 2. If an existing street lies through the development, it shall be reconstructed to the full width of the street and right-of-way dedicated as required by Township or PennDOT specifications and design standards.
- C. Where a temporary cul-de-sac is being extended, the bulb shall be removed and the street reconstructed to Township street specifications and any existing sidewalk shall be extended through the area, and the remaining areas shall be regraded and seeded.
- D. 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.
- E. The construction of a new street that extends from within an Urban or Village Growth Area to outside of such Growth Area shall incorporate a transition area, the design of which is subject to Township approval, such that the cartway width and right-of-way width proposed are equal to the applicable Growth Area standards throughout and up to the Growth Area boundary.
- F. 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 entire frontage and/or disturbed area. The extent of the new wearing course shall be approved by the Township.
- G. 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 502.7, the applicant 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 as set forth in Section 502.7.

Section 502.6 Construction Standards

- A. All streets shall be constructed, and all existing streets shall be reconstructed, in accordance with the applicable Township regulations and the following standards:

LOCAL STREETS – OPTION A

Base Course	Paved Surface
6" 2A Stone, Superpave Base Course, PG 64-22, 0.0/0.3 ESALs, 19.0 mm or 25.0 mm mix, 5" depth	Superpave Wearing Course, PG 64-22, 0.0/0.3 ESALs 1.5" of 9.5 mm mix

LOCAL STREETS – OPTION B

Base Course	Paved Surface
8" 2A Stone, Superpave Binder Course, PG 64-22, 0.0/0.3 ESALs, 19.0 mm or 25.0 mm mix, 4" depth	Superpave Wearing Course, PG 64-22, 0.0/0.3 ESALs 1.5" of 9.5 mm mix

COLLECTOR STREETS

Base Course	Paved Surface
6" 2A Stone, Superpave Base Course, PG 64-22, 0.0/0.3 ESALs, 4" of 25.0 mm mix and 2" of 19.0 mm mix	Superpave Wearing Course, PG 64-22, 0.0/0.3 ESALs 1.5" of 9.5 mm mix

*Note: All depths in the table above represent compacted depths of material

- B. At the sole discretion of the Township, collector streets, which are determined to convey traffic such that the ESAL count exceeds 0.3 million, shall be constructed or reconstructed with a mix in accordance with PennDOT standards for the applicable ESAL count.
- C. Appropriate Skid Resistance Levels (SRLs) for the subject street(s) shall be in accordance with Skid Resistance Level (SRL) Determination standards required by PennDOT based on Average Daily Traffic (ADT) counts on the subject street(s).
- D. All crushed aggregate base material shall be put in place by a powered spreader.

Section 502.7 Right-of-Way and Cartway Widths and Construction Standards

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

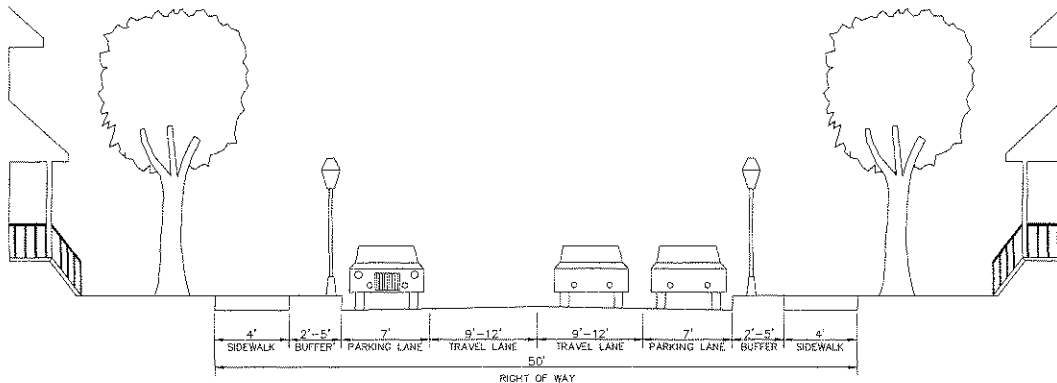
1. For streets classified as arterial, collector, cul-de-sac and alley:

Street Classification	Minimum Cartway Width	Minimum Right-of-Way Width
Arterial Street (Highway)	As determined after discussion with the Township, PennDOT, and the Lancaster County Planning Commission, however the minimums shall be as follows:	
	Forty (40) feet	Sixty (60) feet
Collector Street, curbed, no parking	Thirty-six (36) feet	Fifty (50) feet
Cul-de-sac Bulb	Eighty (80) foot diameter	One hundred (100) foot diameter
Alley, no parking	Twelve (12) feet	Twenty (20) feet (easement)

2. For streets classified as local, the right-of-way width shall be fifty (50) feet and the cartway width shall vary according to the average daily trips (ADT) as indicated below:

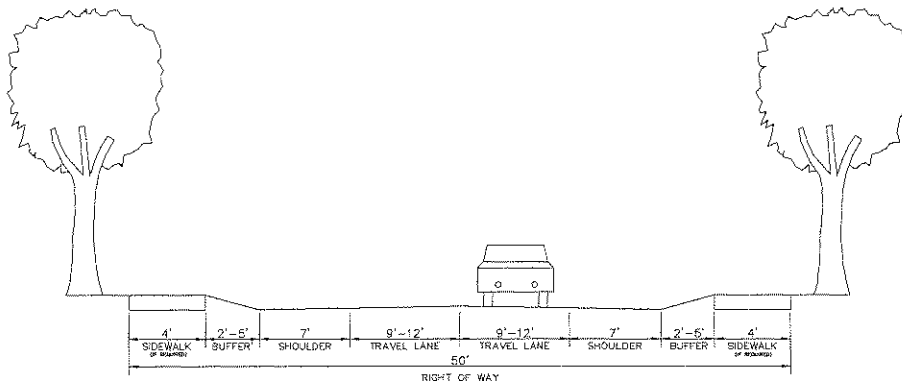
Travel Lane Width as determined by ADT

Miles Per Hour	Under 400 ADT	401-1500 ADT	Over 2000 ADT	1501 to 2000 ADT
15	9 ft. travel lane	10 ft. travel lane	10 ft. travel lane	11 ft. travel lane
20	9 ft. travel lane	10 ft. travel lane	11 ft. travel lane	12 ft. travel lane
25	9 ft. travel lane	10 ft. travel lane	11 ft. travel lane	12 ft. travel lane
30	9 ft. travel lane	10 ft. travel lane	11 ft. travel lane	12 ft. travel lane
35	9 ft. travel lane	10 ft. travel lane	11 ft. travel lane	12 ft. travel lane
40	9 ft. travel lane	10 ft. travel lane	11 ft. travel lane	12 ft. travel lane
45	10 ft. travel lane	11 ft. travel lane	11 ft. travel lane	12 ft. travel lane
50	10 ft. travel lane	11 ft. travel lane	11 ft. travel lane	12 ft. travel lane
55	11 ft. travel lane	11 ft. travel lane	12 ft. travel lane	12 ft. travel lane



STREET SECTION FOR LOCAL STREET—WITH CURB

NOT TO SCALE



STREET SECTION FOR LOCAL STREET—WITHOUT CURB

NOT TO SCALE

- B. Paved and marked bicycle/pedestrian lanes shall be provided for all collector and arterial streets and shall maintain the following minimum widths:
1. For a posted speed limit of twenty -five (25) or thirty (30) miles per hour, four (4) foot lanes shall be provided.
 2. For a posted speed limit of thirty-five (35) or forty (40) miles per hour, six (6) foot lanes shall be provided.
 3. For a posted speed limit of forty-five (45) miles per hour or greater, eight (8) foot lanes shall be provided.

Section 502.8 Horizontal Alignment

- A. Horizontal street alignments shall be measured along the centerline. Horizontal curves shall be used at all angle changes.
- B. The centerline of the street cartway shall correspond with the centerline of the street right-of-way.
- C. 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 for the application of setbacks and clear sight triangles on the adjacent properties from the affected landowner shall be provided prior to preliminary plan approval.
- D. Within Urban Growth Areas and Village Growth Areas, there shall be a tangent of at least twenty (20) feet between reverse curves for all local and collector streets.
- E. There shall be a tangent of at least one hundred (100) feet between reverse curves for all local and collector streets outside of Urban growth areas and Village Growth Areas.
- F. The tangent between reverse curves on arterial streets shall conform to Pennsylvania Department of Transportation standards.

- G. Horizontal curve centerline radii shall be designed in coordination with vertical geometry, subject to the approval of the Township Engineer. The minimum acceptable centerline radii shall be three hundred (300) feet for arterial and collector streets and one hundred fifty (150) feet for local residential streets

Section 502.9 Vertical Alignment

- A. Vertical curves shall be used in all changes of grade.
- B. The minimum vertical grade for all streets shall be one (1) percent, the maximum vertical grade shall be eight (8) percent.
- C. Pavement base drain shall be provided for any portion of any street where the vertical grade is equal to or less than two (2) percent and all streets where storm sewer is not proposed. Outlets for pavement base drains shall be acceptable to the Township.
- D. The minimum length of vertical curve for all streets shall be seventy-five (75) feet.
- E. At street intersections, the through street shall be approached by side streets where the grade of the side street(s) shall not exceed four (4) percent for a minimum distance of forty (40) feet, measured from the edge of the cartway of the intersecting streets.
- F. No side street shall intersect a through street when the through street exceeds seven (7) percent in grade.
- G. 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:

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

Section 502.10 Intersections

- A. Intersections involving the junction of more than two (2) streets are prohibited.
- B. Right angle intersections, (at right angles measured for a minimum of sixty (60) feet in each direction from the intersection of the center lines of the intersecting streets), shall be used.

- C. All streets intersecting a state highway shall be subject to the approval of PennDOT.
- D. A clear sight triangle shall be provided and maintained at all intersections as follows:
 - 1. A minimum ten (10) foot, measured from the edge of the cartway along the centerline of the intersecting street, by the minimum required safe stopping sight distances, measured along the intersecting street, in each direction; or,
 - 2. A minimum fifteen (15) foot, measured from the edge of the cartway along the centerline of the intersecting street, by seventy-five (75) foot, measured along the centerline of the intersecting street, in each direction.
- E. Clear sight triangles shall be indicated on all plans. No building, structure, landscaping, or other obstruction that would obscure the vision of a motorist shall be permitted within these areas.
- F. The distance between the centerline of streets intersecting with through streets shall be determined by the classification of the through street being intersected. The minimum separation distance shall be measured along the centerline of the through street being intersected and shall conform to the following:

Through Street Classification	Minimum Intersection Separation Distance
Arterial	500 feet
Collector	300 feet
Local	200 feet

- G. The cartway edge at street intersections shall be rounded by a tangential arc with a minimum radius as follows:
 - 1. Arterial streets - fifty (50) feet.
 - 2. Collector streets – twenty-five (25) feet.
 - 3. Local streets or alleys - ten (10) feet.
 - 4. The right-of-way radii at intersections shall be substantially concentric with the edge of the cartway.
 - 5. The Township may require larger radii based on the largest design vehicle using the intersection.
- H. Proper safe stopping sight distance shall be provided with respect to both horizontal and vertical road alignments at all intersections.
 - 1. The required and available safe stopping sight distance shall be included on the plans for all existing and proposed intersections.
 - 2. Street intersections shall be located at a point that provides optimal sight distance in both directions.

3. Sight distance at street intersections shall provide the following minimum stopping distance for a vehicle traveling on an approaching street which has no stop or signal control:

4. Calculation of Safe Stopping Sight Distance.

a. 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.

5. 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.

6. A Minimum Safe Stopping Sight Distance table that specifies minimum safe stopping sight distance for selected speeds is provided in the Appendix. The sight distances in the table apply for roadway grades in whole numbers from +10% to -10% along with speeds from five (5) to sixty-five (65) miles per hour in increments of five (5) miles per hour. The designer may use this table in lieu of the above formula.

7. Measurement of Sight Distance.

a. The correct measurement of available sight distance at each proposed street intersection shall be the responsibility of the applicant.

b. 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.

c. For each direction, the shortest of the following measurements shall be considered the available sight distance for that direction:

1) 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, and;

2) 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, and;

- 3) 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.

H. 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, all such work shall be at the expense of the applicant;
4. Require installation of a separate left turn standby lane; all such work shall be at the expense of the applicant, or;
5. Deny access to the roadway.

Section 502.11 Curbing

A. Within any Urban or Village Growth Area, curbs shall be required as follows:

1. Along all existing and proposed streets in subdivisions and land developments.
2. Along all proposed access drives, all interior landscaping and traffic control islands within parking compounds in land developments.

B. Outside of Urban Growth Areas or Village Growth Areas, curbs shall be required as follows:

1. Along the radius of each corner of all roadway intersections.
2. Along the radii of all access drive intersections with roadways with a minimum of a five (5) foot curb taper at the end of the radii.

C. Standard vertical curb shall be provided as follows:

1. Along all state highways.
2. Along all Township streets that the Township has classified as an arterial or collector street.
3. Along any street where vertical curbs exist.

- D. Standard slant curb shall be provided along all other streets.
- E. The location and type of curbing shall be clearly indicated on the plans.
- F. Curbs shall be constructed and installed in accordance with the specifications in the Appendix of this Ordinance or any other Ordinance enacted by the Board of Supervisors setting requirements for the construction of roads, curbs and sidewalks or, in lieu of such standards, in accordance with the standards of PennDOT Publication 408, as amended.

Section 502.12 Sidewalks

- A. Within any Urban or Village Growth Area, it is the intent of the Township that sidewalks shall be provided throughout such that a completely linked network is created. Sidewalk layout shall be designed to provide convenient, safe and direct access between various uses and with other nearby concentrations of residential or non-residential development. The installation of sidewalks is required in all subdivisions and land developments within any Urban or Village Growth Area as provided herein.
- B. Outside of Urban Growth Areas and Village Growth Areas, the Township shall require sidewalks be provided as a transition to higher intensity activity areas and facilities as follows:
 - 1. Within three hundred (300) feet of an Urban or Village Growth Area boundary.
 - 2. Within three hundred (300) feet of a higher intensity zoning district.
 - 3. Within five hundred (500) feet of existing sidewalks.
 - 4. Within five hundred (500) feet of commercial centers or establishments, or recreational or community facilities (other than those facilities noted in No. 5 below) when the Board of Supervisors determines that there is reasonable grounds to believe that, because of nearby existing, proposed or contemplated (through zoning) residential, commercial, institutional or other kinds of development, pedestrian traffic will be generated to and from the establishment or facility in an amount that sidewalks are needed to properly and safely provide access.
 - 5. Within two thousand (2000) feet of parks, greenways or linear trails, either existing or recommended within Manor Township in a plan of Manor Township, the Lancaster Intermunicipal Committee or Lancaster County.
 - 6. Within twenty five hundred (2500) feet of an existing or proposed school.
- C. Where required, sidewalks shall be provided as follows:
 - 1. Sidewalks shall be installed on both sides of all streets in subdivisions and land developments.
 - 2. Sidewalks shall be located within the street right-of-way line, and shall be a minimum of four (4) feet in width.
 - 3. Pedestrian easements shall be provided when the sidewalk is not located entirely within the street right-of-way.

4. Sidewalks shall provide access to and/or within a commercial, industrial or community facility.
 - a. Sidewalks that are provided as part of such non-residential facilities shall be designed and constructed to service the projected pedestrian needs.
 5. Sidewalks shall be designed barrier free in accordance with applicable federal and state standards, including but not limited to, the Americans with Disabilities Act.
- D. Sidewalks shall be constructed and installed in accordance with the specifications in the Appendix of this Ordinance or any other Ordinance enacted by the Board of Supervisors setting requirements for the construction of roads, curbs and sidewalks or, in lieu of such standards, in accordance with the standards of PennDOT Publication 408, as amended and in accordance with the following:
1. A minimum two (2) foot wide grass planting strip shall be provided between the back of curb and sidewalk.
 2. All utility services and mains shall be extended to the building side of the sidewalk and shall cross beneath the sidewalk at a ninety (90) degree angle. No utility services shall be permitted to be run within the grass planting strip except to cross as described above at a ninety (90) degree angle.

Section 502.13 Lighting

A. Street Lights.

1. All subdivision or land development plans proposed within the Township shall be provided with street lighting in accordance with the following:
 - a. **Locations.**
 - 1) At existing or proposed street and access drive intersections.
 - 2) When a curve in an existing or proposed street does not meet the horizontal alignment standard of this Ordinance or where AASHTO standards indicate that the safe speed for the curve is less than the posted speed limit for the street.
 - 3) Additionally, the Township may require additional street lighting in order to provide safe and convenient vehicular and/or pedestrian circulation.
 - b. **Standards.**
 - 1) Electrical installations for all street lights shall be in accordance with the prevailing regulations and specifications established by the appropriate electric service provider. It shall be the responsibility of the developer to have final construction approved by an electrical inspection agency and a written report attesting this fact submitted to appropriate electric service

provider, thereby allowing the utility to provide pole illumination.

Lighting wattage shall be provided according to the Township requirements applicable at the time of an application.

- 2) All lighting shall be so arranged as to reflect the light downward on the streets and street identification sign, and away from adjoining premises utilizing flat lens, full cut-off shield fixtures.
- 3) Light fixture and pole styles shall be approved by the Township, and all light fixtures shall be actuated by a photo-electric controlled switch.
- 4) Poles for mounting lights shall not exceed fifteen (15) feet in height.
- 5) All lighting plans shall be delineated on the plan and shall include photometrics.
- 6) Appropriate footer and mounting details shall be included on the plans
- 7) Cost of all materials and installation of street lights shall be paid by the developer.

B. On-Premises Lights.

In addition to Section 502.13.A above, and all vehicle parking lighting requirements set forth in Article 3 of the Manor Township Zoning Ordinance and Section 505 of this Ordinance, all subdivision or land development plans proposed within any Urban or Village Growth Area shall be provided with on-premises lighting in accordance with the following:

1. Single family dwellings.

- a. A minimum of one (1) lantern or post lamp style light fixture per dwelling unit shall be provided.
- b. The fixture shall be actuated by a photo-electric controlled switch.
- c. The fixture shall be mounted on a wood, aluminum post (or other material approved by the Township) a minimum of six (6) and a maximum of fifteen (15) feet from grade to fixture height.
- d. The post and fixture shall be located as follows:
 - 1) Outside of any street right -of-way;
 - 2) Between the dwelling and the dwelling-side of the sidewalk along the street and within two (2) feet of the sidewalk; and,
 - 3) Within five (5) feet of the edge of driveway serving the dwelling.

- e. The Township may require additional on-premises lighting in order to provide safe and convenient pedestrian circulation.
- f. The cost of all installation, operation, service, repair, and maintenance of all on-premise lighting shall be the responsibility of the applicant, their heirs and assigns which may include an approved Homeowner's Association or individual lot owners.

2. Multi-family, Commercial, and Industrial Development Lights.

- a. A minimum of one (1) lantern or post lamp style light fixture per shall be provided for each building at or near the entrance/exit of the building.
- b. Lighting shall be provided along existing or proposed pedestrian walkways.
- c. The maximum height of fixtures, whether attached to building or a pole, shall not exceed the maximum building height permitted, or twenty (20) feet, whichever is less
- d. Poles for mounting lights shall not exceed fifteen (15) feet in height.
- e. Spacing of standards shall be equal to approximately four (4) times the height of the fixture.
- f. All lighting shall be so arranged as to reflect the light downward on the streets and street identification sign, and away from adjoining premises utilizing flat lens, full cut-off shield fixtures.
- g. Spotlights, if used, shall be placed on standards pointing toward the buildings, rather than on the buildings and directed outward which creates dark shadows adjacent to the buildings.
- h. No posts or fixtures shall be located in any street right-of-way.
- i. All lighting plans shall be delineated on the plan and shall include photometrics.
- j. The Township may require additional lighting in order to provide safe and convenient pedestrian circulation.
- k. Cost of all installation, operation, service, repair, and maintenance of all multi-family, commercial, and industrial development lighting shall be the responsibility of the applicant, heirs, and assigns which may include an approved Homeowner's Association or individual lot owners.

Section 502.14 Cul-de-sac and Dead-End Streets

- A. A cul-de-sac shall not be permitted when a through street is feasible.
- B. When cul-de-sac streets are proposed, the application shall be accompanied by a written analysis of the merits of the design and the reasons that a through street would not be feasible.
- C. Approval of cul-de-sac streets shall be at the sole discretion of the Township.
- D. The feasibility of a through street will be based on the following:
 - 1. Physical features of the tract proposed for development which prevent street connections;
 - 2. The potential for extension of the street to adjoining lands;
 - 3. Restrictions imposed by other government regulations; and,
 - 4. The ability of the design to meet all other requirements of this Ordinance.
- E. Cul-de-sacs shall provide access to not more than twenty five (25) dwelling units for residential development and to not more than seven hundred fifty (750) ADT based on the ITE Trip Generation Manual for non-residential development.
- F. When permitted, permanent cul-de-sac streets shall be designed as follows:
 - 1. Minimum length - two hundred fifty (250) feet;
 - 2. 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;
 - 3. Permanent cul-de-sac streets must be provided with a paved turn-around as follows:
 - 4. A minimum diameter of one hundred (100) feet to the street right-of-way
 - 5. A minimum diameter of eighty (80) feet to the face of curb or edge of paving
 - 6. Hammerhead or T-configured turnarounds may be permitted in place of the bulb design above if the cul-de-sac serves less than 10 dwelling units. The minimum dimensions of a Hammerhead or T-configured turnarounds are sixty (60) feet by twenty (20) feet.
 - 7. 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.
 - 8. Drainage of cul-de-sac streets shall preferably be toward the open end.

9. If drainage is toward the closed end, water shall be conveyed away in an underground storm sewer or by other means approved by the Township.
 10. The minimum grade on cul-de-sacs shall be designed to ensure a minimum of one (1) percent along the curb line to the designed low points.
 11. The maximum grade on cul-de-sacs shall not exceed four (4) percent.
- G. Temporary cul-de-sac streets shall be designed as follows:
1. Minimum length - two hundred fifty (250) feet;
 2. Maximum Length - eight hundred (800) feet in length;
 3. Temporary cul-de-sacs shall be designed to the same cartway width and drainage criteria as required for permanent cul-de-sacs.
 4. Temporary easements shall be provided for the affected adjoining properties until such time that the street is extended.
- H. Dead-end streets:
1. Dead-end streets are prohibited unless designed as cul-de-sac streets.
 2. The Township may waive the requirements of providing a turn-around for streets which are planned for future extension into adjoining tracts subject to the following requirements:
 3. The street will be no longer than the depth of one (1) lot.
 4. The street will not be the primary means of access to any lot or dwelling unit.
 5. Any street temporarily dead-ended in order to provide for future continuation of the street into adjoining property or for authorized phased development shall be fully constructed and all utilities installed to the property line of the adjoining property or phase line.
 6. 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, as amended.

Section 502.15 Alleys

- A. Alleys shall have the following characteristics:
1. A property that utilizes an alley shall maintain frontage along a public or private street.
 2. No part of any structure shall be located within eight (8) feet of the edge of the cartway of an alley.

3. The cartway of all alleys shall be constructed in accordance with local street standards of this Ordinance.
 4. The vertical and horizontal alignments of alleys shall be in accordance with the local street specifications of this Ordinance.
 5. Alleys and their intersections shall be constructed in accordance with the local street specifications of this Ordinance.
- B. Alleys offered for dedication will not be accepted by the Township.
- C. Applicants proposing alleys within a development may request that the Township reduce the width requirements of the local streets proposed within the development. The request shall be in the form of a modification request and shall be accompanied by adequate justification.
- D. Applications that propose an alley shall include an agreement, in a form acceptable to the Township, which shall be recorded with the Recorder of Deeds as part of the final plan. This agreement shall establish the conditions under which the alley will be constructed and maintained and shall stipulate:
1. That the alley shall be constructed and maintained to conform to the provisions of this Ordinance; and,
 2. The method of assessing maintenance and repair costs.
 3. If the use of an alley is limited to the common use of two (2) properties, the applicant shall provide for the use and maintenance of the alley;
 4. If the use of an alley is for more than two (2) properties, 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 and 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; and,
 5. 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.
- E. The final plan for recordation with the Recorder of Deeds shall include a plan note which identifies the following:
1. The specific alleys;
 2. The recorded maintenance agreement; and,
 3. Notification that the alleys do not qualify for dedication to the Township and that the Township will not assume any responsibility for their maintenance.

Section 503 Access Drives

Section 503.1 General Standards

- A. The cartway of all access drives shall be constructed in accordance with the collector street specifications of this Ordinance.
1. In the alternative, and at the discretion of the applicant, the access drive may be paved with "Marshall Mix" pavements and shall provide a crushed aggregate base course with a minimum depth of six (6) inches of 2A crushed aggregate, a four (4) inch depth of BCBC base course, a two (2) inch depth of ID-2 binder, and one and one-half (1½) inch depth of ID-2 wearing course. The Marshall Mix material shall be equal to or superior to PennDOT Publication Form 408 in its latest revisions.

- B. Access drives do not require a specific right-of-way; however, the following standards for cartway width shall apply:

Number of Lanes	Cartway Width
Three (3) lanes	Thirty (30) feet
Two (2) lanes	Twenty (20) feet
One (1) lane	Ten (10) feet

The access drive widths listed above are the minimum required widths; however the applicant must demonstrate that the access drives are adequately sized for the anticipated use.

- C. Parallel parking may be permitted along one side of access drives provided the required width is increased by eight (8) feet.
- D. The same vertical and horizontal alignment standards shall be required for access drives that are required for local streets in this Ordinance.
- E. The same intersection standards shall be required for access drives that are required for local streets in this Ordinance.
- F. Access drives shall be located a minimum of fifteen (15) feet from side or rear property lines.
1. Any portion of the radius at the intersection may be within (5) feet of the property line were the street and an access drive intersect.
 2. The fifteen (15) foot setback may be waived along one property line when a joint access drive is shared by adjoining uses.
- G. Access drives shall be provided with an unobstructed green area (setback) that is parallel to, and along the entire length of the access drive.
1. The width of the green area shall be measured from the face of curb and be a minimum of fifteen (15) feet in width.

2. The green area may be utilized for storm water management facilities, utilities, lighting, landscaping and other compatible uses. In no case shall any building or structure be located within the required green area.
- H. Access drives which terminate in a cul-de-sac shall not exceed one thousand five hundred (1,500) feet in length, measured from the centerline intersection of a street or access drive which is not a cul-de-sac to the center of the turnaround area. All cul-de-sacs shall be constructed in accordance with Section 502.13.

Section 503.2 Access Drive Lighting

Any subdivision or land development plan that proposes an access drive within any Urban or Village Growth Area shall provide access drive (street) lighting in accordance with Section 502.13.

Section 503.3 Emergency Access Requirements

- A. All subdivisions or land developments containing twenty five (25) or more dwelling units, or non-residential buildings or land developments containing twenty-five thousand (25,000) 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.
- B. 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.
- C. 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.
- D. 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.
 3. Applicants proposing to provide emergency access shall submit evidence of such approval.
 4. 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.
 5. The emergency access may be located so that access is gained from an adjacent tract.

- a. For example, a subdivision or land development adjoining a parking lot of another use may provide emergency access through a point with a break-away chain.
6. 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 504 Driveways

- A. Driveways shall be located as to provide minimum safe stopping sight distance at intersections with streets.
- B. Driveways serving single family detached and single family semi-detached dwellings shall not be located within any required clear sight triangle of a street intersection.
- C. Driveways shall be designed in accordance with the requirements of the Township Zoning Ordinance.
- D. Where required by the Township, and along all collector and arterial streets, driveways shall include an off-street turn-around area. Vehicles shall not exit driveways by backing onto a collector or arterial street.
- E. Driveways shall not interfere with the normal traffic movement or be inconsistent with the design, maintenance and drainage of the street.
- F. Driveway locations shall be delineated on all plans.
- G. To promote storm water infiltration, driveways may be constructed with pervious paving and/or with a two-track pavement design where the tracks are a minimum of eighteen (18) inches wide and located to match the width of a typical vehicle wheelbase.
- H. Proposed farm driveways or existing farm driveways where a site plan is required for a change of use shall be curbed along the radii of the intersection with a roadway, including a five (5) foot curb taper at the end of the radii; or in the alternative, shall be designed and constructed to adequately accommodate the turning movements of the largest vehicle anticipated to utilize the farm driveway.

Section 505 Vehicular Parking Facilities

- A. Off-street vehicular parking facilities shall be provided in accordance with the Township Zoning Ordinance.
- B. Parking compound dimensions shall be no less than those listed in Appendix.
- C. Landscaping and screening shall be provided in accordance with the Township Zoning Ordinance.
- D. No portion of a parking compound will be permitted within ten (10) feet of side or rear property lines or street right-of-ways.

- E. Not less than five (5) foot radius of curvature shall be permitted for horizontal curves in parking areas.
- F. All dead-end parking lots shall be designed to provide sufficient back-up area for all end stalls.
- G. Painted lines, arrows and dividers shall be provided and maintained to control parking when necessary to direct vehicular circulation.
- H. Parking areas, main entrances and exits which are open to the public shall be lighted to the following standards:
 - 1. Lighting shall be provided at a minimum average of two (2) foot candles at an elevation of three (3) feet above the surface, but shall not exceed 0.1 foot candle at the adjoining property line.
 - 2. All lighting shall be so arranged as to reflect the light downward and away from adjoining premises and public rights-of-way by the use, at minimum, of full cut-off shields on the lighting fixture.
 - 3. Poles for mounting lights shall not exceed twenty-five (25) feet in height.
 - 4. All lighting plans shall be delineated on the plan and shall include photometrics.
 - 5. Appropriate footer and mounting details shall be included on the plans.
- I. All parking compounds and isles between parking spaces shall be paved to meet the following minimum standards:
 - 1. Crushed aggregate base course with a minimum thickness of six (6) inches, as specified in PennDOT Specifications, Form 408, and its latest revisions.
 - 2. The bituminous surface shall consist of a minimum of Superpave PG 64-22, 0.0/0.3 ESALs, two (2) inches 19.0 mm mix, and one and one-half (1 ½) inches of 9.5 mm mix. Material shall be equal or superior to PennDOT Specifications Publication 408/90, as amended, and shall be applied in accordance with those same specifications.
 - a. In the alternative, and at the discretion of the applicant, the parking compound may be paved with "Marshall Mix" pavements and shall provide a two (2) inch depth of ID-2 binder, and one and one-half (1½) inch depth of ID-2 wearing course. The Marshall Mix material shall be equal to or superior to PennDOT Specification Publication Form 408 in its latest revisions.
 - 3. Truck areas may require a heavier pavement section.

Section 506 Blocks

- A. 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.

- B. Lot configurations should provide for flexibility in building locations while providing safe vehicular and pedestrian circulation.
- C. Lots with areas that are two (2) or more times the minimum requirements shall, wherever feasible, be designed with configurations that allow for additional subdivision.
- D. Block length in a residential subdivision shall not exceed one thousand (1,000) feet.
- E. Blocks in non-residential areas may vary from the above requirement for residential blocks when required by the nature of the use. Adequate provisions shall be made for off-street parking, loading areas and traffic circulation.

Section 507 Lot and Parcel Configuration

Section 507.1 General Design Standards

- A. Lot and parcel size configuration, and/or intensity shall conform to the requirements of the Township Zoning Ordinance.
- B. Whenever practical, side lot lines shall be radial to street lines.
- C. In order to avoid jurisdictional problems, lot lines shall, wherever feasible, follow municipal boundaries rather than cross them.
- D. Where a lot is divided by a municipal boundary, the minimum standards of both municipalities shall apply.
- E. All lots shall front on an approved public or private street and maintain a minimum lot width as required by the Township Zoning Ordinance at the building setback line.
- F. Double frontage lots are prohibited except where provided as reverse frontage lots.
 - 1. Reverse frontage lots are only permitted when a reduction of driveway intersections along a street with a high volume of vehicular movements is desired.
 - 2. Reverse frontage lots shall be approved at the sole discretion of the Township.
 - 3. All reverse frontage lots shall include an identification of the frontage for use as a road access.
 - 4. 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.
 - 5. Reverse frontage lots 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.
 - 6. Buffer areas shall include a suitable and uninterrupted evergreen planting of a minimum height of thirty-six (36) inches designed to reach sufficient height and density to give maximum screening.
 - 7. Such screening shall be permanently maintained and replaced where necessary to present an attractive appearance.

- G. All remnants of land (areas remaining after subdivision) shall conform to the lot area and configuration requirements of the Zoning Ordinance.
- H. Metallic markers shall be set at all points where existing or proposed lot lines intersect with any street right-of-way line, curves, other property lines and any other right-of-way or easement.
 - 1. Metallic markers shall consist of solid steel bars at least thirty (30) inches long and not less than one-half ($\frac{1}{2}$) inch in diameter. Alternative monumentation methods will be at the discretion of the Township Engineer.
 - 2. All existing and proposed markers shall be delineated on the final plan.
 - 3. All 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 marked.

Section 507.2 Flag Lots

- A. Flag lots shall conform to the requirements of the Township Zoning Ordinance.
- B. Flag lots shall not be created when lots can be designed that directly access a public or private street. The Board at its sole discretion may approve the plotting of a limited number of flag lots when:
 - 1. The "flagpole" or access portion of the flag lot shall maintain a minimum width of twenty-five (25) feet and shall not change direction more than once.
 - 2. The Board may attach any reasonable conditions to the creation of flag lots as it finds necessary or desirable to provide for the orderly development of land and street systems.

Section 507.3 Specific Building Setback Requirements

- A. Where any petroleum product, electrical, or communication transmission line or railroad or railroad right-of-way 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 product, electrical, or communication transmission line.
 - 1. The Township will require, with the final plan application, a letter from the owner of the transmission line or railroad or railroad right-of-way stating any conditions on the use of the tract which shall contain a petroleum product, electrical, or communication transmission line or railroad or railroad right-of-way.
- B. No dwelling unit or any non-agricultural non-residential principal use structure shall be located within one hundred (100) feet of any actively farmed parcel within any agricultural zoning district.

Section 508 Easements

Section 508.1 Utility Easements

- A. Easements for sewer, water, electric, telephone, cable, gas and other facilities or public utilities shall meet the following standards:
1. Utility easement widths shall be according to the applicable utility or authority requirements but shall be a minimum width of twenty (20) feet, and all utility companies are encouraged to use common easements.
 2. To the fullest extent possible, easements shall be adjacent to property lines.
 3. 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.
 4. This requirement shall be noted on the final plan.
 5. This requirement shall be included in all deeds for lots that contain an easement.

Section 508.2 Storm Water Easements

- A. 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 in accordance with the requirements of this Ordinance and the Manor Township Storm Water Management Ordinance.
- B. Easements shall have a minimum width of twenty (20) feet.
- C. Easements shall be adequately designed to provide area for the following:
1. The collection and discharge of storm water.
 2. The maintenance, repair and reconstruction of the drainage facilities and the passage of machinery for such work.
- D. The easements shall clearly identify who has the right-of-access and responsibility of maintenance.
1. This requirement shall be noted on the final plan.
 2. This requirement shall be included in all deeds for lots that contain an easement.
- E. 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 to 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.

Section 508.3 Pedestrian Easements

- A. Pedestrian easements shall have a minimum width of six (6) feet.

Section 508.4 Multi-family Units

- A. When a subdivision proposes multi-family attached dwellings, such as townhouses, the plans shall include access easements to allow all lots owners access to front and rear yards as for maintenance and non-licensed vehicles as follows:
1. Along the front and rear property lines of all units;
 2. The side property lines of the end units;
 3. The access easement shall have a minimum width of six (6) feet; and,
 4. This requirement shall be noted on the final plan
 5. This requirement shall be included in all deeds for lots that contain an easement.

Section 509 Landscaping Requirements

Section 509.1 Commercial and Industrial Landscaping

- A. A completely planted visual barrier or vegetative screen, designed to reach a density acceptable to the Board of Supervisors within five (5) years, shall be provided between any commercial or industrial use and any contiguous properties which are residentially zoned or which are used for residential purposes.
- B. The width of the area containing the vegetative screen shall be a minimum of twenty (20) feet.
- C. This vegetative screen shall be comprised of plants and trees arranged to form both a low level and a high level screen in accordance with the Landscaping Requirements of the Township Zoning Ordinance.
- D. The Board may waive the screening requirements where, in the sole opinion of the Township, the applicant has demonstrated that an adequate natural or man-made physical barrier exists that would provide similar or better results.
- E. Any portion of the commercial or industrial tract which is not used for buildings, structures, parking, etc. shall be planted or landscaped in accordance with an overall plan to be approved by the Board and the Township Engineer.

Section 509.2 Residential Landscaping

- A. Any portion of any residential tract which is not used for buildings, structures, parking, etc. shall be planted or landscaped in accordance with an overall plan to be approved by the Board and the Township Engineer.

Section 509.3 Fencing

- A. The Township may permit the use of fencing, in lieu of screen plantings under the following conditions:
 - 1. The fencing material shall be approved by the Township.
 - 2. The fencing shall be installed along the tract boundary within a ten (10) foot easement located on the developed property and shall be permanently maintained by the property owner.
 - 3. This requirement shall be noted on the final plan
 - 4. This requirement shall be included in all deeds for lots that contain an easement.

Section 509.4 Existing Wooded Areas

- A. Existing wooded areas shall be protected to prevent unnecessary destruction.
- B. At least fifty (50) percent of the area of trees within any wooded area that exist at the time of plan submission shall be maintained or replaced immediately following construction.
- C. Replacement trees shall be a minimum trunk caliper of two (2) inches at a height of six (6) inches above finished grade and located within unbuildable sections of the site (i.e. steeper-sloped and setback areas) or at an off-site area that is acceptable to the Township.

Section 509.5 Street Trees

- A. Within an Urban or Village Growth Area, street trees shall be required by the Township in accordance with the following standards:
 - 1. The trees shall be nursery grown in a climate similar to that of the locality of the project.
 - 2. All trees shall have a normal habit of growth and shall be sound, healthy and vigorous; they shall be free from disease, insects, insect eggs, and larvae.
 - 3. The caliper of the trunk, measured at a height of six (6) inches above finished grade, shall be a minimum of two (2) inches.
 - 4. Trees shall be planted between the street right-of-way line and the building setback line except where the Township has authorized placement of trees within the street right-of-way. The tree growth shall not interfere with the street cartway, sidewalk or utility line.
 - 5. All planting shall be performed in conformance with good nursery and landscape practice including proper guying and staking.
 - 6. Requirements for the measurements, branching, grading, quality, balling, and burlapping of trees shall follow the code of standards recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock, ANSIZ60, 1-1973, as amended.

B. Street Trees shall be provided as follows:

1. In residential land developments, one (1) street tree shall be provided for each building containing two (2) or less dwelling units and two (2) trees for buildings containing three (3) or more dwelling units
2. A minimum of one (1) street tree shall be provided for each residential lot, and spaced not less than forty (40) feet or more than sixty (50) feet apart along the entire length of each existing or proposed street. In residential subdivisions which propose attached dwellings (townhouses) and have lot widths less than forty (40) feet, the additional trees not able to be located at the above spacing may be distributed at appropriate locations throughout the remainder of the subdivision.
3. In commercial and industrial zoning districts, street trees shall be provided with each land development plan and spaced not less than forty (40) feet or more than sixty (60) feet apart along each street frontage.

C. The developer may request that the Township not require the provision of street trees and offer to pay a fee in lieu of provision of street trees in an amount equal to the cost for the developer to provide all materials, installation and one year's maintenance of street trees required by this Section.

1. The decision to accept an offer of a fee-in lieu of the required installation of street trees shall be at the sole discretion of the Board of Supervisors.

D. The developer may request that the Township permit the installation of the required numbered street trees in locations other than those required by this Section.

1. The request shall be accompanied by planting plan clearly showing the proposed alternate location(s) and an explanation demonstrating why the required location(s) would not be suitable for street trees.
2. The decision to accept an offer to permit installation in alternate locations shall be at the sole discretion of the Board of Supervisors.

E. Street trees shall be selected from the following species:

Acer rubrum cultivars	Red Maple
Aesculus x cornea	Red Horsechestnut
Cladrastus lutea	American Yellowwood
Fraxinus pennsylvanica cultivars	Green Ash
Ginkgo biloba (males only)	Ginkgo
Gleditsia triacanthos inermis Cultivars	Thornless Honey Locust
Liquidambar styraciflua	Sweet gum
Nyssa sylvatica	Black Tupelo
Quercus acutissima	Sawtooth Oak
Quercus pbellos	Willow Oak
Quercus rubra	Red Oak
Sophora japonica	Japanese Pagoda Tree
Tilia cordata	Littleleaf Linden
Tilia x euchlora	Crimean Linden
Tilia tomentosa	Silver Linden
Zelkova serrata cultivar	Japanese Zelkova
Pyrus calleryana Redspire	Redspire Pear

Section 509.6 Refuse Collection Stations

- A. Refuse collection stations shall be located and screened in accordance with the requirements of the Township Zoning Ordinance and as follows:
 - 1. Refuse collection stations shall be located a minimum of (15) feet from any property line.
 - 2. Refuse collection stations shall not be located in any front yard.
- B. Outdoor refuse collection stations shall be provided for garbage and trash removal when individual collection is not made and indoor storage is not provided.
- C. Refuse 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.
- D. Refuse 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 509.7 Riparian Buffer

- A. A naturally vegetated buffer system shall be provided along all perennial streams. Such a buffer can encompass critical environmental features such as 100-year floodplains, steep slopes and freshwater wetlands and be the location for storm water management practices that minimize storm water impacts to streams. The width of the riparian buffer shall be established as the greatest of the following:
 - 1. The limit of the 100-year floodplain.
 - 2. Twenty five (25) feet from the riparian wetland boundary, if present.
 - 3. A specified distance from the top of each stream bank as shown below:

a.	Susquehanna River	100 feet
b.	Conestoga River	75 feet
c.	Little Conestoga Creek and branches	50 feet
d.	Wissler's Run	50 feet
e.	All other streams	35 feet
- B. Limits of disturbance shall be shown on the plan and shall stay out of the riparian buffer. During construction, physical barriers shall be used to clearly delineate and protect buffer areas.
- C. Property maintenance within a riparian buffer shall preserve native and other beneficial plants and incorporate the planting of native and other beneficial plants to the greatest extent possible.

Section 510 Storm Water Management and Floodplain Controls

- A. All storm water management, collection, conveyance, and erosion control shall be accomplished in accordance with the Manor Township Storm Water Management Ordinance, as amended.

Section 510.1 Floodplains

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

Section 511 Public Dedication of Park and Recreation Land.

- A. In accordance with the recommendations of the Parks and Recreation provisions of the Manor Township Comprehensive Plan, as amended, all subdivisions and land developments shall be provided with park and recreation land that shall be dedicated to the Township. The developer may request that the Township not require the dedication of land, and any such request shall be accompanied by an offer to pay a fee in lieu of dedication of the land, computed in accordance with the provision provided herein; an offer to construct recreational facilities; and /or an offer to privately reserve land for park or recreation purposes or combination of the above.
- B. The provisions herein shall apply to development proposals that would create new or expand existing residential and non-residential development. Their purpose is to implement Section 503(11) of the Pennsylvania Municipalities Planning Code and they are based on the findings and determinations found in the Manor Township 1990 Parks and Open Space Plan and the 1993 Lancaster Intermunicipal Committee Regional Parks and Open Space Plan.
- C. Dedication Requirements
 - 1. A subdivision or land development that creates three (3) or more new residential units out of a parent tract either initially or cumulatively from the date of this Ordinance shall dedicate a minimum of 0.039 acres of land as park or recreational land for each residential unit or lot created.
 - 2. A proposed land development or subdivision for the purpose of commercial, industrial or other non-residential use that involves a total area of two (2) acres or more, excluding public and private schools, shall dedicate a minimum of 2.5% of the proposed development's total land area (including areas of current and proposed public right-of-way) as park, recreation and open space land to the Township.

3. Notwithstanding the foregoing, in all cases the minimum area of land reserved as park, recreation and open space land shall be equal to the minimum lot size in the district in which the subdivision or land development is located.
- D. The developer may request that the Board permit the provision of park and recreation land other than through public dedication of land as set forth above.
1. The developer shall set forth, in writing, the means by which he will fulfill this requirement which may include any one or a combination of the following:
 - a. The payment of a fee in lieu of dedication of all or a portion of the amount of land required to be dedicated.
 - b. Construction of recreational facilities.
 - c. The private reservation of land
 2. If a fee in lieu of dedication is proposed by the developer, said fee shall be the fair market value of the land required to be dedicated under Subsection (C) above.
 - a. The developer shall provide the Board with all information necessary to determine that fair market value of the land, including but not limited to:
 - b. A copy of the agreement of sale if the developer is an equitable owner and has purchased the land within the past two (2) years, or,
 - c. An appraisal of the property conducted by an MAI appraiser acceptable to the Township.
 - d. Fair market value shall be computed by dividing the total price for the tract by the number of acres within the tract and then multiplying that number by the amount of land required to be dedicated.
 - e. Payment of all such fees shall be a condition of final plan approval, and no plans shall be signed by the Board until such fees are paid.
 - f. All fees shall be paid to the Township and deposited in a separate interest-bearing account. Fees deposited to this account shall be administered as required by the Municipalities Planning Code.
 3. If the developer proposes to construct recreational facilities, the developer shall present a sketch plan of such facilities and an estimate of the cost of construction.
 4. If the developer proposes the private reservation of land, the developer shall provide for the maintenance of such land through either the inclusion of such land as common elements of a condominium or the creation of a home owners' association which shall meet the requirements for a unit owners' association contained in the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. §3101 et seq.
 - a. Such documentation shall be recorded, shall provide that the land cannot be further developed and shall give the Township the rights to maintain the land as set forth in Article VII of the Municipalities Planning Code dealing with the maintenance of common open space in planned residential developments.

dedicated open space requirements of this Section unless such strips constitute the formation of or interconnection with a trail system throughout the subdivision or development, or such land is improved with pedestrian/bicycle trails, fitness stations, or other recreational improvements and amenities acceptable to the Board of Supervisors.

5. In the event that the development tract contains natural features which are worthy of preservation, the developer may request that the Board of Supervisors permit the provision of recreational land configured in such a manner as to best preserve the natural features. The proposed location of the recreational land shall be deemed acceptable at the sole discretion of the Board of Supervisors.
6. If the adjoining property to the subject property is undeveloped land, the Board of Supervisors shall require that the recreational land to be dedicated for the subject property development be provided at the property boundary of the development in order that it may be added to land provided for park and recreation purposes on the adjacent tract at such time as the adjoining property is developed.
7. If the adjoining property to the subject property has previously been developed and recreational land has been provided at the boundary of that previously developed property, the Board of Supervisors shall require that the recreational land to be dedicated for the subject property development be located adjoining the previously provided recreational land.
8. Pedestrian connections shall be provided from the subject property to adjacent parks, schools, recreational facilities, greenways, activity centers and commercial centers.

G. Design Requirements

1. **Useable Play or Active Recreation Lands.**

- a. The site(s) shall be located and designed for safe access by existing and proposed users.
- b. Sufficient lot widths and depths shall be provided so as to accommodate ball fields, courts, play equipment, pavilions and other open play areas. Should a development be proposed at a location adjacent to existing park land, dedicated park land shall be provided as an expansion of the existing park.
- c. Slopes across the land shall be at least two percent (2%) and no more than five percent (5%).
- d. The developer of the subdivision or development shall extend utilities such as sewer, water and power that are provided within the development to the park, recreation and open space land that is being dedicated if so requested by the Board of Supervisors. No part of the land to be dedicated shall be located within any overhead utility easement.
- e. No part of the land to be dedicated shall be a part of any other required setback, yard, buffer and/or open space required for any adjoining lots or uses as regulated by the Township's Zoning Ordinance.

- f. A site shall have at least one vehicular access area that is a minimum of twenty four (24) feet in width.
- g. Pedestrian trails and/or walkways shall be a minimum of six (6) feet wide and shall be constructed with 1-1/2 inches of bituminous asphalt laid upon a six (6) inch stone base.

2. Greenway or Natural Resource Lands.

a. Designated Greenways.

1) The Manor Township 1990 Park and Open Space Plan, the 1993 Regional Park and Open Space Plan, the 1999 Conestoga Greenways Plan, prepared by the Lancaster Inter-Municipal Committee, their updates, and other recognized Lancaster County area open space plans identify greenway corridors in Manor Township that includes, but is not limited to, these natural watercourses:

- a) Susquehanna River;
- b) Conestoga River;
- c) Little Conestoga Creek;
- d) West Branch of Little Conestoga Creek;
- e) Indian Run; and,
- f) Wissler Run.

b. Any land proposed for any type of development that contains any portion of a greenway in Manor Township noted in the above plans and/or along any natural watercourse with a required greenway shall, by dedication, provide public access to and upon the greenway(s).

c. Greenways and natural resource areas as corridors of open space help the Township achieve its goal of connectivity between development and community resources by providing links for people to gain access to residential and non-residential areas, schools, parks, neighborhoods, village and community centers, historic sites, natural features and recreational open space. Greenways may be developed for active use or be left untouched providing recreational, educational, environmental and open space values for nearby development. Greenways may be provided along water ways, wetlands, floodplains, ridge lines, utility easements, rights-of-way, abandoned railroad beds, roadways and streets. Wherever possible, they should incorporate parks, schools, pedestrian ways, existing bike routes, sidewalks, trails and utilize the larger buffer area setbacks between different land uses. Design standards shall be as follows:

d. Any Greenway and Natural Resource Area shall conform to the goals of the Township's Park and Open Space Plan, The Manor Township Comprehensive Plan, as amended, the 1993 Regional Park and Open Space Plan, and the 1999 Conestoga Greenways Plan.

- e. Unless dedicated to and accepted by the Township Board of Supervisors, Greenway and Natural Resource Areas shall be contained within easement(s) which provide for public use and maintenance and are granted to the Township or to another organization(s) which, in the judgment of the Township Board of Supervisors, is/are appropriate.
- f. The minimum width of a Greenway and Natural Resource Area shall be twenty five (25) feet or that specified in the Township's Park and Open Space Plan, the 1993 Regional Park and Open Space Plan, or the 1999 Conestoga Greenways Plan, whichever requires the greatest width.
- g. Whenever possible, pedestrian road crossings shall occur at roads with limited traffic.
- h. Access to Greenway and Natural Resource Areas shall be provided from public streets, public easements or other public facilities.

ARTICLE VI

MOBILE HOME PARKS, TRAVEL TRAILER PARKS AND CAMPGROUNDS

Section 601 Mobile Home Parks

601.1 General

- A. Mobile home park plans shall be processed in accordance with Article III of this Ordinance.
- B. The design of mobile home parks shall comply with applicable design standards of this Ordinance and the Township Zoning Ordinance.
- C. Mobile home parks shall comply with the design standards set forth in this Article, with the exception that any specific design standard will be superseded by any other Township ordinance, resolution, or regulation containing a different specific standard.
 - 1. Where another Township standard applies, the more stringent standard shall apply, and the plan shall note that item will be designed to such specific Township standards.

Section 601.2 Lot Size and/or Density

- A. Lot size and density shall comply with the Township Zoning Ordinance.

Section 601.3 Building Setbacks and Separations

- A. Mobile homes shall conform to the building setback and separation requirements of the Township Zoning Ordinance.

Section 601.4 Water Supply

- A. **Source.** All mobile home parks shall be connected to the public or a community water system. Additionally, all water supply systems shall be provided in accordance with Section 407 of this Ordinance.
- B. **Connection.** Individual water riser pipes having an inside diameter of not less than three-fourth (3/4) inches shall be provided for each mobile home stand and shall terminate no less than four (4) inches above the ground. All water facilities shall be constructed with materials and by methods approved by the Water Authority.
- C. **Protection of Water Lines.** Adequate provisions shall be made to protect water service lines from damage including a shut-off valve installed below the frost line at the curb line for each mobile home space.
- D. **Fire Hydrants.** Fire hydrants or yard hydrants shall be installed in accordance with the provisions of the Middle Department Association of Fire Underwriters and the Authority regulations, when

applicable. The land development plans shall be submitted to the Fire Department that will provide service to the park, to review the locations and number of fire hydrants proposed. The Board may require additional fire hydrants to be installed if the Fire Department determines the number provided is insufficient to provide adequate fire protection for the park.

Section 601.5 Sewage Disposal

- A. **Approved System.** All mobile home parks shall conform to Section 407 of this Ordinance with respect to establishing an acceptable sanitary sewage disposal facility.
- B. **Connection.** All mobile homes and service buildings shall be connected to a public or community sewer system. Individual riser pipes having a minimum inside diameter of four (4) inches shall be located on each mobile home lot and shall extend four (4) inches above ground level. The sewer riser pipe shall be sealed with a securely fastened plug when the site is unoccupied. Positive surface drainage away from the plug shall be provided to ensure no infiltration of surface water will occur. All sewer lines shall be constructed with materials and by methods approved by the Sewer Authority and DEP.
- C. **Protection.** Adequate provision shall be made to protect sanitary sewers from storm water infiltration and damage.

Section 601.6 Storm Drainage, Erosion and Sedimentation, and Floodplain Controls

- A. All mobile home parks shall conform to the Manor Township Storm Water Management Ordinance.

Section 601.7 Private Access Drives

- A. Private access drives a minimum of twenty-four (24) feet wide, shall be provided in the park as the principal traffic way, and each mobile home lot shall abut and shall access the private access drive.
- B. All private access drives shall be designed and constructed in accordance with the requirements of local streets of this Ordinance. The horizontal and vertical alignment of mobile home access drives shall be in accordance with the requirements of local streets.
- C. A clear sight triangle shall be provided and maintained at all internal and perimeter street intersections in accordance with the requirements of Article V of this Ordinance. Clear sight triangles shall be kept free of all obstructions.

Section 601.8 Vehicular Parking Facilities

- A. Off-street parking spaces shall be provided in all mobile home parks in accordance with the requirements of the Township Zoning Ordinance.

Section 601.9 Sidewalks and Curbs

- A. **Location.** All mobile home parks shall have sidewalks and curbs along parking compounds and access drives.
- B. **Sidewalks.** Sidewalks shall be provided from mobile home units to service buildings.
- C. **Construction.** Curbs and sidewalks shall comply with the Zoning Ordinance and the requirements of Section 502 of this Ordinance.

Section 601.10 Lighting

- A. All streets, alleys and parking compounds shall be lighted to provide an average minimum two (2) foot candle level of illumination at an elevation of three (3) feet above the grade for the safe movement of pedestrians and vehicles at night.
- B. All lighting shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way.

Section 601.11 Landscaping

- A. Landscaping shall be provided in accordance with the requirements of the Township Zoning Ordinance. In addition to those requirements listed in the Zoning Ordinance, the following requirements shall also be required:
- B. **Screening.** A ten (10) foot wide easement shall be located within the mobile home park immediately adjacent to all public streets, residential districts and all other existing residential uses. A landscaped screen in accordance with Section 509 shall be planted within said easement.
- C. **Surface Protection.** Ground surfaces in all parts of the mobile home park shall be paved, covered with other solid material or protected with vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.

Section 601.12 Service and Accessory Buildings

- A. **Accessory Buildings.** Service and accessory buildings shown on an approved plan shall be erected in a mobile home park. Such buildings shall be located in conformance with Zoning Ordinance.
- B. **Construction.** All service and accessory buildings, including management offices, storage areas, laundry buildings and indoor recreation areas shall be adequately constructed, ventilated, and maintained so as to prevent decay, corrosion, termites and other destructive elements from causing deterioration
- C. **Mobile home Park Office.** Every mobile home park shall have a structure designed for and clearly identified as the office of the mobile home park manager.

- D. **Storage Space.** Occupants of each mobile home lot shall be provided with at least three hundred fifty (350) cubic feet of weather-tight and secure enclosed storage space. The type of storage facility shall be approved by the Township.
- E. **Use of Service and Accessory Buildings.** Service and accessory buildings shall be used only by the occupants of the mobile home park or their guests.

Section 601.13 Mobile Home Park Operation

- A. **Availability of Permits and Register.** In every mobile home park, a copy of the zoning permit and the operating permit shall be posted in the park office. The park register shall at all times be kept in said office and shall be open at all times to inspection by officers of the Township.
- B. **Duties of the Owner.** It is hereby made the duty of the owner of the mobile home park, or in his absence, the park manager, to:
 - C. Keep at all times a register of all occupants of the mobile home park. Any changes in occupancy at the park shall immediately be reported to the School District and to the Township Tax Collector. Such register shall show for each occupant:
 - 1. Name and prior address and, for past occupants, a forwarding address.
 - 2. Dates of entrance and departure.
 - 3. The lot number upon which such mobile home is parked or located.
 - 4. The state license number of such mobile home and of the vehicle towing the same.
 - D. Maintain the mobile home park in a clean, orderly and sanitary condition at all times.
 - E. See to it that the provisions of this Ordinance are complied with and enforced, and report promptly to the property authorities any violations of this Ordinance or any other violations of law which may come to their attention.
 - F. Prevent the running loose of dogs, cats, or other animals.
 - G. Maintain in convenient places, approved by the fire department, hand fire extinguishers, in the ratio of one to each mobile home lot.
 - H. Prohibit the burning of trash or rubbish on the premises.
 - I. Prohibit the parking of any mobile home for use as living quarters if the said mobile home does not contain a minimum of four hundred (400) square feet of floor space.
 - J. Maintain control of rodents, vermin, insects and other pests.
 - K. See that no disorderly conduct or violation of any law or ordinance is committed upon the premises and immediately to report to the proper authorities any violations which may come to his attention.

Section 601.14 Solid Waste Disposal

- A. Solid waste disposal shall be the responsibility of the mobile home park operator and shall be performed in accordance with the requirements of the DEP.
- B. All solid waste shall be stored in dumpsters located throughout the facility, but in no case more than three hundred (300) feet from any unit served.
- C. Each dumpster shall be located within a fenced enclosure, including self latching gates, to prevent the escape of refuse by wind or other means and to prevent rodents from entering.

Section 602 Travel Trailer Parks and Campgrounds

Section 602.1 General

- A. Travel trailer park plans and campground plans shall be processed in accordance with Article III of this Ordinance.
- B. Travel trailer parks shall be subject to the following design standards in and the design standards of the Zoning Ordinance:

Section 602.1 Parking Space Requirements

- A. A minimum of one (1) motor vehicle parking space shall be provided for each lot or space within the travel trailer park or campground.

Section 602.2 Access Requirements

- A. Private access drives a minimum of twenty-four (24) feet wide, shall be provided in the park as the principal traffic way, and each travel trailer lot shall abut and have access to such an access drive.
- B. All private access drives shall be designed and constructed in accordance with the requirements of local streets of this Ordinance.
- C. A clear sight triangle shall be provided and maintained at all internal and perimeter street intersections in accordance with the requirements of Section 502 of this Ordinance. Clear sight triangles shall be kept free of all obstructions.

Section 602.3 Travel Trailer Park Improvements

- A. Travel trailer parks may be improved by the permanent installation of travel trailers; however, such trailers shall not be used as permanent residences. For the purposes of this Section, a permanent residence shall be defined as a residence that is occupied on a continuous basis for more than 120 days.

Section 602.4 Water Supply and Sewage Disposal

- A. All water supply facilities and sewage disposal facilities shall be approved by the Pennsylvania Department of Environmental Protection.

Section 602.5 Storm Water Management, Erosion and Sedimentation, and Floodplain Controls

- A. All travel trailer parks and campgrounds shall conform to the requirements of the Manor Township Storm Water Management Ordinance with respect to storm water management, erosion and sedimentation, and floodplain controls.

Section 602.6 Screening

- A. A ten (10) foot wide easement shall be located within the travel trailer park immediately adjacent to all public streets, residential districts and all other existing residential uses. A landscaped screen in accordance with Section 509 shall be planted within said easement.

Section 602.7 Lighting

- A. All access drive intersections and parking compounds shall be lighted to provide an average minimum two (2) foot candle level of illumination at an elevation of three (3) feet above the grade for the safe movement of pedestrians and vehicles at night.
- B. All lighting shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way.

Section 602.8 Solid Waste Disposal

- A. Solid waste disposal shall be the responsibility of the mobile home park operator and shall be performed in accordance with the requirements of the DEP.
- B. All solid waste shall be stored in dumpsters located throughout the facility, but in no case more than three hundred (300) feet from any unit served.
- C. Each dumpster shall be located within a fenced enclosure, including self latching gates, to prevent the escape of refuse by wind or other means and to prevent rodents from entering.

ARTICLE VII

ADMINISTRATION

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. Engineering Fees

1. Engineering 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 specification.
 - 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. Such other technical services as deemed necessary or required by the Township.

Section 702 Completion of Improvements or Provision of Financial Security

- 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.

- B. In lieu of the construction and completion of the improvements required by this Ordinance as a condition for final plan approval, the 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 estimated for a time ninety (90) days following the date scheduled for completion of the respective improvements by the developer.
- C. 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 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. 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.
- D. 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.
- E. 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 and 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.
- F. 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.

- G. At such time as ninety (90) percent of the lots in the subdivision have been improved as set forth above, or at the expiration of the time agreed to by the applicant and the Board for completion of all 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.
- H. If at the time the surface course is completed, ninety (90) percent of the lots are not improved as set forth above, the developer shall 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 703 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. All requests shall include as-built plans as specified in Section 508 and of any other improvements to be dedicated to the Township and/or the Authority and of all streets, whether or not such streets shall be dedicated.
- B. 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, and all other applicable ordinances, statutes and regulations.
- C. 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.

- D. 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.
- E. Nothing herein, however, shall be construed in limitation of the developer's right to contest or question by legal proceedings or otherwise any determination of the Board or Township Engineer.

Section 704 Remedies to Effect Completion of Improvements

In the event that any improvements that 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 705 Inspection During Construction

- A. The Township and/or the Authority, at their discretion, 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.
- B. It is generally required that the following phases of site construction have mandatory inspection. This general list of phases may be amended by mutual agreement of the Township and developer when the site requires special construction procedures. The inspection schedule must be recorded with the final plan or shown on the approved preliminary plan.
- C. **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 and BMP facilities.
 - 4. Upon the final completion of permanent storm water management and BMP facilities, including the establishment of ground covers and plantings.

5. After review of the as-built drawings, required by this Article, but prior to final release of the financial guarantee for completion of final grading, vegetative controls required by the BMP standards, or other site restoration work.

D. **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 accompany the observer when the crown and grade are checked. Proof rolling shall be performed with a fully loaded, tandem-axle dump truck.
 - a. Based on this observation, in the event of unstable soil conditions that would affect the long term integrity of the proposed road, Manor Township reserves the right to require geotechnical evaluation of the soils in the proposed street right-of-way. Such evaluation shall be conducted in that portion of the right-of-way deemed by the Township Engineer to be an area of concern for instability. The evaluation shall include an Engineering Classification Test (ASTM D2487) for the distribution of grain size with Atterberg Limits Test (ASTM D4318) for liquid and plastic limits. The evaluation shall also include a Standard Proctor Test (ASTM D698 or AASHTO T-99C) for soil moisture and density relationships.
 - 1) The minimum density under the Standard Proctor Test shall be 100% for all roads.
 - b. For those road subbase sections that do not meet the above minimum densities or present soil conditions such as excessive moisture or resilience that would lead to instability in the opinion of the Township Engineer, Manor Township reserves the right to require the installation of roadway geotextile fabric according to manufacturer's specifications to insure a stable foundation upon which the road subbase shall be 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.

- E. 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, erosion control, etc.) should also be checked for compliance with the approved plans and the findings reported. Since the above inspections are mandatory, it is recommended that requests for reduction of financial guarantee to be submitted to coincide with the above inspections.

Section 706 Offers of Dedication

- A. Any offer to dedicate any street or portion thereof shall be made on forms provided by the Township, along with all required supporting documentation and required fees. Offers for dedication may be submitted to the Township at any time during the calendar year; however, the Township will not formally act upon any offer of dedication prior to April 15 or later than September 1 of any calendar year.
- B. 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.
- C. 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 this Article 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.
- D. 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 707 Effect of Plan Recording on Dedication and Reservations

- A. Recording of the final plan after approval of the Board of Supervisors has the effect of an irrevocable offer to:
 - 1. Dedicate all streets and other public ways to public use, unless such streets are indicated on said plan as private streets.
 - 2. Dedicate all neighborhood parks and all areas shown on the plan as being local recreation sites to public use.

Section 708 Maintenance of Streets

The developer shall maintain all streets in the subdivision or development in travelable condition, including the prompt removal of snow there from, 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 709 As-Built Plan

- A. Prior to the final release of the financial security, the developer shall provide the Township with one (1) Mylar, two (2) paper prints, and/or one (1) electronic copy at the Township's discretion of the final as-built plan showing the following:
1. Actual location of all concrete monuments which were set at all angle breaks and points of curvature along one side of the right-of-way.
 2. 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.
 3. Actual location of all iron pins or drill holes in curbs for all individual lot lines.
 4. Actual cul-de-sac radius.
 5. Actual horizontal and vertical location of cartway centerline versus right-of-way centerline.
 6. Actual location of floodplain by elevation and dimension from property line.
 7. Actual location and cross section of swales and accompanying easements.
 8. Actual horizontal and vertical location of storm water management facilities including type and size of storm drainage pipes.
 9. Detention basin:
 - a. Actual contours of the detention basin.
 - b. Actual outlet structure details including type, size and inverts of outlet pipes.
 - c. Actual elevation of the embankment and emergency spillway.
 - d. A table showing the stage/storage/discharge curve for the constructed conditions.
 - e. A table providing a comparison of the approved design vs. the as-built discharge rates from all detention facilities, signed and sealed by a professional engineer and land surveyor.

Section 710 Enforcement

- A. 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.
- B. The Zoning Officer shall direct and the applicant shall be required to submit an application for a zoning permit that contains all information necessary to enable the Zoning Officer to ascertain whether the proposed building, alteration, or use is located in an approved subdivision or land development and whether the proposed building, alteration or use is in compliance with the applicable subdivision or land development plan. 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 711 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.

Section 712 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 713 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.

Section 714 Application of Ordinance

With the exception of Sections 714.A and 714.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 with a copy thereof submitted to the Township, 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 715 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 716 Severability

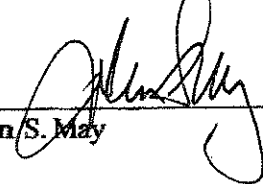
The provisions of this Ordinance are severable, and if any section, sentence, clause, part, or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, 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 717 Effective Date

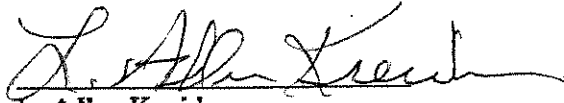
This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of Manor, as provided by law.

DULY ORDAINED AND ENACTED by the Board of Supervisors of the Township of Manor, Lancaster County, Pennsylvania, on the 1 th day of JUNE 2009, in lawful session duly assembled.

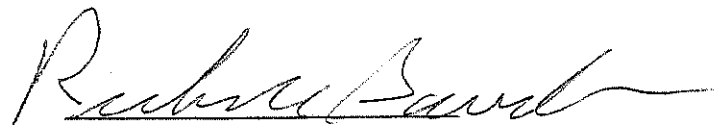
TOWNSHIP OF MANOR




John S. May



L. Allen Kreider



Richard C. Bauder



Jay C. Breneman



Allan R. Herr

ATTESTATION


I, **BARRY L. SMITH**, Secretary-Treasurer of Manor Township, hereby attest that the attached Ordinance is a true and correct copy of the Ordinance enacted by the Manor Township Supervisors at their public hearing on June 1, 2009

DATED this 1ST day of JUNE, 2009.

MANOR TOWNSHIP

(SEAL)

By:



BARRY L. SMITH
Secretary-Treasurer

APPENDICES

PAGE NO.	APPENDIX TITLE
A-2	Certification of Plan Accuracy
A-2	Certification of Survey Accuracy
A-3	Storm Drainage Plan Certification
A-4	Certificate of Ownership, Acknowledgement of Plan, and Offer of Dedication
A-7	Manor Township Board of Supervisors Preliminary Plan Approval Certificate
A-7	Manor Township Board of Supervisors Final Plan Approval Certificate
A-8	Manor Township Board of Supervisors Approval Certificate for a Lot Add-On Plan
A-8	Manor Township Engineer Review Certificate
A-8	Manor Township Planning Commission Review Certificate
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A-9	Recorder of Deeds Certificate
A-10	Application for Consideration of a Subdivision and/or Land Development Plan
A-12	Request for Review of a Subdivision of Land Development Plan by the Lancaster County Planning Commission
A-13	Notice of Acceptance of an Improvement Guarantee
A-14	Required Improvements Cost Estimate
A-15	Notice of Completion and Approval of Improvements
A-16	Application for Consideration of a Modification
A-17	Exhibit A – Improvement Guarantee Agreement - Letter of Credit (Example)
A-20	Exhibit B – Improvement Guarantee Agreement - Cash (Example)
A-24	Exhibit C – Irrevocable Letter of Credit (Example)
A-26	Exhibit D – Request for Final Payment Under Irrevocable Standby Letter of Credit (Example)
A-28	Exhibit E – Demand for Payment (Example)
A-29	Exhibit F – Developer’s Agreement (Example)
A-39	Standard Street Section Details
A-43	Standard Driveway and Access Drive Details
A-45	Standard Curb and Sidewalk Details
A-51	Standard Trench Restoration Details
A-53	Standard Parking Compound Details
A-54	Standard Flag Lot Detail
A-55	Manor Township Subdivision and Land Development Ordinance Checklist
A-56	Safe Stopping Sight Distance Chart
A-57	Manor Township Standard Plan Format

CERTIFICATION OF PLAN ACCURACY

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 Manor Township Subdivision and Land Development Ordinance.

_____, 20____ * _____

- * 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.

CERTIFICATION OF SURVEY ACCURACY

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 Manor Township Subdivision and Land Development Ordinance.

_____, 20____ * _____

- * 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.

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 Manor Township Subdivision and Land Development Ordinance.

_____, 20____ * _____

* 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.

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

(INDIVIDUAL)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the ____ day of _____, 20 __, before me, the undersigned officer, personally appeared _____, who being duly sworn according to law, deposes and says that he is the * _____ of the property shown on this plan, that the plan thereof was made at his direction, that he acknowledges the same to be his act and plan, that he 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 _____, 20 __,

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

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

(COPARTNERSHIP)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the ____ day of _____, 20____, 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 copartnership 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 _____, 20__

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

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

(CORPORATE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF LANCASTER

On this, the ____ day of _____, 20____, 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 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 public use.

**** _____
***** _____
***** _____

My Commission Expires _____, 20____

- * 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

**MANOR TOWNSHIP BOARD OF SUPERVISORS
PRELIMINARY PLAN APPROVAL CERTIFICATE**

At a meeting on _____, 20____, the Manor 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 Manor Township File No. _____.

* _____

* Signature of the Chairman or Vice Chairman or their designee.

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

At a meeting on _____, 20____, the Manor Township Board of Supervisors granted **FINAL 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 Manor Township File No. _____.

* _____

* Signature of the Chairman or Vice Chairman or their designee.

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

This lot add-on plan, bearing Manor Township File No. ____, approved by the Manor Township Board of Supervisors this ____ day of _____, 20 ____.

* _____

* Signature of the Chairman or Vice Chairman or their designee.

**MANOR TOWNSHIP ENGINEER
REVIEW CERTIFICATE**

Reviewed by the Manor Township Engineer this _____ day of _____, 20 ____.

* _____

* Signature of the Manor Township Engineer.

**MANOR TOWNSHIP PLANNING COMMISSION
REVIEW CERTIFICATE**

At a meeting held on _____, 20____, the Manor Township Planning Commission reviewed this plan and a copy of the review comments is on file in the Township office.

* _____ * _____

* Signatures of the Chairman or Vice Chairman or their designee.

**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 _____, 20 ____, 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 or Vice Chairman or their designee.

RECORDER OF DEEDS CERTIFICATE

Recorded in the office for Recording of Deeds, in and for Lancaster County, Pennsylvania, in Subdivision Plan Book _____, Volume _____, Page _____. Witness by hand and seal of office this _____ day of _____ A.D. 20_____.

_____Recorder

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

MT FILE NO. _____

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

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

1. Plan Name _____ Plan No. _____ Plan Date _____

2. Project Location _____

3. Name of Applicant (if other than owner) _____

Address _____ Phone No. _____

4. Name of Property Owner(s) _____

Address _____ Phone No. _____

5. 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

6. Total Acreage

7. Application Classification: (Check One)

___ Preliminary Plan

___ Final Plan

___ Lot Add-On Plan for processing
In accordance with Section 308
of the Ordinance.

___ Revised Subdivision and/or Land
Development Plan for processing
In accordance with Section 309 of
the Ordinance.

___ Minor Plan

8. Firm That Prepared Plan _____
 Address _____ Phone No. _____
 Person Responsible for Plan _____
9. Have all zoning approvals been obtained? ___Y___N 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? ___Y___N
15. Have plans been submitted to the Lancaster County Conservation District? ___Y___N
16. Have plans been submitted to the PA Department of Environmental Protection? ___Y___N
17. Have plans been submitted to any other review agency? ___Y___N. If so, please specify? _____

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 a Preliminary Plan has been approved by the Board of Supervisors of the Township of Manor. 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 Manor 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

**REQUEST FOR A REVIEW OF A SUBDIVISION OR LAND
DEVELOPMENT PLAN BY THE LANCASTER COUNTY PLANNING
COMMISSION
(To Be Submitted By Applicant)**

LCPC FILE NO: _____

DATE OF RECEIPT: _____
(FOR COMMISSION USE ONLY)

TO: Lancaster County Planning Commission
50 North Duke Street
P.O. Box 3480
Lancaster, Pennsylvania 17608-3480

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

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

Plan Identification (check or complete the following items):

<input type="checkbox"/>	Sketch Plan	Municipal Plan No. (if any) _____
<input type="checkbox"/>	Preliminary Plan	Plan Name: _____
<input type="checkbox"/>	Final Plan	

Other (specify) _____

Name of Landowner(s) _____

Address _____

Additional Comments _____

Signature _____

Print Full Name _____

Title _____

**NOTICE OF ACCEPTANCE
OF AN IMPROVEMENT GUARANTEE**

DATE: _____

Manor Township Board of Supervisors
950 West Fairway Drive
Lancaster, PA 17603

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:

Roadway Improvements Storm Sewer Facilities
 Sanitary Sewer Facilities Water Supply Facilities Fire Hydrants

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

Authorized Signature

REQUIRED IMPROVEMENTS COST ESTIMATE

Plan Name: _____

The following form may be used to prepare the Improvements Cost Estimate as required per Article VII. Attach additional sheets if necessary:

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

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

SIGNATURE OF ENGINEER _____

Seal

DATE _____

NOTICE OF COMPLETION AND APPROVAL OF IMPROVEMENTS

DATE: _____

Manor Township Board of Supervisors
950 West Fairway Drive
Lancaster, PA 17603

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 preliminary plan:

Roadway Improvements Storm Sewer Facilities
 Sanitary Sewer Facilities Water Supply Facilities Fire Hydrant
 Other (specify) _____

_____ Authorized Signature

_____ Print Full Name

_____ Title

_____ Authority of Utility

_____ Address

_____ Phone No.

EXHIBIT A
IMPROVEMENT GUARANTEE AGREEMENT
LETTER OF CREDIT

BY AND BETWEEN Manor Township, 950 West Fairway Drive, Lancaster, Pennsylvania, a political subdivision of the Commonwealth of Pennsylvania (hereinafter referred to as "**TOWNSHIP**") and _____ (hereinafter referred to as "**DEVELOPER**").

WHEREAS, DEVELOPER intends to build certain improvements according to the Final Plan with improvements shown thereon prepared by _____, known as _____, date last revised _____, plan drawing number _____, (hereinafter referred to as "**PLAN**" which is made a part hereof and incorporated by reference herein); and

WHEREAS, TOWNSHIP requires that security be established to ensure construction in compliance with **TOWNSHIP** Ordinances and Resolutions; and

WHEREAS, DEVELOPER is willing to obtain from a commercial banking institution a Letter of Credit for the funds required to complete construction in compliance with the **PLAN** and **TOWNSHIP** Ordinances and Resolutions.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained therein, the parties do agree as follows:

ARTICLE I: DEVELOPER will obtain from a bank a Letter of Credit in order to provide funds in the amount of _____ (\$ _____) for the completion of the improvements in the **PLAN** and in accordance with the engineer's estimate attached to this Agreement as Exhibit "A".

ARTICLE II: A copy of the Letter of Credit is attached to this Agreement as Exhibit "B" and is incorporated herein by reference.

ARTICLE III: TOWNSHIP, by its engineer or other designated person, will observe the construction of the improvements at progressive stages of completion as deemed necessary by the **TOWNSHIP**.

ARTICLE IV: In the event there is a difference of opinion as to the quality of the work completed, or as to the completion of the work to meet **TOWNSHIP'S** specifications, the decision of **TOWNSHIP'S** representative shall control and **DEVELOPER'S** obligation to maintain the Letter of Credit shall continue until the work is in compliance with **TOWNSHIP'S** specifications.

ARTICLE V: In the event any portion of the improvements are removed for any

purpose, the reconstructed portion thereof must be re-observed in the same manner as provided for the original construction.

ARTICLE VI: If **DEVELOPER** defaults or abandons the construction of the improvements in the **PLAN**, then in that event, **TOWNSHIP** may draw on the Letter of Credit and may complete the improvements.

The following shall be considered events of default under this Agreement, whereupon **TOWNSHIP** shall be entitled to demand payment in full or complete any required improvements not yet completed or to correct or repair any unacceptable improvements:

(a) Failure to complete the improvements within the time allowed for completion;

(b) Abandonment of the project (abandonment shall be construed to mean failure to perform significant work on the project for a period of ninety (90) consecutive days after the project has been commenced;

(c) Failure to commence correction of any unacceptable construction within thirty (30) days written notice to **DEVELOPER** or failure to complete such corrections within forty-five (45) days of commencement of correction;

(d) Entry by **DEVELOPER** into receivership, insolvency, voluntary or involuntary bankruptcy, or in the event the property upon which the improvements are constructed is listed for sheriff or tax sale; or

(e) Notice from Bank to **TOWNSHIP** of intent not to renew **DEVELOPER'S** Letter of Credit.

ARTICLE VII: It is intended that all improvements built pursuant to the **PLAN** shall be private until offered for dedication and formally accepted by the **TOWNSHIP**. Normally, only improvements within the street right of way will be accepted for dedication by the **TOWNSHIP**.

ARTICLE VIII: Upon completion of the work, the **DEVELOPER** shall, in writing, request a final observation. Upon determination by **TOWNSHIP** of satisfactory completion of the improvements under this Agreement, **TOWNSHIP** agrees to make a final observation and release **DEVELOPER** from any obligation to maintain the letter of credit if the improvements meet **TOWNSHIP'S** specifications. Despite any final observation, all improvements shall be deemed to be private improvements until such time as the same have been offered for dedication and formally accepted by the **TOWNSHIP** by Ordinance, Resolution, Deed or other formal document.

ARTICLE IX: **DEVELOPER** shall provide "as built" drawings for all improvements.

ARTICLE X: Legal, engineering and observation costs incurred by **TOWNSHIP** under this Agreement shall be paid by **DEVELOPER**.

ARTICLE XI: In the event that the improvements specified herein are not completed within one (1) year of the date hereof, the Township may in accordance with the requirements of the Pennsylvania Municipalities Planning Code require additional security.

ARTICLE XII: All improvements are to be constructed in accordance with the **PLAN** and in compliance with the Ordinances, Resolutions and Regulations of **TOWNSHIP**, all of which are by reference made a part hereof.

ARTICLE XIII: **TOWNSHIP** will, prior to the final release at the time of completion and review by its Engineer, require a maintenance guarantee in the amount of fifteen (15%) percent of the estimated costs of the improvements specified herein, for a period of eighteen (18) months.

ARTICLE XIV: **DEVELOPER** agrees to pay all costs involved in establishing and servicing the Letter of Credit with the bank.

ARTICLE XV: This Agreement shall be construed, performed and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

ARTICLE XVI: This Agreement is not transferable, without the consent of **TOWNSHIP**, which consent shall not be unreasonably withheld.

ARTICLE XVII: This Agreement sets forth the entire Agreement and understanding among the parties as to the subject matter thereof and may be amended subsequent to the date hereof in writing and signed by the party to be bound hereby.

ARTICLE XVIII: The undersigned intend to be legally bound hereby and to bind their heirs, successors and assigns.

DATED this _____ day of _____, 20____.

MANOR TOWNSHIP

(Vice) Chair Board of Supervisors

DEVELOPER

EXHIBIT B
IMPROVEMENT GUARANTEE AGREEMENT
CASH

BY AND BETWEEN Manor Township, 950 West Fairway Drive, Lancaster, Pennsylvania, a political subdivision of the Commonwealth of Pennsylvania (hereinafter referred to as "**TOWNSHIP**") and _____ (hereinafter referred to as "**DEVELOPER**").

WHEREAS, DEVELOPER intends to build certain improvements according to the Final Plan with improvements shown thereon prepared by _____, known as _____, date last revised _____, plan drawing number _____, (hereinafter referred to as "**PLAN**" which is made a part hereof and incorporated by reference herein); and

WHEREAS, TOWNSHIP requires that security be established to ensure construction in compliance with **TOWNSHIP** Ordinances and Resolutions; and

WHEREAS, DEVELOPER is willing to provide a cash deposit for the funds required to complete construction in compliance with the **PLAN** and **TOWNSHIP** y Ordinances and Resolutions.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained therein, the parties do agree as follows:

ARTICLE I: DEVELOPER shall supply a cash deposit in the form of guaranteed funds in the amount of _____ (\$ _____) for the completion of the improvements in the **PLAN** and in accordance with the engineer's estimate attached to this Agreement as Exhibit "A".

ARTICLE II: The **TOWNSHIP** shall have the right to deposit the aforesaid funds in any chartered depository in any form of interest bearing account which it, in its sole judgment, shall deem advisable. Such account shall be titled the "Manor Township/**PLAN** Security Fund"; the only approved signatories shall be the Chairman and Secretary of the board of Supervisors of Manor Township; and the account shall bear the social security number/tax identification number for the owner of the tract, which is _____; the **TOWNSHIP** shall have the absolute right to withdraw all or any portion of the fund at any time to effect any completion, repair or maintenance to the improvements during the holding period and for any breach of this agreement; thereafter, the **TOWNSHIP** shall give written notice of such withdrawal.

The Owner hereby waives and releases any claim which it may at any time have against the **TOWNSHIP**, its agents or employees, arising from the rate of interest received on the aforesaid account, the failure of the institution wherein the funds are deposited, the type of account chosen for the fund, any taxes or charges which may accrue for such account, and for any penalties resulting from early withdrawal. Upon successful completion of this agreement, all funds held plus accrued interest shall be returned to the Owner, less any withdrawals as aforesaid. In the event of a withdrawal of funds pursuant to this agreement, the interest shall be available for application towards the costs necessitating such withdrawal

ARTICLE III: TOWNSHIP, by its engineer or other designated person, will observe the construction of the improvements at progressive stages of completion as deemed necessary by the **TOWNSHIP**.

ARTICLE IV: In the event there is a difference of opinion as to the quality of the work completed, or as to the completion of the work to meet **TOWNSHIP'S** specifications, the decision of **TOWNSHIP'S** representative shall control and **DEVELOPER'S** obligation to maintain the Letter of Credit shall continue until the work is in compliance with **TOWNSHIP'S** specifications.

ARTICLE V: In the event any portion of the improvements are removed for any purpose, the reconstructed portion thereof must be re-observed in the same manner as provided for the original construction.

ARTICLE VI: If **DEVELOPER** defaults or abandons the construction of the improvements in the **PLAN**, then in that event, **TOWNSHIP** may draw on the cash deposit and may complete the improvements.

The following shall be considered events of default under this Agreement, whereupon **TOWNSHIP** shall be entitled to demand payment in full or complete any required improvements not yet completed or to correct or repair any unacceptable improvements:

- (a) Failure to complete the improvements within the time allowed for completion;
- (b) Abandonment of the project (abandonment shall be construed to mean failure to perform significant work on the project for a period of ninety (90) consecutive days after the project has been commenced;
- (c) Failure to commence correction of any unacceptable construction within thirty (30) days written notice to **DEVELOPER** or failure to complete such corrections within forty-five (45) days of commencement of correction;
- (d) Entry by **DEVELOPER** into receivership, insolvency, voluntary or involuntary bankruptcy, or in the event the property upon which the improvements are constructed is listed for sheriff or tax sale; or

ARTICLE VII: It is intended that all improvements built pursuant to the **PLAN** shall be private until offered for dedication and formally accepted by the **TOWNSHIP**. Normally, only improvements within the street right of way will be accepted for dedication by the **TOWNSHIP**.

ARTICLE VIII: Upon completion of the work, the **DEVELOPER** shall, in writing, request a final observation. Upon determination by **TOWNSHIP** of satisfactory completion of the improvements under this Agreement, **TOWNSHIP** agrees to make a final observation and release **DEVELOPER** from any obligation to maintain the cash deposit if the improvements meet **TOWNSHIP'S** specifications. Despite any final observation, all improvements shall be deemed to be private improvements until such time as the same have been offered for dedication and formally accepted by the **TOWNSHIP** by Ordinance, Resolution, Deed or other formal document.

ARTICLE IX: **DEVELOPER** shall provide "as built" drawings for all improvements.

ARTICLE X: Legal, engineering and observation costs incurred by **TOWNSHIP** under this Agreement shall be paid by **DEVELOPER**.

ARTICLE XI: In the event that the improvements specified herein are not completed within one (1) year of the date hereof, the Township may in accordance with the requirements of the Pennsylvania Municipalities Planning Code require additional security.

ARTICLE XII: All improvements are to be constructed in accordance with the **PLAN** and in compliance with the Ordinances, Resolutions and Regulations of **TOWNSHIP**, all of which are by reference made a part hereof.

ARTICLE XIII: **TOWNSHIP** will, prior to the final release at the time of completion and review by its Engineer, require a maintenance guarantee in the amount of fifteen (15%) percent of the estimated costs of the improvements specified herein, for a period of eighteen (18) months.

ARTICLE XIV: **DEVELOPER** agrees to pay all costs involved in establishing and servicing the cash deposit with the bank.

ARTICLE XV: This Agreement shall be construed, performed and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

ARTICLE XVI: This Agreement is not transferable, without the consent of **TOWNSHIP**, which consent shall not be unreasonably withheld.

ARTICLE XVII: This Agreement sets forth the entire Agreement and understanding among the parties as to the subject matter thereof and may be amended subsequent to the date hereof in writing and signed by the party to be bound hereby.

ARTICLE XVIII: The undersigned intend to be legally bound hereby and to bind their heirs, successors and assigns.

DATED this _____ day of _____, 20__.

MANOR TOWNSHIP

(Vice) Chair Board of Supervisors

DEVELOPER

EXHIBIT C

IRREVOCABLE STANDBY LETTER OF CREDIT

No. _____

TO: TOWNSHIP OF MANOR
950 West Fairway Drive
Lancaster, PA 17603

DATE: _____

L/C #: _____

AMOUNT: _____

FROM: _____

EXPIRATION DATE: _____

PHONE: _____

ON BEHALF OF:

Name of developer

Address

Phone

_____ (hereinafter called "Bank") hereby issues to the
Manor Township (hereinafter called "Issuee") on behalf of _____
(hereinafter called "Developer"), an irrevocable letter of credit (hereinafter called "Letter") in the amount
of _____ (\$ _____) US Dollars.

This Letter is issued on behalf of Developer and is intended to secure the completion of the public
improvements shown in the final plan and related documents submitted by developer prepared by
_____, dated _____, Project No. _____ and intended
for immediate recording (hereinafter called "Final Plan").

THIS LETTER EXPIRES _____ (not prior to one year after its date), or upon Bank's
receipt of written notification from Issuee of completion/satisfaction or the item(s) identified above as
the obligation of the Benefactor, whichever shall first occur.

The expiration date of this Letter of Credit shall be automatically extended for additional on (1) year
periods beginning with the expiration date and upon each anniversary of such date, unless at least thirty

(30) days prior to such expiration date or each anniversary of such date we notify Manor Township in writing by certified mail, addressed to Manor Township at 950 West Fairway Drive, Lancaster, PA 17603, that we elect not to renew this Letter of Credit.

For each yearly period that this Letter of Credit is automatically extended beyond _____ (one year from date), the amount of this Letter of Credit shall be increased by an additional (Sum A) or ten (10%) percent of the outstanding balance, whichever is greater, but such increases shall not exceed a total of more than (Sum A x 2) in the aggregate in any event.

Partial drawings are permitted but the aggregate total may not exceed the amount stated above.

PAYMENT will be available upon presentation to the Bank of the original of this Letter, your draft in the form attached and marked exhibit "D", and a statement that the draft is being submitted pursuant to the Improvement Guarantee Agreement between the parties. Any and all drafts must be presented to the Bank on or before the expiration date herein stated by an authorized officer/agent of the Issuee. The Township Solicitor or the Township Manager shall be deemed to be acceptable officers or agents for this purpose. Any other person presenting a draft shall also present documentation acceptable to (Name of Bank) as to the identity of such officer/agent, and his/her authorization to request regular payment.

Drafts under this credit must be marked: "Drawn under Standby Letter of Credit No. _____ dated _____ from the _____ (Name of Bank)."

Very truly yours ,

Name of lender

BY: _____
Authorized signature

BY: _____
Authorized signature

EXHIBIT D

SIGHT DRAFT

**REQUEST FOR FINAL PAYMENT UNDER IRREVOCABLE
STANDBY LETTER OF CREDIT**

TO: _____
(Name of Bank)

(Street /Mailing Address)

(City, state, zip)

RE: Irrevocable Standby Letter of Credit No. _____ dated _____
Aggregate Amount - \$ _____

On behalf of: _____
(Name of Developer)

(Street/ mailing address)

(City, state, zip)

Issuee: Manor Township
950 West Fairway Drive
Lancaster, PA 17603

Manor Township, Issuee above-named, hereby presents this Sight Draft – Request for Payment in accordance with the terms and conditions set forth in the above identified Irrevocable Standby Letter of Credit and by making this request the Issuee certifies as follows:

1. The Letter of Credit above referenced was issued on behalf of the Developer above named for the sole purpose of guaranteeing certain improvements shown on a plan prepared by (insert name of engineer) known as the (insert name of Final Subdivision Plan for (name of developer), Drawing No. _____, dated _____.
2. The Letter of Credit above referenced has not expired by its terms nor have we, the Issuee, delivered written notification to (Name of Bank) that the item(s) identified above as the obligation of the Developer has been completed/satisfied; and,
3. The original of the above referenced Irrevocable Standby Letter of Credit is being presented with the Sight Draft – Request for Payment.
4. This Sight Draft – Request for Payment is in the amount of \$ _____ and as such does not

exceed the aggregate amount above set forth, i.e., \$_____.

5. This Sight Draft – Request for Payment is being presented by the Township Manager/the Township Solicitor, or if another, a duly authorized officer/agent of the Issuee, with documentation acceptable to (Name of Bank) as to the identity of such officer/agent and his/her authorization to request payment.

Dated at _____, Pennsylvania this _____ day of _____, 20__.

Manor Township

By: _____

Attachments: Original of Irrevocable Standby Letter of Credit No. _____;
Issuee's officer/agent authorization.

EXHIBIT E

DEMAND FOR FINAL PAYMENT

TO: _____ Bank

Attention:

We hereby demand payment to the Manor Township the sum of _____ Dollars and _____ Cents (\$ _____) and certify that this demand is due to failure of _____ to complete to our satisfaction improvements on _____, Drawing No. _____, dated _____, 20____, for development known as _____, recorded in _____.

ATTEST:

MANOR TOWNSHIP

BY: _____

BY: _____

SECRETARY

(VICE) CHAIRMAN

DATE: _____

EXHIBIT F
DEVELOPER'S AGREEMENT

Date

Manor Township
950 West Fairway Drive
Lancaster, PA 17603

Developer's Agreement
Re: Final Plan of (1)

Dear Supervisors:

In consideration of the Township of Manor accepting an improvement guarantee in the form of a letter of credit from (2) in the amount of (3) as security for the completion of the necessary subdivision and/or land development improvements pertaining to the final plan of (4), prepared by (5), Project No. (6), the undersigned agrees to complete all of the improvements, except as hereinafter provided, which are part of the above-referenced subdivision and/or land development on or before (7), said time being of the essence of this commitment to complete said improvements.

All improvements to be constructed and/or installed and/or financed in whole or in part by the undersigned (as well as the estimated costs of completing each) are listed on Exhibit "A" attached hereto, which is expressly made a part of this commitment to complete said improvements. The following shall be applicable to the improvements:

- A. **General Construction.** All general earthwork shall be performed in accordance with Section 200 of the Pennsylvania Department of Transportation ("PENNDOT") Publication 408, latest edition.
- B. **Inspections.** The undersigned shall notify the Township at least one full working day (24 hours) prior to the start of any improvements subject to inspection. The undersigned shall request all inspections of completed required items, in writing, at least two full working days (48 hours) in advance. The undersigned shall so notify the Township for the following activities, which the undersigned acknowledges are activities for which inspection is required:
- C. **General Site.**
 - 1. Upon completion of preliminary site preparation, including stripping of vegetation, stockpiling of topsoil and construction of temporary erosion and sedimentation control devices, but prior to rough grading.
 - 2. Upon completion of rough grading, but prior to placing topsoil, permanent drainage or other site development improvements and ground covers.
 - 3. Upon completion of storm sewer grading, but prior to backfilling
 - 4. Upon finished grading of swales, spillways, and other facilities, but prior to placing of rock lining or grass cover.

5. Upon completion of detention basin outlet pipes, outlet structures, and anti-seep collars, but prior to backfilling.
6. Upon final completion of permanent storm water management facilities, including the establishment of ground covers and plantings.
7. After review of the as-built drawings, but prior to final release of the financial security to secure completion of the final grading and other site restoration work.

D. **Storm Water Management.**

1. The undersigned shall construct storm water management facilities as shown on the plans in order to adequately control and manage surface water.
2. In the event that at any time during the construction period the Township Engineer determines that the storm water management facilities as designed are inadequate, the undersigned shall submit for approval a revised storm water management plan and shall make all the changes necessary to the storm water management facilities to adequately control and manage surface water. The undersigned shall obtain at its sole expense any necessary storm drainage easements. The undersigned shall insure that the owner and the Township shall enter into a separate agreement concerning the maintenance of the storm water management facilities.
3. Upon completion of storm sewer installation, but prior to backfilling.
4. Upon finished grading of swales, spillways, and other facilities, but prior to placing of rock lining or grass cover.
5. Upon completion of detention basin outlet pipes, outlet structures, and anti-seep collars, but prior to backfilling.
6. Upon final completion of permanent storm water management facilities, including the establishment of ground covers and plantings.

E. **Streets And 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 accompany the observer when the crown and grade are checked. Proof rolling should be performed with a fully loaded, tandem-axle dump truck.
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.
 - a. If at the time the surface course is completed, less than ninety (90) percent of the total number of lots or units of occupancy of the entire project (as opposed to ninety (90) percent of the total number of lots or units of occupancy of a particular phase) are complete, the Township shall require the posting of an agreement and financial security to secure against street damage caused by construction of the remaining lots or units of occupancy. Said agreement shall be in a form acceptable to the Township, and the financial security shall be of the same type as otherwise required in Section 509 of the Pennsylvania Municipalities Planning Code (MPC) with regard to installation of such improvements and the amount of such financial security shall be five (5) percent of the actual cost of the installation of the said street and related improvements or portion thereof. The agreement and financial security shall be irrevocable and remain in effect until such time as a minimum ninety (90) percent of the total number of lots or units of occupancy of the entire project (as opposed to ninety (90) percent of the total number of lots or units of occupancy of a particular phase) are completed. The Township shall hold such financial security and utilize it to pay for the repair of any damage occurring to the street and related improvements or portion thereof during the period between the commencement of construction of any particular lot or unit of occupancy and the completion of such construction 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 lot or unit of occupancy. The developer shall submit a request in writing for the release of the agreement and financial security provided to secure against street damage caused by construction of the remaining lots or units of occupancy.
 5. **Signs.** The undersigned shall erect such street sign or signs, traffic control sign or signs and no parking sign or signs within the tract as shall be determined exclusively by the Township. Such signs shall be of the type, size and construction designated by the Township and shall be paid for by the undersigned. The undersigned shall also pay for the cost of any traffic studies required to be performed under the Vehicle Code and any legal and advertising costs incurred by the Township to enact the necessary traffic ordinances in connection with the erection of such signs.
- F. Prior to the submission of any final plan for (1) and prior to final release of financial security, the developer shall provide the Township with two (2) sets of paper prints of the as-built plan showing the following:

1. Actual location of all concrete monuments which were placed to monument the right-of-way line along at least one (1) side of each street at the beginning and end of all curves including intersection radii and at all angles. 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.
2. Actual location of all iron pins or drill holes in curbs for all individual lot lines.
3. Actual cul-de-sac radius.
4. Actual horizontal and vertical location of cartway centerline versus right-of-way centerline.
5. Actual location of floodplain by elevation and dimension from property line.
6. Actual location and cross section of swales and accompanying easements.
7. Actual horizontal and vertical location of storm water management facilities including type and size of storm drainage pipes.
8. Detention basin:
 - a. Actual contours of the detention basin.
 - b. Actual outlet structure details including type, size and inverts of outlet pipes.
 - c. Actual elevation of the embankment and emergency spillway.
 - d. A table showing the stage/storage/discharge curve for the constructed conditions.
 - e. A table providing a comparison of the approved design vs. the as-built discharge rates from all detention facilities.

G. **Miscellaneous.** In addition to the above outlined observations, additional observations may be made at the request of the undersigned for reduction of financial security. Random observations will be made at the frequency desired by the Township. At the time of any of the above-listed observations, the undersigned acknowledges that all ongoing construction (i.e. storm drainage, erosion control, etc.) will also be checked for compliance with the approved plans and the findings reported. Since the above inspections are mandatory, the undersigned agrees that requests for reduction of financial security shall be submitted to coincide with the above inspections.

H. During construction the undersigned agrees to maintain the tract in a safe and sanitary fashion and shall insure the collection and proper disposal of all waste material, such as paper, cartons and the like and shall prevent the same from being deposited, and then either thrown or blown upon the tracts adjacent to the tract or upon the tract itself.

I. The undersigned agrees to pay all inspection fees imposed by the Township in connection with the inspection of the improvements set forth on Exhibit "A". The undersigned also agrees to

reimburse the Township for the necessary legal and advertising expenses in the preparation of traffic ordinances, deeds and resolutions for the acceptance of streets, the review of improvements guarantees and like matters.

- J. In the event all of said improvements are not completed on or before (7), and all inspection fees are not paid, the undersigned acknowledges that the Township shall have the right, without further notice to the undersigned, to submit a demand to (8) for disbursement of funds under the aforesaid letter of credit. The undersigned also acknowledges that if the proceeds of such letter of credit are insufficient to pay the cost of installing or making repairs or corrections to all of the improvements covered by said letter of credit and to pay all inspection fees, the Township may, at its option, install all or part of said improvements and may institute appropriate legal or equitable actions to recover the monies necessary to complete the remainder of the improvements and to collect any inspection fees.
- K. The Township shall also have the right to demand payment of all or a portion of the letter of credit in the event the Township receives notice that the letter of credit will be canceled or terminated prior to the time that all of the improvements have been completed and approved by the Township Engineer. Furthermore, in accordance with the provisions of Section 509 of the Pennsylvania Municipalities Planning Code ("MPC"), the undersigned agrees to post additional security with the Township if, as a result of annual adjustments concerning the estimated cost for the completion of the remaining improvements, such additional security is necessary to assure that the financial security in effect at that time equals one hundred ten (110%) percent of the estimated cost of completion calculated in the manner required by said Section 509 of the MPC.
- L. With respect to any of the improvements which are dedicated to and accepted by the Township following completion, the undersigned, if required to do so by the Township, shall post financial security or otherwise guarantee the structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan for a term not to exceed eighteen (18) months from the date of acceptance of dedication. Said financial security, if required, shall be in the form and in the amount required by Section 509 of the MPC.
- M. The construction of all improvements shall be completed in strict conformity to the specifications and regulations of the Township, the County and the Pennsylvania Department of Transportation. The undersigned shall comply with all applicable requirements regarding the development of steep slopes.
- N. The Township, its agents, servants and employees, shall have no responsibility or liability with regard to the design, inspection, observation and/or installation of the improvements which are to be installed in connection with the development of this subdivision, and the undersigned shall indemnify and hold harmless the Township, its agents, servants and employees, from any costs of investigation or defense, attorneys' fees, claims, liability or damages arising therefrom.
- O. In the event any existing Township streets, drainage structures or other facilities are disturbed, subjected to excessive wear and tear, damaged or destroyed during the course of the development of the tract or the installation of the above-described subdivision or land development improvements, including but not limited to damages resulting from openings into Township streets to install underground facilities or resulting from travel or use by vehicles or construction equipment, the undersigned agrees, at its cost, to repair or, if necessary, replace such Township facilities.

- P. This commitment shall be binding upon the successors and assigns of the undersigned.
- Q. Unless the contrary clearly appears from the context, for the purposes of this document the singular number includes the plural number and vice versa; and each gender includes the other genders.

IN WITNESS WHEREOF, the undersigned, intending to be legally bound by the herein stated commitments, has signed this letter this _____ day of _____, 20____.

(Individual or Husband and Wife Developer)

_____(SEAL)
 (Signature of Individual)

_____(SEAL)
 (Signature of Spouse if Husband
 and Wife are Co-Developers)

Witness:

Trading and doing business as:

(Partnership Developer*)

(Name of Partnership)

Witness:

By: _____ (Seal)
Partner

By: _____ (Seal)
Partner

By: _____ (Seal)
Partner

*All Partners must execute this Agreement

(Corporation Developer)

(Name of Corporation)

ATTEST:

By: _____
(Assistant) Secretary

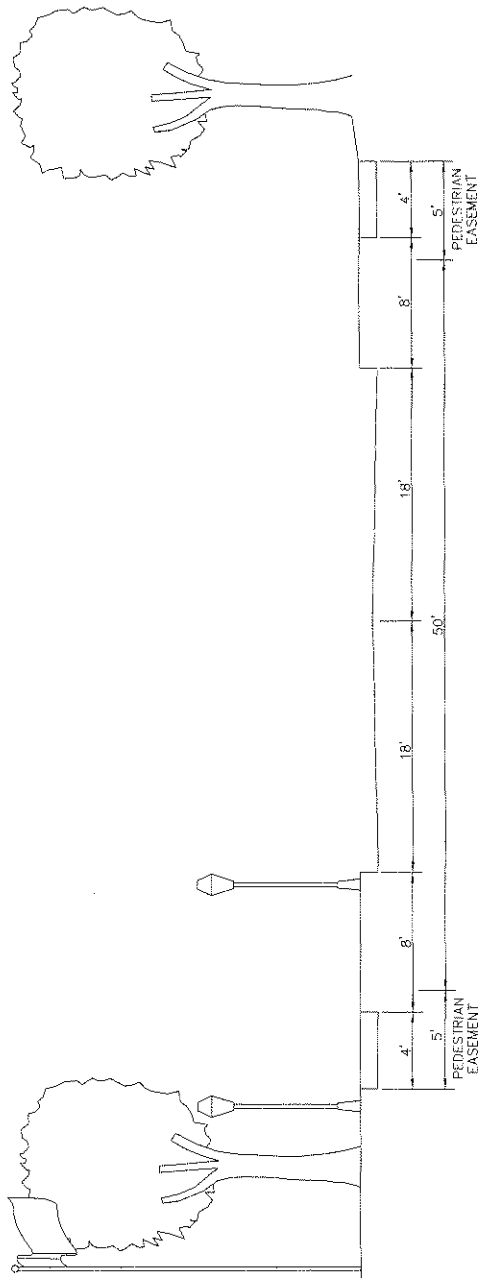
By: _____
(Vice) President or
**Authorized Representative

[CORPORATE SEAL]

**Attach appropriate proof, dated as of the same date as the Agreement, evidencing authority to execute on behalf of the corporation.

Instructions to Complete Developer's
Letter-Agreement Regarding Subdivision and/or
Land Development Improvements

1. Name of subdivision and/or land development.
2. Name of lending institution issuing letter of credit.
3. Amount of letter of credit.
4. Full name of developer.
5. Name of firm which prepared subdivision or land development plan.
6. Drawing or Project Number of plan assigned by firm which prepared plan.
7. Date by which all improvements is (are) to be completed.
8. Name of lending institution issuing letter of credit.



STREET SECTION FOR COLLECTOR STREET

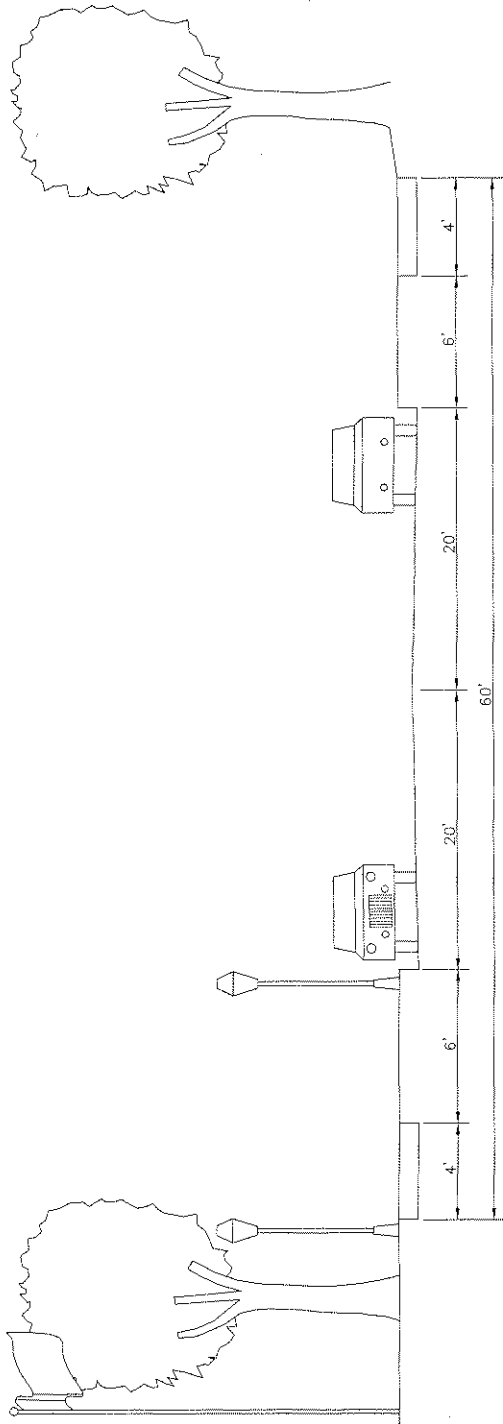
NOT TO SCALE

- NOTES:
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC. ARE TO BE SEALED WITH PG 64-22 FOR A DISTANCE OF TWELVE (12) INCHES FROM THE CURB, ETC.
 2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
 3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PennDOT PUBL. 408, CURRENT VERSION.
 4. VERRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
 5. STORM SEWER INLETS SHALL BE PennDOT TYPE-C IN ALL CURBED STREETS.

STREET CONSTRUCTION MATERIALS

BASE COURSE	PAVED SURFACE
6" 2A STONE, SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALS, 4" OF 25.0 mm MIX AND 2" OF 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALS, 1.5" OF 9.5 mm MIX

*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT COMPACTED MATERIAL DEPTH.



STREET SECTION FOR ARTERIAL STREET

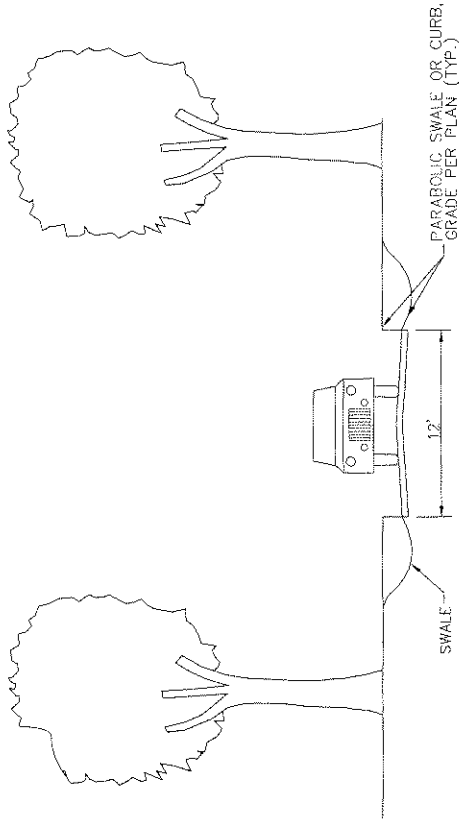
NOT TO SCALE

- NOTES:
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC. ARE TO BE SEALED WITH PG 64-22 FOR A DISTANCE OF TWELVE (12) INCHES FROM THE CURB, ETC.
 2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
 3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PennDOT PUBL. 408, CURRENT VERSION.
 4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
 5. STORM SEWER INLETS SHALL BE PennDOT TYPE-C IN ALL CURBED STREETS.

STREET CONSTRUCTION MATERIALS

BASE COURSE	PAVED SURFACE
6" ZA STONE, SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALS, 4" OF 25.0 mm MIX AND 2" OF 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALS, 1.5" OF 9.5 mm MIX

*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT COMPACTED MATERIAL DEPTH.



STREET SECTION FOR ALLEY
(SERVICE, OR MARGINAL ACCESS STREET)

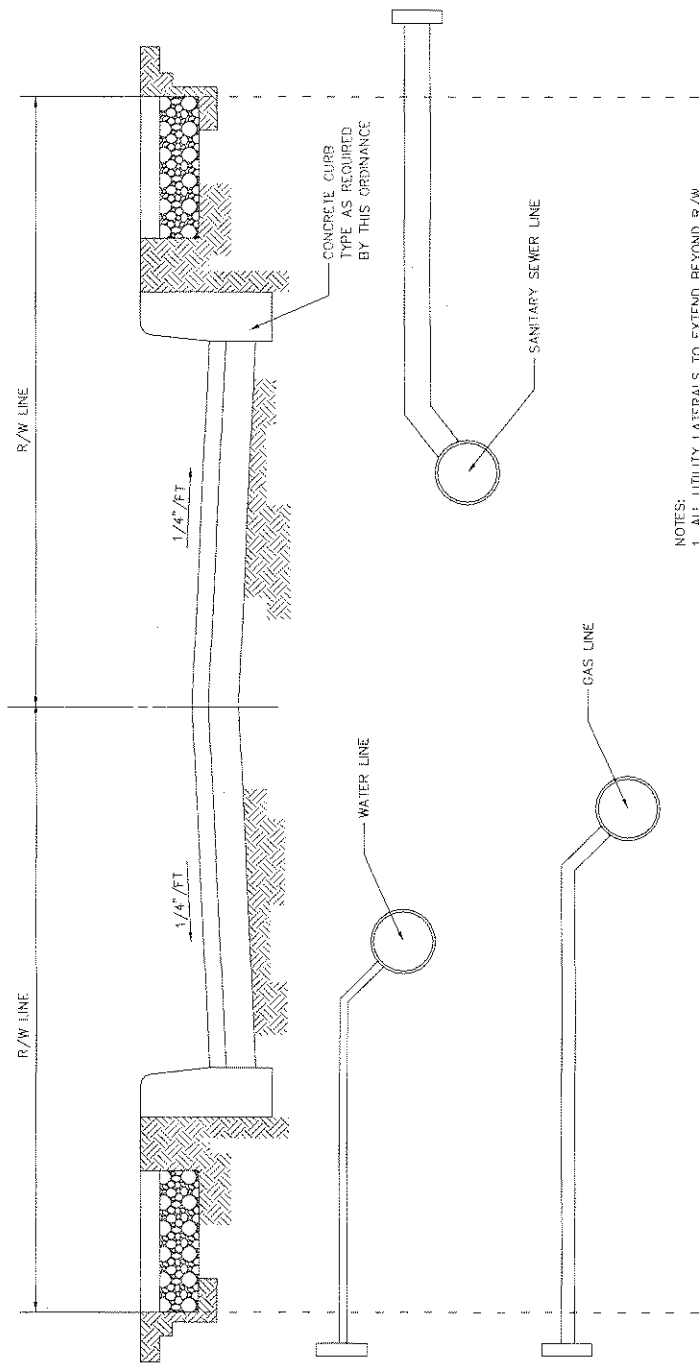
NOT TO SCALE

- NOTES:
1. ALL AREAS ADJACENT TO CURBS, INLETS, MANHOLE COVERS ETC., ARE TO BE SEALED WITH PG 64--22 FOR A DISTANCE OF TWELVE (12) INCHES FROM THE CURB, ETC.
 2. THE TOWNSHIP OR THEIR AGENT SHALL INSPECT ALL WORK IN ACCORDANCE WITH THIS ORDINANCE.
 3. MATERIALS, EQUIPMENT AND METHODS SHALL CONFORM TO PENNDOT PUBL. 408, CURRENT VERSION.
 4. VIBRATORY ROLLER REQUIRED FOR COMPACTION OF BITUMINOUS MATERIAL.
 5. STORM SEWER INLETS SHALL BE PENNDOT TYPE-C IN ALL CURBED STREETS.
 6. MARSHALL MIX PAVING MAY BE USED IN LIEU OF SUPERPAVE MATERIALS.

STREET CONSTRUCTION MATERIALS

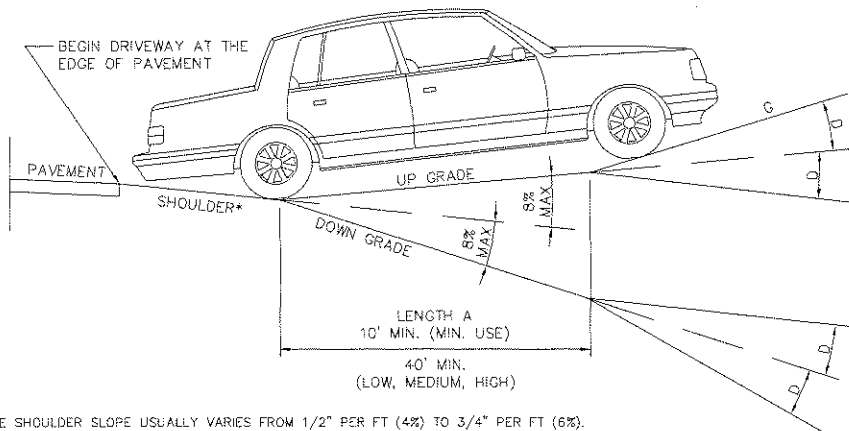
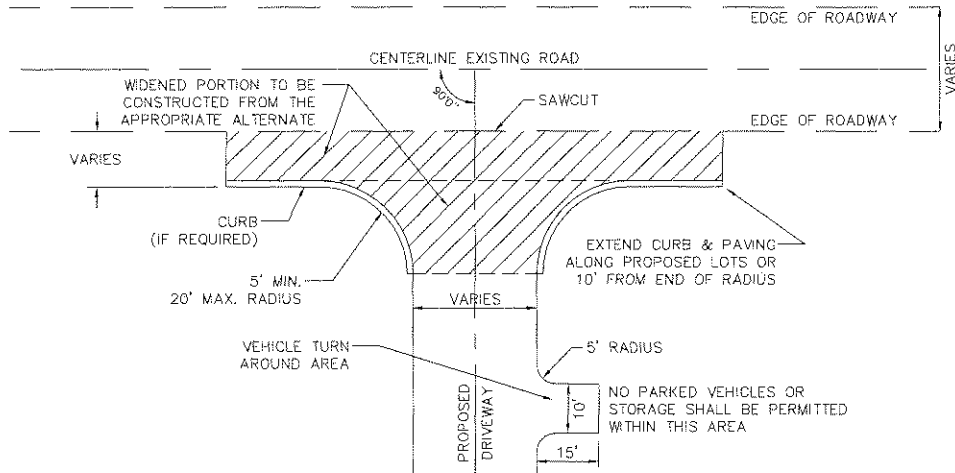
BASE COURSE	PAVED SURFACE
6" 2A STONE, SUPERPAVE BASE COURSE, PG 64--22, 0.0/0.3 ESALS, 4" OF 25.0 mm OR 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64--22, 0.0/0.3 ESALS, 1.5" OF 9.5 mm MIX

*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT COMPACTED MATERIAL DEPTH.



TYPICAL UTILITY INSTALLATION

NOT TO SCALE



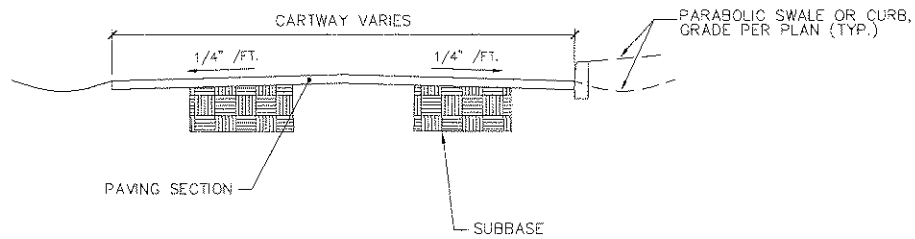
*THE SHOULDER SLOPE USUALLY VARIES FROM 1/2" PER FT (4%) TO 3/4" PER FT (6%). HOWEVER, THE SHOULDER SLOPE SHOULD BE MAINTAINED WHEN CONSTRUCTING THE DRIVEWAY.

FOR GRADE CHANGES GREATER THAN THOSE SHOWN ABOVE, VERTICAL CURVES AT LEAST 10 FEET LONG SHALL BE CONSTRUCTED AND LENGTH "A" SHALL BE INCREASED.

GRADES (G) SHALL BE LIMITED TO 15% FOR MINIMUM USE OF DRIVEWAYS AND FROM FIVE PERCENT TO EIGHT PERCENT FOR LOW, MEDIUM OR HIGH VOLUME DRIVEWAYS WITHIN THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY
 NOT TO SCALE REV:

	MAXIMUM GRADE CHANGE (D)	
	DESIRABLE	MAXIMUM
HIGH VOLUME DRIVEWAY	0%	±3%
MEDIUM VOLUME DRIVEWAY	±3%	±6%
LOW VOLUME DRIVEWAY	±6%	CONTROLLED BY VEHICLE CLEARANCE



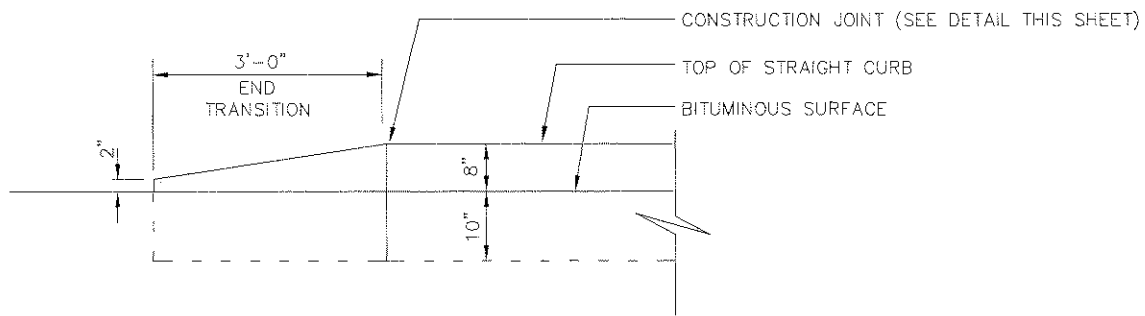
TYPICAL ACCESS DRIVE
CROSS SECTION
NOT TO SCALE

REV:

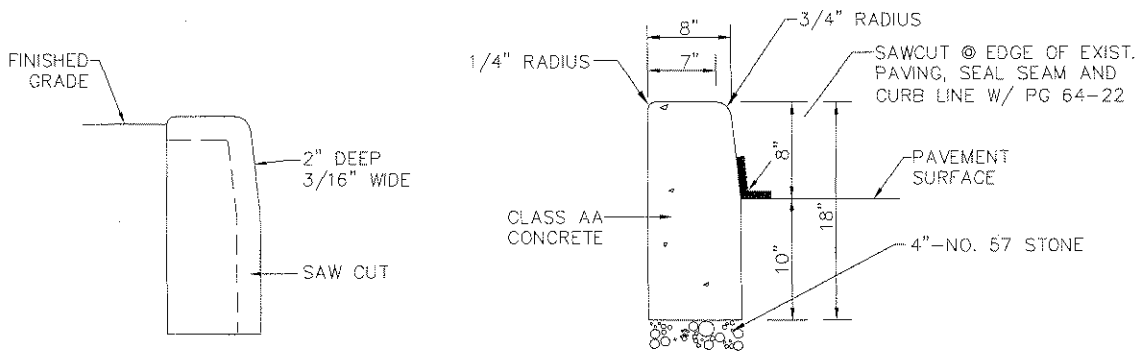
ACCESS DRIVE CONSTRUCTION MATERIALS

BASE COURSE	PAVED SURFACE
6" 2A STONE, SUPERPAVE BASE COURSE, PG 64-22, 0.0/0.3 ESALS, 4" OF 25.0 mm MIX AND 2" OF 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG 64-22, 0.0/0.3 ESALS, 1.5" OF 9.5 mm MIX

*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT
COMPACTED MATERIAL DEPTH.

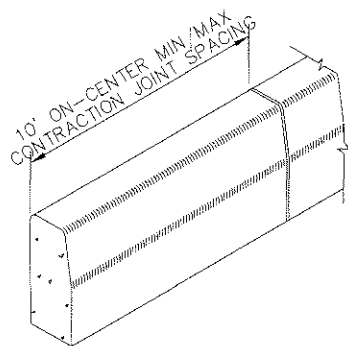


 TYPICAL CURB END
NOT TO SCALE REV:



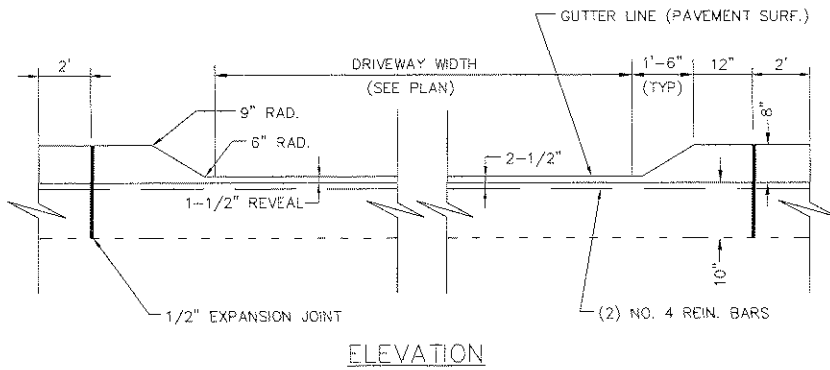
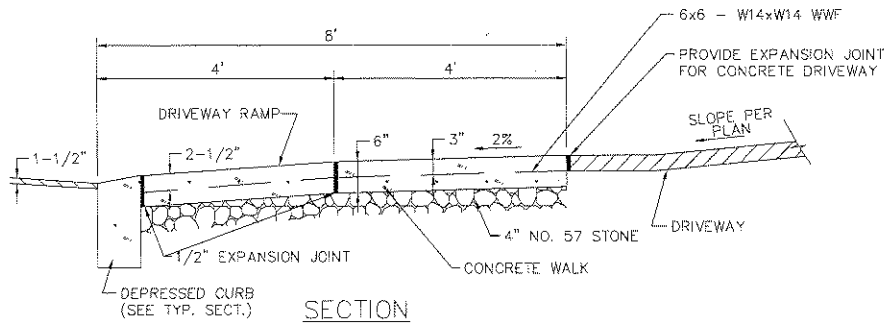
CONTRACTION JOINT

TYPICAL CROSS SECTION

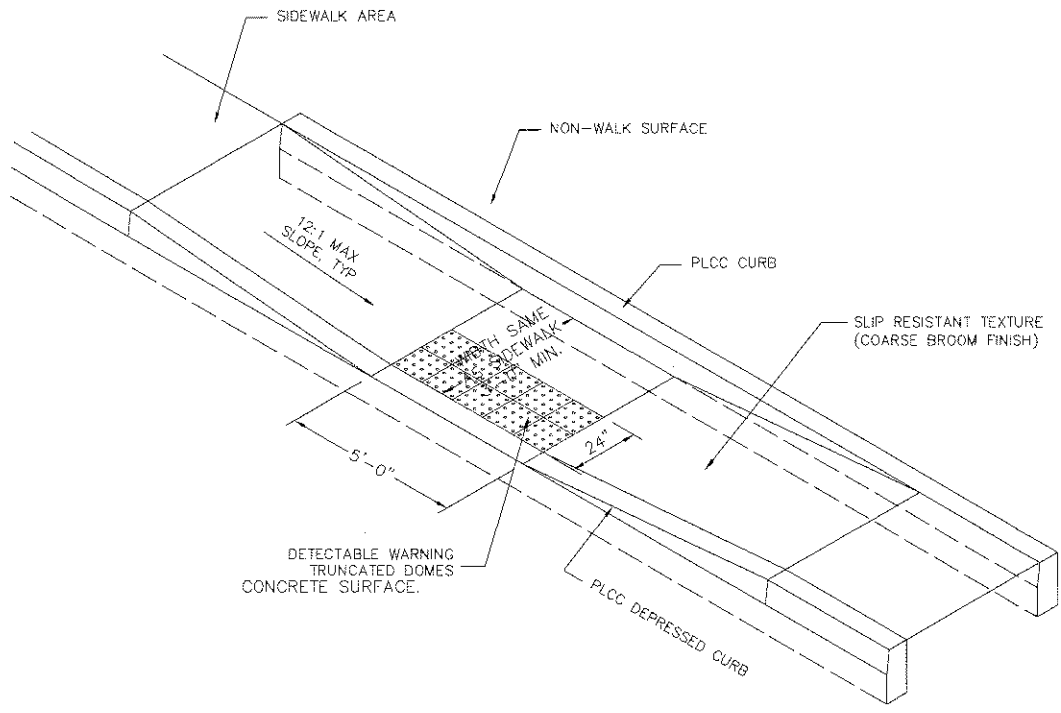


PLAIN CEMENT CONCRETE CURB

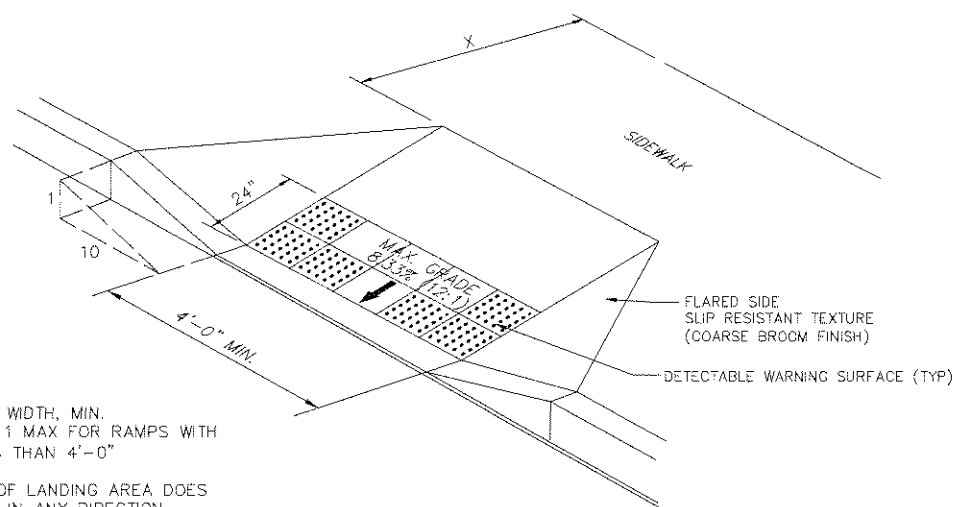
 TYPICAL VERTICAL CURB DETAIL
NOT TO SCALE REV:



DEPRESSED CURB AT DRIVEWAY
 NOT TO SCALE REV:



TYPE 2 CURB RAMP
NOT TO SCALE



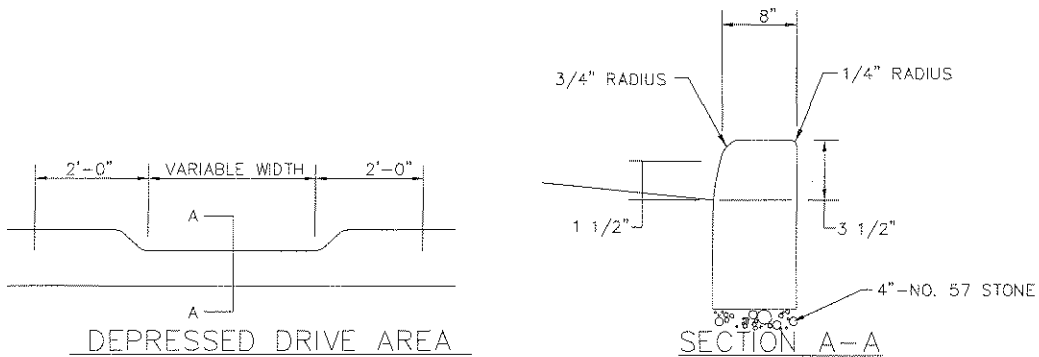
NOTE:

*4'-0" LANDING WIDTH, MIN.
SIDE FLARES 12:1 MAX FOR RAMPS WITH
A LANDING LESS THAN 4'-0"

*CROSS SLOPE OF LANDING AREA DOES
NOT EXCEED 2% IN ANY DIRECTION.

TYPE 1 CURB RAMP
NOT TO SCALE

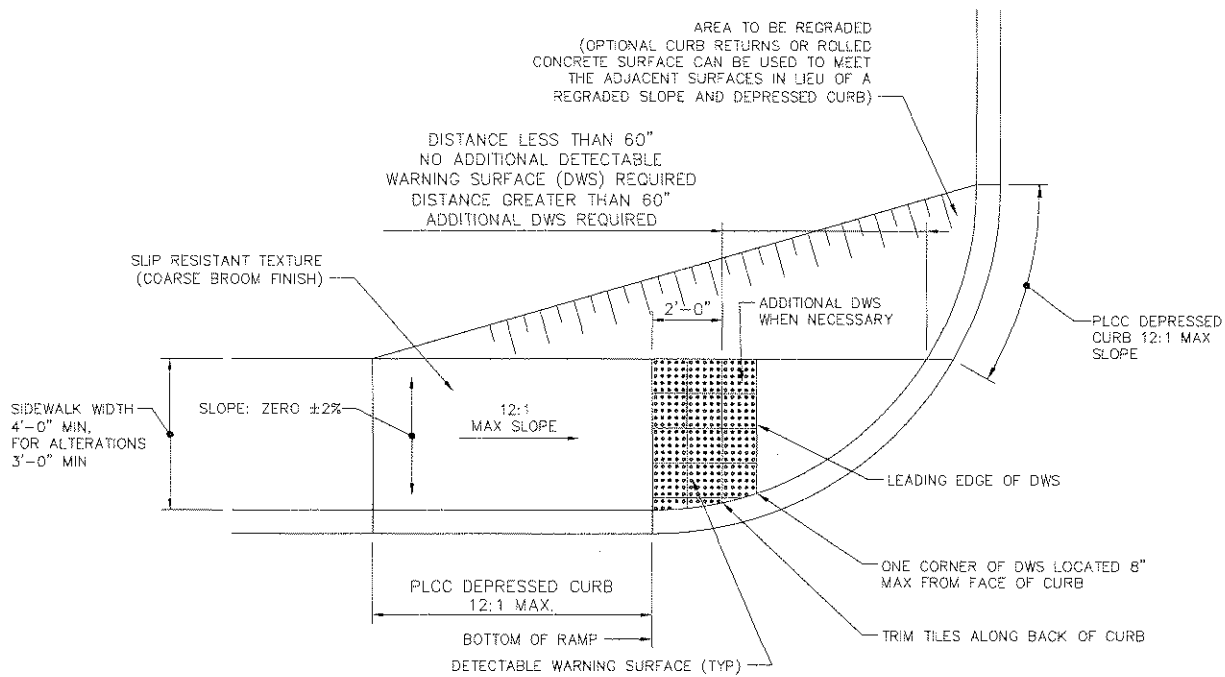
NOTE:
THESE ARE MINIMUM STANDARDS. ALL CURB RAMPS
SHALL COMPLY WITH ALL LATEST ADA REQUIREMENTS.



DEPRESSED CURB DETAIL

NOT TO SCALE

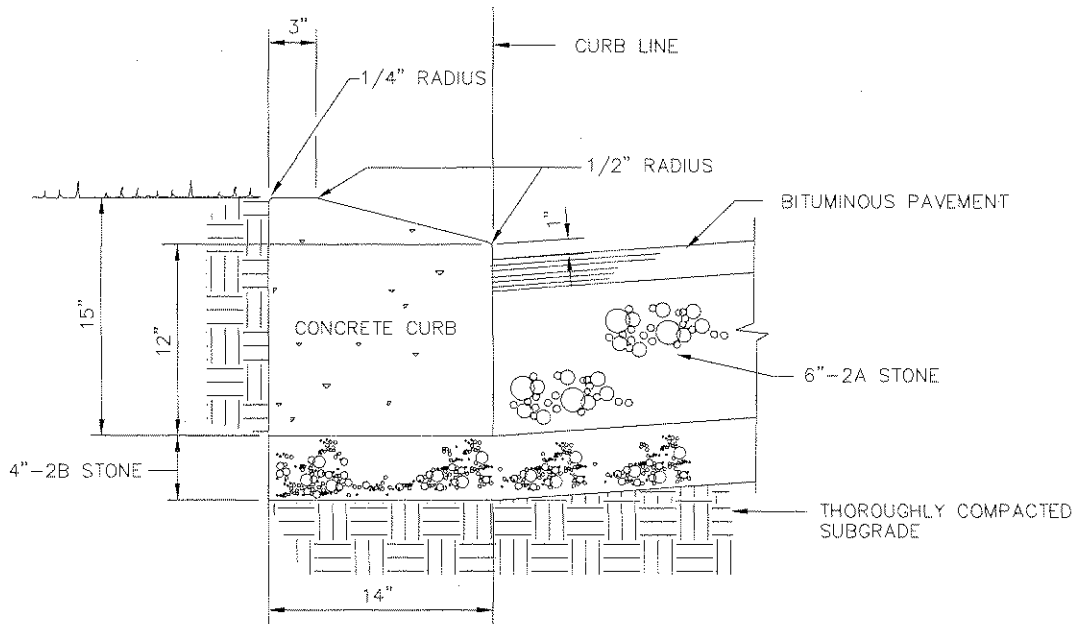
REV:



TYPE 1A CURB RAMP

NOT TO SCALE
CA/CU020

NOTE:
THESE ARE MINIMUM STANDARDS. ALL CURB RAMPS
SHALL COMPLY WITH ALL LATEST ADA REQUIREMENTS.

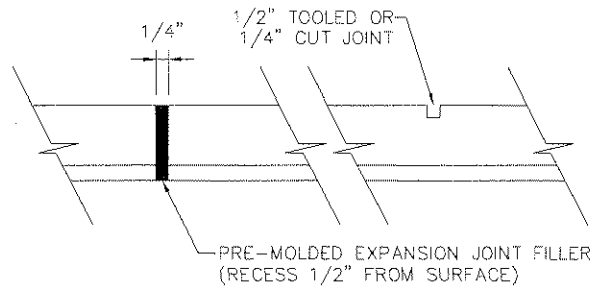


MODIFIED SLANT CURB

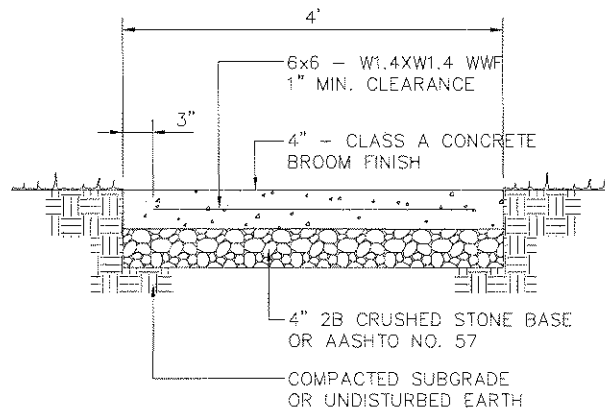
NOT TO SCALE

NOTES:

1. A SMOOTH CURB TRANSITION SHALL BE PROVIDED AT THE INTERSECTIONS OF MODIFIED SLANT CURBS AND ROADWAY INLETS. TRANSITION DETAILS SHALL BE PROVIDED BY THE TOWNSHIP.
2. PROVIDE 1/2" EXPANSION JOINTS, MAXIMUM 20' APART AND AT ALL INLETS AND ENDS OF CORNER RADII.
3. PROVIDE CONTRACTION JOINTS, 10' ON-CENTER, MIN/MAX.



TYPICAL EXPANSION & CONTRACTION JOINTS



NOTES:

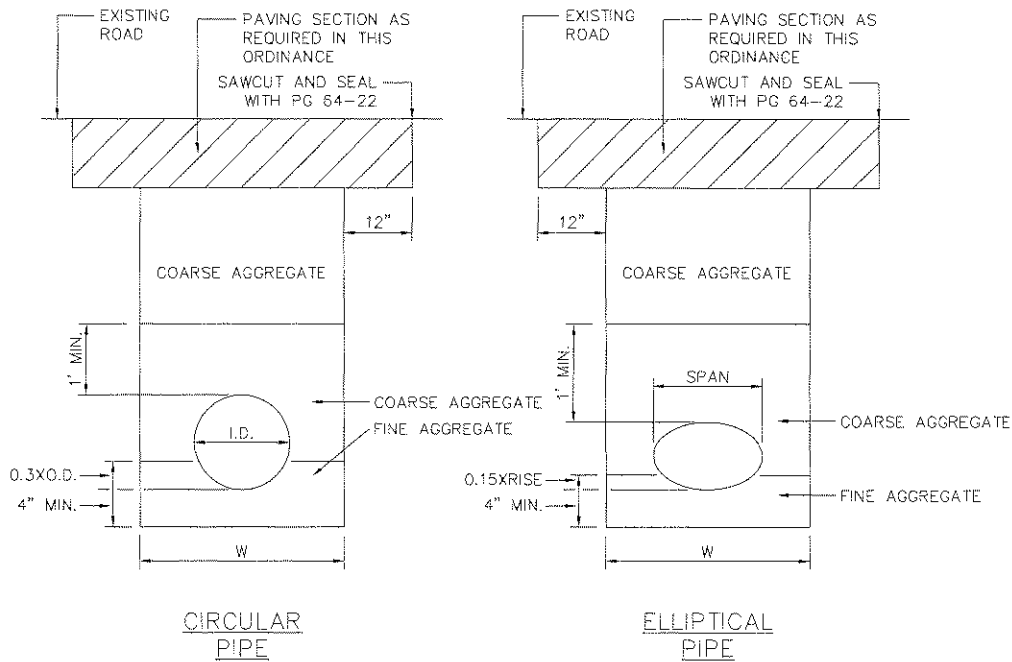
1. EXPANSION JOINTS LOCATED AT 20' O.C.
2. TOOLED JOINTS LOCATED AT 5' O.C.
3. SIDEWALK IS TO BE LIGHT BROOM FINISHED IN DIRECTION OF SIDEWALK WIDTH.
4. ALL SIDEWALKS TO HAVE A 2% CROSS SLOPE.



CONCRETE SIDEWALK DETAIL

NOT TO SCALE

REV:



TRENCH RESTORATION DETAILS – STREETS

NOT TO SCALE

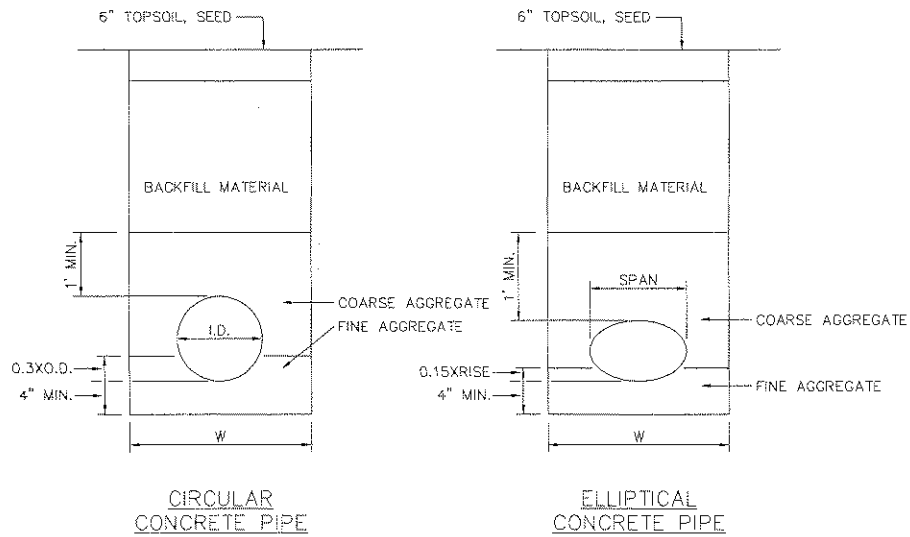
WIDTH

W = TRENCH WIDTH — $\left\{ \begin{array}{l} 2.0 \text{ FT.} + \text{O.D. FOR PIPES OR PIPE ARCHES } 48" \text{ AND LESS I.D. OR SPAN} \\ 2.5 \text{ FT.} + \text{O.D. FOR PIPES OR PIPE ARCHES GREATER THAN } 48" \text{ I.D. OR SPAN} \\ \text{AS SPECIFIED BY TOWNSHIP OR AUTHORITY} \end{array} \right.$

1. FINE AGGREGATE SHALL BE AASHTO NO. 8 STONE.
2. COARSE AGGREGATE SHALL BE SUBBASE MATERIAL, NO. 2A, OR AS SPECIFIED.
3. OR BACKFILL MATERIAL AS SPECIFIED BY TOWNSHIP OR AUTHORITY.

COMPACTION REQUIREMENTS

1. THOROUGHLY COMPACT EACH LAYER OF BACKFILL WITH MECHANICAL TAMPERS OR BY OTHER ACCEPTABLE METHODS FOR THE FULL TRENCH WIDTH.
2. COMPACT TO NOT LESS THAN 100% OF THE DETERMINED DRY WEIGHT DENSITY OF THE BACKFILL MATERIAL.



TRENCH RESTORATION DETAILS – LAWN AREAS

NOT TO SCALE

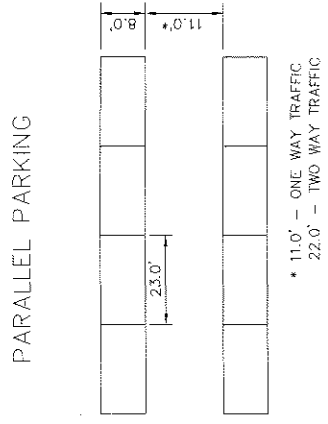
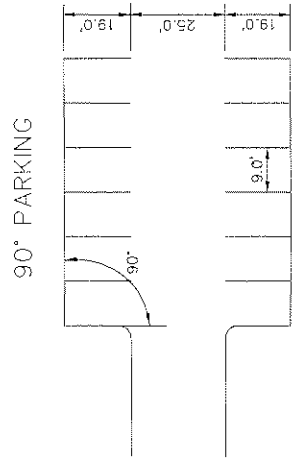
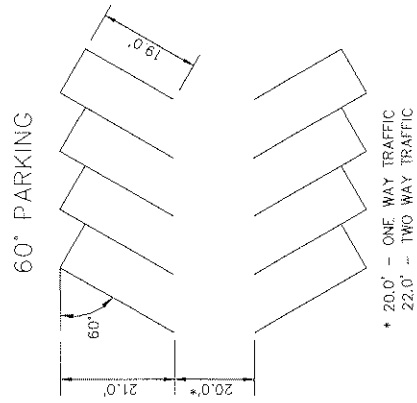
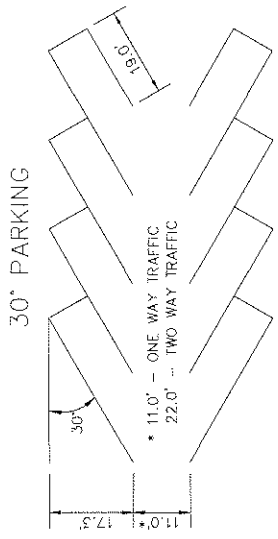
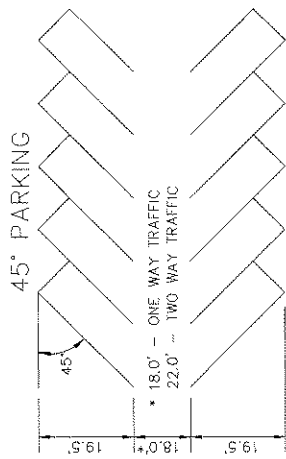
WIDTH

W = TRENCH WIDTH — { 2.0 FT. + O.D. FOR PIPES OR PIPE ARCHES 48" AND LESS I.D. OR SPAN
2.5 FT. + O.D. FOR PIPES OR PIPE ARCHES GREATER THAN 48" I.D. OR SPAN
AS SPECIFIED BY TOWNSHIP OR AUTHORITY

1. FINE AGGREGATE SHALL BE AASHTO NO. 8 STONE.
2. COARSE AGGREGATE SHALL BE SUBBASE MATERIAL, NO. 2A, OR AS SPECIFIED.
3. OR BACKFILL MATERIAL AS SPECIFIED BY TOWNSHIP OR AUTHORITY.

COMPACTION REQUIREMENTS

1. THOROUGHLY COMPACT EACH LAYER OF BACKFILL WITH MECHANICAL TAMPERS OR BY OTHER ACCEPTABLE METHODS FOR THE FULL TRENCH WIDTH.
2. COMPACT TO NOT LESS THAN 100% OF THE DETERMINED DRY WEIGHT DENSITY OF THE BACKFILL MATERIAL.



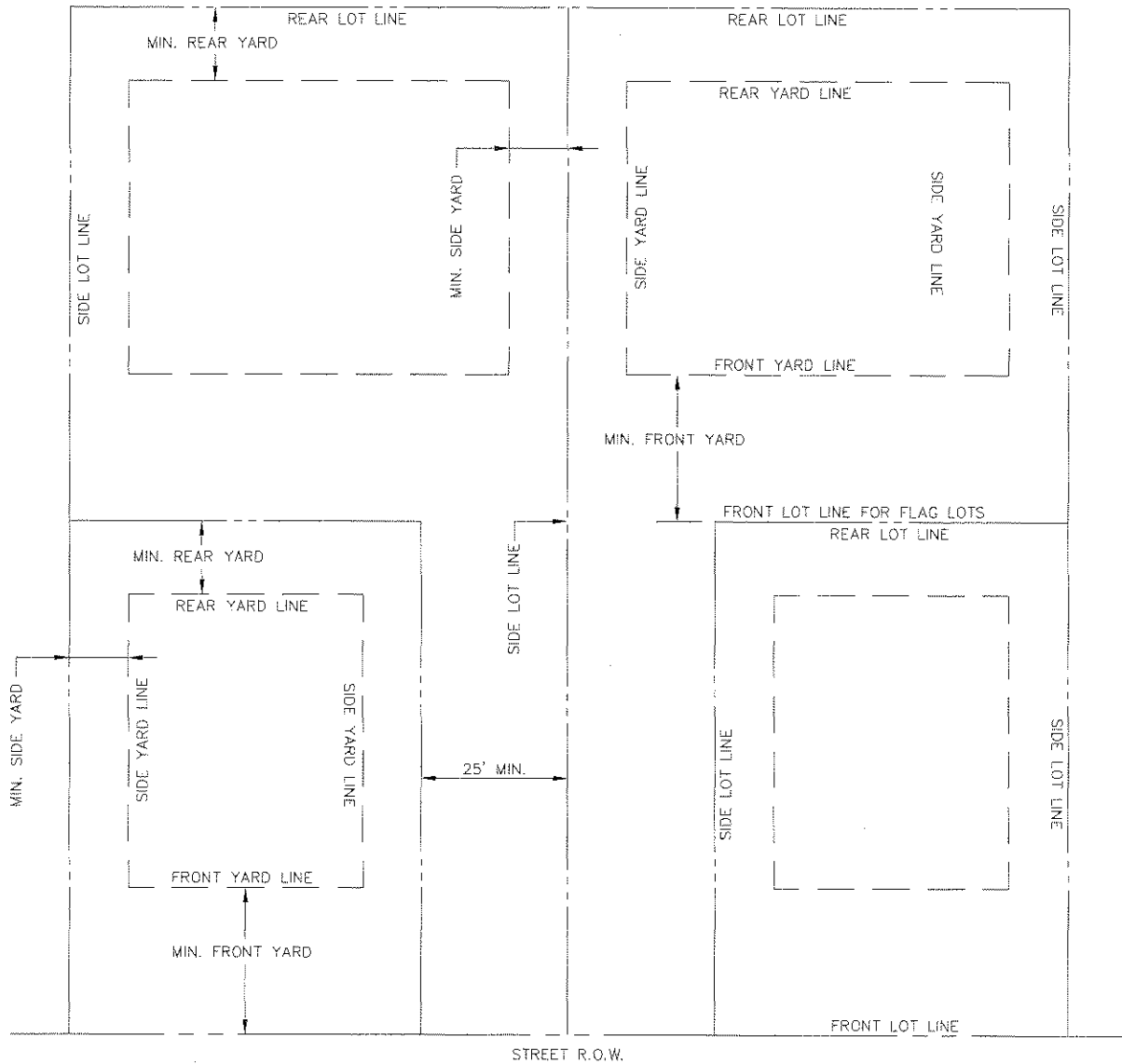
PARKING LOT MINIMUM CONSTRUCTION MATERIALS

BASE COURSE	PAVED SURFACE
6" 2A STONE SUPERPAVE BASE COURSE, PG. 64-22, 0.0/0.3 ESALS, 2" OF 19.0 mm MIX	SUPERPAVE WEARING COURSE, PG. 64-22, 0.0/0.3 ESALS, 1.5" OF 9.5 mm MIX

*NOTE: ALL DEPTHS IN TABLE ABOVE REPRESENT
COMPACTED MATERIAL DEPTH.

PARKING SPACES

NOT TO SCALE



TYPICAL FLAG LOT DETAIL

NOT TO SCALE

REV:

MANOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE CHECKLIST

This insert is provided with the Subdivision Ordinance as a guideline for applicants. It is not meant to be all-inclusive and should not be substituted for a thorough reading and understanding of the Ordinance.

Please note: **Manor Township requires a standard plan format be used for all plans.** Most plans will require an Existing Features page and existing features screened onto the Proposed Features page. Non conformance with these requirements will be an automatic rejection of the submission.

If you have any questions, please contact the Township at 397-4769. No calls may be made to the Township Engineer until engineering escrow is provided.

Township Reviewing Engineer is Rettew Associates, Inc. (717) 394-3721.

GENERAL

- Standard Plan Format
- Existing Features Page
- Proposed Features Page(s) with Existing Features screened
- Application Form and Fee
- Name and Address of owner of tract or developer
- Name, Address and Phone number of Plan Preparer
- Notice of plan filing with LCPC and Township Engineer
- Plan File Number and Date, Revision Box
- Location Map and North Arrow
- Source of Title - Deed Book and Page
- Lancaster County Assessment Office Account Number
- Zoning Information including Zoning Hearing Board Decisions
- Scale – 1 inch = 10, 20, 30, 40, 50 feet
- Bearings and Distances
- Paper, 18" x 22" or 24" x 36"
- Total Acreage of Existing Lot
- Existing Lot Line Markers
- Adjacent Landowners including Source of Title and recording reference for plans of record
- Contours
- All Physical Features located upon or within 200 feet of subject tract including, but not limited to: streets, rights-of-ways, sewer, water, buildings and structures, significant topographical features, on-lot septic and well, storm water facilities, tree masses, prime soils, underlying geology, floodplains, PNDI, Natural Habitat, Archeology sites, etc.
- Building Setback and Building Envelope
- Location, size, and finished grade of all proposed buildings or structures
- Location, size, grades, etc. of all proposed improvements including, but not limited to: streets, access drives, storm sewers, sanitary sewers, water supply, etc.
- Certifications, Notifications and Reports

Minimum Safe Sight Stopping Distance Chart

Roadway Grade (Percent)

Posted Speed Limit (MPH)	0		1		-1		2		-2		3		-3		4		-4		5		-5		6		-6		7		-7		8		-8		9		-9		10		-10	
	5	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	22	21	22	21	22	21	22	21	22	21	22	21	22	21	22	21	22	20	22	20	23					
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15	80	79	81	79	82	78	83	77	84	77	85	76	86	75	88	75	89	74	91	74	91	74	93	74	93	74	93	74	93	74	93	74	93	74	93	74	93					
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25	161	159	164	157	166	155	169	153	172	151	175	150	179	148	182	147	187	145	191	144	196	144	196	144	196	144	196	144	196	144	196	144	196	144	196	144	196					
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65	708	693	725	679	742	666	760	653	781	641	802	630	826	620	851	609	879	600	910	591	943	591	943	591	943	591	943	591	943	591	943	591	943	591	943	591	943					

Based on
the
following
formula --->

$$SSSD = 1.47 \times V \times t + \frac{V^2}{30 \times (f \pm g)}$$

