TOWNSHIP OF LONDONDERRY

Dauphin County, Pennsylvania

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Revised Through December 15, 1999
CHAPTER 22
SUBDIVISION AND LAND DEVELOPMENT

Part 1
General Provisions

§101. Short Title
§102. Purpose
§103. Authority
§104. Application of Regulations
§105. Exemptions
§106. Interpretation

Part 2
Definitions

§201. Terms Defined

Part 3
Plat Requirements and Processing Procedures

§301. General Statement
§302. Sketch Plan
§303. Minor Subdivision Application
§304. Preliminary Plats; Procedure
§305. Preliminary Plat; Specifications
§306. Final Plats; Procedure
§307. Completion of Improvements or Guarantee Thereof Pre-requisite to Final Plat Approval
§308. Release from Improvement Bond
§309. Remedies to Effect Completion of Improvements
§310. Recording Plats and Deeds
§311. As-Built Plan
§312. Final Plat; Specifications

Part 4
Design Standards

§401. Application of Standards
§402. Streets
§403. Easements
§404. Blocks
§405. Lots
§406. Erosion and Sedimentation Control
§407. Storm Water Management
§408. Natural Features Preservation
§409. Design Standards in Flood Plains
§410. Recreation and Open Space
§411. Subdivision Illumination Standards
Part 5
Improvement and Construction Requirements

§501. Improvements Required
§502. Monuments and Markers
§503. Streets and Driveways
§504. Sewer and Water
§505. Surface Water Management
§506. Curbs and Gutters
§507. Sidewalks
§508. Shade Trees
§509. Street Signs

Part 6
Mobile Homes

§601. Short Title
§602. Definitions
§603. Permits
§604. Annual Permit
§605. Inspection of Mobilehome Parks
§606. Notices, Hearings and Orders
§607. Density and Individual Area Requirements
§608. Placement of Individual Mobilehomes on Stands
§609. Park Street Construction and Design Standards
§610. Curbing
§611. Park Walkway Standards
§612. Auxiliary Parking Lots
§613. Required Recreation Areas and Facilities
§614. Drainage and Ground Cover Requirements
§615. Park Illumination Standards
§616. Water Supply
§617. Sanitary Sewage Facilities
§618. Electric Power Distribution
§619. Natural Gas System
§620. Fuel Oil Supply System
§621. Fire Protection
§622. Solid Waste Disposal
§623. Miscellaneous Regulations
§624. Mobilehome Removal Permit
§625. Penalties

Part 7
Fees

§701. Filing
§702. Fee Schedule
§703. Review Fees
§704. Other Fees
Part 8
Enforcement, Amendments and Penalties

§801. Administration and Enforcement
§802. Modifications
§803. Amendments
§804. Preventive Remedies
§805. Enforcement Remedies

Appendix A: Plat and Sewage Module Processing Flow Charts
Appendix B: Subdivision and/or Land Development Plan Application
Part I
General Provisions

§101. Short Title. This Chapter shall be known and may be cited as "The Londonderry Township Subdivision and Land Development Ordinance." (Ord. 1988-2, 3/7/1988, §11.1)

§102. Purpose. This Chapter has been designed and adopted to provide uniform standards and procedures for the regulation of subdivision and land development within Londonderry Township, Dauphin County, Pennsylvania. The purpose of such regulation is to provide for the harmonious development of the Township of Londonderry and county by:

A. Assuring sites are suitable for building purposes and human habitation.

B. Coordinating proposed streets and other proposed public improvements with those existing.

C. Assuring that adequate easements and rights-of-way are provided for drainage facilities, public utilities, streets, and other public improvements.

D. Assuring equitable and uniform handling of subdivision and land development plat applications.

E. Assuring coordination of intra, and inter-municipal public improvements plans and programs.

F. Assuring the efficient and orderly extension of community facilities and services at minimum cost and maximum convenience.

G. Regulating the subdivision and development of land within any flood hazard area or floodplain district in order to promote the health, safety and welfare of the citizens of the Township.

H. Requiring that each lot in flood prone areas includes a safe building site with adequate access; and that public facilities which serve such uses be designed and installed to minimize flood damage.

I. Assuring that reservations, if any, by the developer of any area designated for use as public grounds shall be suitable in size and location for their designated uses.

J. Guiding the future growth and development of Londonderry Township in accordance with the adopted municipal comprehensive plan.

K. Assuring the documents prepared as part of a land ownership transfer fully and accurately describe the parcel of land being subdivided and the new parcel(s) thus created.

L. Assuring the greater health, safety, convenience and welfare of the citizens of the Township of Londonderry.

(Ord. 1988-2, 3/7/1988, §11.2(a))

§103. Authority.

1. The Londonderry Township Board of Supervisors shall have the
authority to approve or disapprove all preliminary and final subdivision or land development plat applications as required herein.

2. The Londonderry Township Planning Commission is hereby designated by the Londonderry Township Board of Supervisors as the agency to which all subdivision and land development plans must be submitted for review and recommendation prior to action on same by the Londonderry Township Board of Supervisors.

3. Preliminary and final subdivision and land development plat applications within Londonderry Township shall be forwarded upon receipt, with the appropriate review fee, to the Dauphin County Planning Commission for review and report. The Londonderry Township Board of Supervisors shall not approve such applications until the County review report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County Planning Commission. As evidence of their review and report, officials of the County Planning Commission will sign final plats which have been formally approved by the Township before such plats are presented for recording. [Ord. 91-2]

§104. Application of Regulations.

1. No subdivision or land development of any lot, tract, or parcel of land located in Londonderry Township shall be effected; no street, sanitary sewer, storm sewer, water main, or other facilities 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 thereon unless and until a final subdivision or land development plat has been approved by the Londonderry Township Board of Supervisors and recorded, and until the improvements required in connection therewith have been either constructed or guaranteed in a manner prescribed herein; nor otherwise [than] in strict accordance with the provisions of this Chapter.

2. No lot in a subdivision may be sold; no permit to erect or alter any building upon land in a subdivision or land development may be issued; and no building may be erected or altered in a subdivision or land development unless and until a final subdivision or land development plat has been approved by the Londonderry Township Board of Supervisors and recorded, and until the improvements required in connection therewith have been either constructed or guaranteed in a manner prescribed herein.

3. Unit or condominium subdivision of real property is included within the meaning of subdivision and land development as defined herein, and must comply with these regulations. Such compliance shall include, but not be limited to, the filing of preliminary and final plats, payment of established fees and charges, location of each structure and clear definition of each unit, public easements, common areas, improvements, and all easements appurtenant to each unit.

4. All subdivision and land development plats are subject to the zoning regulations as they apply to use and density requirements, setbacks, height, parking and other such zoning related features.

§105. Exemptions. The following are exempt or partially exempt from the provisions of this Chapter:
A. 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;

B. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building; or

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

(Ord. 91-2, 11/4/1991)

$106. Interpretation. In any case where a provision of this Chapter is found to conflict with the provision of a zoning, building, fire, safety, or health ordinance or code of this Township or law, rule or regulation of the Commonwealth of Pennsylvania, the provisions which establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail. In any case, where a provision of this Chapter is found to be in conflict with the provisions of another ordinance or code of this Township or law, rule or regulation of the Commonwealth of Pennsylvania which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this Chapter shall be deemed to prevail. (Ord. 1988-2, 3/7/1988, §11.2(d))
Part 2
Definitions

§201. Terms Defined. Unless otherwise expressly stated, the following words shall for the purposes of this Chapter have the meaning herein indicated. Words expressed in the plural include their singular meanings; the present tense shall include the future; words used in the masculine gender shall include the feminine and the neuter; the words "shall" and "will" are mandatory; the words "should" and "may" are permissive.

APPLICANT (See DEVELOPER and SUBDIVIDER) - A landowner or developer, as hereinafter defined, who has filed an application for the subdivision or development of a tract of land, including his heirs, successors, and assigns.

APPLICATION FOR DEVELOPMENT - Every application, whether preliminary, tentative 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 plat, or a land development plan. [Ord. 91-2]

BLOCK - An area bounded by streets.

BOARD OF SUPERVISORS - The Board of Supervisors of the Township of Londonderry.

BUILDING LINE - A line parallel to the front, side or rear line set so as to provide the required yard.

BUILDING SETBACK LINE - The line within a property defining the required minimum distance between any structure including, but not limited to, enclosed structures, porches, patios, roof overhangs, carports and chimneys, and the adjacent right-of-way, and the line defining side and rear yards, where required.

CARTWAY (ROADWAY) - The portion of a street or alley which is improved, designated, or intended for vehicular use.

CLEAR-SIGHT TRIANGLE - An area of unobstructed vision at street intersections. It is defined by lines of sight between points at a given distance from the intersection of the street centerlines.

COMMISSION - The duly approved Londonderry Township Planning Commission.

COMMON ELEMENTS - Includes:

A. The land on which the building is located and portions of the building which are not included in a unit.

B. The foundation, structural parts, supports, main walls, roofs, basements, halls, corridors, lobbies, stairways and entrances and exits of the building.

C. The yards, parking area and driveways.

D. Portions of the land and building used exclusively for the management, operation or maintenance of the common elements.

E. Installations of all central services and utilities.
F. All other elements of the building necessary or convenient to its existence, management, operation, maintenance and safety or normally in common use.

G. Such other facilities as are designated as common elements.

COMMON OPEN SPACE - a parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas, and areas set aside for public facilities. [Ord. 91-2]

CONDOMINIUM - Ownership in common with others of a parcel of land and certain parts of a building thereon which could normally be used by all the occupants, together with individual ownership in fee of a particular unit or apartment in such building or on such parcel of land and may include dwellings, offices and other types of space in commercial buildings or on property.

COOPERATIVE - Ownership in common with others of a parcel of land and of a building or buildings thereon which would normally be used by all the occupants, together with individual rights of occupancy of a particular unit or apartment in such building or buildings or on such parcel of land and may include dwellings, offices and other types of space in commercial buildings or on property and where the lease, sale or exchange of a unit is subject to the agreement of the group of persons having common ownership.

COUNTY - The County of Dauphin, Pennsylvania.

CROSSWALK - A right-of-way, publicly or privately owned, intended to furnish access for pedestrians.

CULVERT - A drain, ditch or conduit not incorporated in a closed system, that carries drainage water under a driveway, roadway, railroad, pedestrian walk or public way.

CURB - A stone or concrete boundary usually marking the edge of the roadway or paved area. [Ord. 91-2]

CURB CUT - The opening along the curb line at which point vehicles may enter or leave the roadway.

CUT - An excavation. The difference between a point on the original ground and designated point of lower elevation on the final grade. Also, the material removed in excavation.

DEVELOPER (See APPLICANT and SUBDIVIDER) - Any landowner, agent of such landowner, or tenant with permission of such landowner, who makes or causes to be made a subdivision of land or land development. [Ord. 91-2]

DEVELOPMENT - Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, the placement of mobile homes, streets and other paving, utilities, mining, dredging, filling, grading, excavation, or drilling operations and the subdivision of land or land development.

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 development plan" when used in this Chapter shall mean the written and graphic materials referred to in this definition. [Ord. 91-2]

DRAINAGE - (1) Surface water runoff; (2) the removal of surface water or groundwater from land by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving the water supply and the prevention or alleviation of flooding.

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

DRAINAGE SYSTEM - Pipes, swales, natural features and man-made improvements designed to carry drainage.

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

DWELLING - A building designed for residential purposes and use as living quarters for one (1) or more persons or families.

DWELLING UNIT - One (1) or more rooms used for living and sleeping purposes and having a kitchen with fixed cooking facilities arranged for occupancy by one (1) family or a single person.

EASEMENT, UTILITY - A right-of-way granted for the limited use of land for public or quasi-public purposes.

ENGINEER, MUNICIPAL - A registered professional engineer, as defined herein, designated by the Township to perform the duties of engineer as specified by this Chapter.

ENGINEER, PROFESSIONAL - An individual licensed and registered under the laws of the Commonwealth to engage in the practice of engineering. A professional engineer may not practice land surveying unless licensed as set forth in P.L. 534, No. 230; however, a professional engineer may perform engineering land surveys.

ENGINEERING LAND SURVEYS - Surveys for (i) the development of any tract of land including the incidental design of related improvements, such as line and grade extension of roads, sewers, and grading but not requiring independent engineering judgment - providing, however, that tract perimeter surveys shall be the functions of the professional land surveyor; (ii) the determination of the configuration or contour of the earth's surface, or the position of fixed objects thereon or related thereto by means of measuring lines and angles and applying the principles of mathematics, photogrammetry or other measurement methods; (iii) geodetic or cadastral survey, underground survey and hydrographic survey; (iv) sedimentation and erosion control surveys; (v) the determination of the quantities of materials; (vi) tests for water percolation in soils; and (vii) the preparation of plans and specifications and estimates of proposed work as described in this subsection.

ENGINEERING, PRACTICE OF - The application of the mathematical and physical sciences for the design of public or private buildings, struc-
tures, machines, equipment, processes, works or engineering systems, and the consultation, investigation, evaluation, engineering surveys, planning and inspection in connection therewith, the performance of the foregoing acts and services being prohibited to persons who are not licensed under the laws of the Commonwealth as professional engineers unless exempt under other provisions of the laws of the Commonwealth.

ENGINEERING SPECIFICATIONS - The engineering specifications of the Township regulating the installation of any required improvement or for any facility installed by any owner, subject to public use.

EROSION - The removal of surface materials by the action of natural elements.

EXCAVATION - Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed. It shall include the conditions resulting therefrom.

EXISTING GRADE - The vertical location of the ground surface prior to excavation or filling.

FILL - Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface. It shall include the conditions resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation of the final grade. The material used to make fill.

FINISHED GRADE - The proposed location of the land surface of a site after completion of all site preparation work.

FLOOD - A temporary inundation of normally dry land areas.

FLOOD, BASE (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).

FLOOD FRINGE - That portion of the floodplain outside the floodway.

FLOOD HAZARD BOUNDARY MAP (FHBM) - An official floodplain map of a community, issued by the Federal Insurance Administration.

FLOOD HAZARD, AREAS OF SPECIAL - The land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year.

FLOOD PLAIN - (1) a relatively flat or low land area adjoining a river, stream, or watercourse which is subject to partial or complete inundation; (2) an area subject to the unusual and rapid accumulation or runoff of surface waters from any source.

FLOODPROOFING - Any combination of structural and non-structural additions, changes, or adjustments to proposed or existing structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY - The designated area of a floodplain required to carry and discharge flood waters of a given magnitude. For the purposes of this
Chapter the floodway shall be capable of accommodating a flood of the one-hundred (100) year magnitude.

FUTURE RIGHT-OF-WAY: (1) 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.

GOVERNING BODY - The Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania.

HALF OR PARTIAL STREET - A street, generally parallel with and adjacent to a property line, having a lesser right-of-way width than required for improvement and used as a street in accordance with this Chapter.

IDENTIFIED FLOOD PLAIN AREA OR DISTRICT - Those flood plain areas specifically designated in the Londonderry Township Zoning Ordinance [Chapter 27] as being inundated by the one-hundred (100) year flood. Included would be areas identified as the Floodway (FW) and the Flood-Fringe (FF).

IMPROVED PUBLIC STREET - Any street for which Londonderry Township or the Commonwealth has maintenance responsibility and which is paved with an approved hardtop surface.

IMPROVEMENTS - Those physical additions, installations, and changes required to render land suitable for the use intended, including but not limited to grading, paving, curbing, street lights and signs, fire hydrants, water mains, electric service, gas service, sanitary sewers, storm drains, sidewalks, crosswalks, driveways, culverts, street shade trees, and improvements to existing water courses.

INTERIOR WALK - A right-of-way for pedestrian use extending from a street into a block or across a block to another street.

LAND DEVELOPMENT - any of the following activities:

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

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

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

B. A subdivision of land.

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

(1) The conversion of an existing single family detached dwelling or single family 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 building, 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 which would be considered an amusement park. For the purposes of this subsection, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

[Ord. 91-2]

LANDOWNER - The legal or beneficial owner or owners of land including the holder of an option on contract to purchase (whether or not such option or contract is subject to any conditions), a lessee having a remaining term of not less than forty (40) years, or other person having a proprietary interest in the land, shall be deemed to be a landowner for the purpose of this Chapter.

LOT - a designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit. [Ord. 91-2]

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

LOT, THROUGH or DOUBLE FRONTAGE - A lot with front and rear street frontage.

LOT AREA - The area contained within the property lines of a lot as shown on a subdivision plan excluding space within any street, but including the area of any easement.

MINOR SUBDIVISION - The subdivision of a single lot, tract, or parcel of land into six (6) or fewer lots, tracts, or parcels of land, for the purpose, whether immediate or future, of transfer of ownership or of building development; providing all the lots, tracts, or parcels of land thereby created, have frontage on an improved public street or streets and providing further that there is not created by the subdivision any new street, street easement, easements of access or need therefore.

MOBILE HOME - A transportable, single family dwelling intended for permanent occupancy, contained in one (1) unit, or in two (2) or more units designed to be joined into one (1) integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation. [Ord. 91-2]

MOBILEHOME LOT - a parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobilehome. [Ord. 91-2]
MOBILEHOME PARK - A parcel or contiguous parcels of land which has been so designated and improved that it contains two (2) or more mobilehome lots for the placement thereon of mobilehomes. [Ord. 91-2]

MODULAR HOME - A prefabricated home, usually designed and built in sections, which is transported to the building site and erected with the sections being joined together as one (1) permanently attached self-contained unit.

MUNICIPAL AUTHORITY - A body politic and corporate created pursuant to the Act of May 2, 1945 (P.L. 382, No. 164), known as the "Municipalities Authority Act of 1945." [Ord. 91-2]

MUNICIPALITY - Londonderry Township, Dauphin County, Pennsylvania.

OPEN SPACE, PUBLIC - Open space owned by a public agency and maintained by it for the use and enjoyment of the general public.

OWNER - A person having any title or interest whatsoever in any land development or subdivision as defined in this Chapter.

PERSON - Any individual or group of individuals, firm, partnership, trust partnership, public or private association or corporation.

PLAN, CONSTRUCTION IMPROVEMENT - A plan prepared by a registered engineer or surveyor showing the construction details of streets, drains, sewers, bridges, culverts, and other improvements as required by this Chapter.

PLAN, COMPREHENSIVE - An official document adopted by the Board of Supervisors setting forth its policies regarding the long-term development of the Township; the preparation of which is based on careful studies of existing conditions and prospects for future growth of the Township of Londonderry. The plan shall include, but need not be limited to plans for the use of land, transportation of goods and people, community facilities and services, and a map and statement indicating the relationship of the Township and its proposed development to adjacent municipalities.

PLAN, SKETCH - An informal plan indicating salient existing features of a tract and its surroundings and the general layout of a proposed subdivision or land development.

PLANNING COMMISSION - Londonderry Township Planning Commission.

PLAT, FINAL - A complete and exact subdivision or land development plan, prepared for official recording as required by statute, to define property rights and proposed streets and other improvements.

PLAT, PRELIMINARY - A tentative subdivision or land development plan, in lesser detail than a final plan, showing approximate proposed street and lot layout as a basis for consideration prior to preparation of a final plan.

PRINCIPAL BUILDING OR PRINCIPAL USE - The basic purpose for which a building or land area is occupied or intended to be occupied as opposed to accessory or incidental uses; usually classifiable as residential, commercial, manufacturing or public in nature.
PRIVATE ROAD - A legally established right-of-way, other than a public street, which provides the primary pedestrian and vehicular access to one (1) or more lots and constructed to the design standards contained in this Chapter.

PROFILE LINE - Means the profile of the centerline of the finished surface of the street, which shall be midway between the sidelines of the street.

PUBLIC - Owned, operated or controlled by a government agency, whether Federal, State or local, and including any corporation created by law for the performance of certain specialized governmental functions, and any public school district.

PUBLIC GROUNDS - includes:
A. Parks, playgrounds, trails, paths and other recreational areas and other public areas;
B. Sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities; and
C. Publicly owned or operated scenic and historic sites.

PUBLIC HEARING - a formal meeting held pursuant to public notice by the Board of Supervisors or Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this Chapter. [Ord. 91-2]

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," 53 P.S. §§271 et seq. [Ord. 91-2]

PUBLIC NOTICE - notice published once each week for two (2) successive weeks in a newspaper of general circulation in the Township of Londonderry. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing. [Ord. 91-2]

RECREATIONAL VEHICLE - A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which has its own motive power or is mounted on or drawn by another vehicle, (including camping trailer, motor home, travel trailer and truck camper); and a body width of no more than eight (8) feet and a body length of not more than thirty-five (35) feet when factory equipped for the road, and licensed as such by the Commonwealth.

RECREATIONAL VEHICLE PARK OR CAMPGROUND - A parcel of land under single ownership which has been planned and improved for the placement of recreational vehicles or camping equipment for temporary living quarters, for recreational, camping or travel use, on recreational vehicle or camp ground lots rented for such use, thereby constituting a "land development."
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RECREATIONAL VEHICLE PARK OR CAMPGROUND LOT - A parcel of land abut-
ting a street or private road occupied by one (1) recreational vehicle or
camping equipment for temporary living quarters, for recreational camping,
or travel use.

REGULATORY FLOOD ELEVATION - The one hundred (100) year flood eleva-
tion plus a freeboard safety factor of one and one half (1 1/2) feet.

RIGHT-OF-WAY, STREET - A public thoroughfare for vehicular traffic
and/or pedestrian traffic, whether designated as a street, highway, thor-
oughfare, parkway, road, avenue, boulevard, lane, alley, or however
designated.

RUNOFF - The surface water discharge or rate of discharge of a given
watershed after a fall of rain or snow that does not enter the soil but
runs off the surface of the land.

SEDIMENTATION - The process by which mineral or organic matter is
accumulated or deposited by moving wind, water, or gravity. Once this
matter is deposited (or remains suspended in water), it is usually referred
to as "sediment."

SEPTIC SYSTEM - An underground system with a septic tank used for the
dercomposition of domestic wastes.

SEWAGE DISPOSAL SYSTEM (Public) - A sanitary sewage collection method
in which sewage is carried from the site by a system of pipes to a central
pumping station or treatment and disposal plant.

SIGHT DISTANCE - the length of roadway visible to the driver of a
passenger vehicle at any given point on the roadway when the view is
unobstructed by traffic.

SLOPE - The face of an embankment or cut section; any ground whose
surface makes an angle with the plane of the horizon. Slopes are usually
expressed in a percentage based upon vertical difference in feet per one
hundred (100) feet of horizontal distance.

SOIL STABILIZATION - Chemical or structural treatment designed to
increase or maintain the stability of a mass of soil or otherwise to
improve its engineering properties.

STORMWATER DETENTION - Any storm drainage technique that retards or
detains runoff, such as detention or retention basins, parking lot storage,
rooftop storage, porous pavement, dry wells or any combination thereof.

STREET - includes street, avenue, boulevard, road, highway, freeway,
parkway, lane, alley, viaduct or any other ways used or intended to be used
by vehicular traffic or pedestrians whether public or private. [Ord. 91-2]

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

STREET LINE - The dividing line between the street or road and the
lot, also known as the right-of-way line.
STREET, MAJOR -

A. ARTERIAL STREET - A major street or highway with fast or heavy traffic of considerable continuity and used primarily as a traffic artery for intercommunications among large areas.

B. COLLECTOR STREET - A major street or highway which carries traffic from minor streets to arterial streets, including the principle entrance streets of a residential development and streets for circulation within such a development.

C. LIMITED ACCESS HIGHWAY - A major street or highway which carries large volumes of traffic at comparatively high speed with access at designated points and not from abutting properties.

STREET, MARGINAL ACCESS - A minor street which is parallel and adjacent to a limited access highway or arterial street, which provides access to abutting properties and protection from through traffic.

STREET, CUL-DE-SAC - A street intersecting another street at one (1) end and terminating at the other in a vehicular turn-around.

STREET, MINOR - A street used primarily for access to abutting properties.

STREET, WIDTH - The distance between street right-of-way lines measured at right angles to the center line of the street.

STREET, SHOULDERS - The portion of the street, contiguous to the cartway, for the accommodation of stopped vehicles, for emergency parking, and for lateral support of base and surface courses of the pavement.

STRUCTURE - any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. [Ord. 91-2]

SUBDIVIDER - The owner or authorized agent of the owner of a lot, tract, or parcel of land to be subdivided for sale or land development under the terms of this Chapter.

SUBDIVISION (See LAND DEVELOPMENT) - The division or re-division 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 streets or easement of access or residential dwellings, shall be exempted. [Ord. 91-2]

SUBSTANTIALLY COMPLETED - where in the judgment of the Township engineer, at least ninety (90%) percent (based on the cost of the required improvements for which financial security was posted pursuant to the requirements of this Chapter) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use. [Ord. 91-2]

SURFACE DRAINAGE PLAN - A plan showing all present and proposed grades and facilities for storm water drainage.
SURVEYING, PRACTICE OF LAND - The practice of that branch of the profession of engineering which involves the location, relocation, establishment, reestablishment or retracement of any property line or boundary of any parcel of land or any road right-of-way, easement or alignment; the use of principles of land surveying, determination of the position of any monument or reference point which marks a property line boundary, or corner setting, resetting or replacing any such monument or individual point including the writing of deed descriptions; procuring or offering to procure land surveying work for himself or others; managing or conducting as managers, proprietors or agents any place of business from which land surveying work is solicited, performed, or practiced; the performance of the foregoing acts and services being prohibited to persons who are not granted certificates of registration under the laws of the Commonwealth as a professional land surveyor unless exempt under other provisions of the laws of the Commonwealth.

SURVEYOR, PROFESSIONAL LAND - An individual licensed and registered under the laws of this Commonwealth to engage in the practice of land surveying. A professional land surveyor may perform engineering land surveys but may not practice any other branch of engineering.

SWALE - A low lying stretch of land characterized as a depression used to carry surface water runoff.

TOPSOIL - Surface soils and subsurface soils which presumably are fertile soils and soil material, ordinarily rich in organic matter or humus debris. Topsoil is usually found in the uppermost soil layer called the "A" Horizon.

TOWNSHIP - The Township of Londonderry, Dauphin County, Pennsylvania, the Board of Supervisors, its agents or authorized representatives.

UNDEVELOPED LAND - Any lot, tract or parcel of land which has not been graded or in any other manner prepared for the construction of a building.

UNIT - A part of the property, structure or building designed or intended for any type of independent use, which has direct exit to a public street or way, or to a common element or common elements leading to a public street or way or to an easement or right-of-way leading to a public street or way, and includes a proportionate undivided interest in the common elements, which is assigned to the property, structure or building.

UTILITY, PUBLIC OR PRIVATE - (a) Any agency which under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other similar service, (b) a closely regulated private enterprise with an exclusive franchise for providing a public service.

WATER FACILITY - Any water works, water supply works, water distribution system, or part thereof designed, intended or constructed to provide or distribute potable water.

WATERCOURSE - A stream of water, river, brook, creek, or a channel or ditch for water whether natural or manmade.
WATER SURVEY - an inventory of the source, quantity, yield and use of groundwater and surface-water resources within the Township of Londonderry. [Ord. 91-2]

Part 3
Plat Requirements and Processing Procedures

§301. General Statement. Whenever a subdivision or land development is desired to be effected in the Township of Londonderry, Dauphin County, Pennsylvania, a plat of the layout of such proposal shall be prepared, filed, and processed with the Planning Commission and the Board of Supervisors in compliance with the requirements of this Chapter. (Ord. 1988-2, 3/7/1988, §11.4(a))

§302. Sketch Plans.

1. Prior to the filing of a subdivision or land development plat for review and approval, the applicant is encouraged to submit a sketch plan to the Planning Commission for advice on the requirements necessary to achieve conformity with the standards of this and other applicable Township ordinances, as well as to alert the applicant to other factors which must be considered in the design of the subdivision or land development.

2. The plan shall be clearly labeled "SKETCH PLAN" and should include sufficient information to clearly indicate the character and extent of the proposed subdivision or land development and its relationship to existing conditions and facilities within the area in which it is to be located. It is recommended that sketch plan submissions include a map covering sufficient area to establish the location of the site and an informal plan of any existing or proposed streets, buildings, lot arrangement, utilities, significant natural features and other elements within the subdivision or land development, including topographic contours.

3. Prior to the preparation of any plans, the applicant should consult the Dauphin County Conservation District representative concerning the preparation of plans for erosion and sedimentation control.

4. The applicant shall be advised of the accessibility of public sewerage and public water to the development site.

   A. If the site is located within an area planned or currently receiving public sewer and/or water services, the applicant shall consult with the Township and/or its appropriate operations consultant.

   B. If on-site systems are applicable, soil suitability testing shall be required and verified by the Township’s Sewage Enforcement Officer.

5. At this stage, the Commission shall assist the applicant in determining whether or not the site is located in an identified flood hazard area, in which case applicable floodplain management regulations shall be complied with.

6. If it is known that the parcels being created will be used for development requiring a special permit, or for development that is considered dangerous to human life, prospective developers should check the provisions contained in the Zoning Ordinance [Chapter 27] and Building Code...
[Chapter 5, Part I], which pertain specifically to those kinds of development.

(Ord. 1988-2, 3/7/1988, §11.4(b))

§303. Minor Subdivision Application.

1. Where six (6) or fewer lots are proposed to be subdivided from a tract of land or where land is being transferred to be combined with an adjacent parcel, the Board of Supervisors, in response to a written request by the applicant, may waive the submission of a preliminary plat; provided, such proposal and all lots abut an existing street and no new streets are involved. In such case, the applicant may submit a final plat as follows:

A. The final subdivision plat shall be submitted and processed as required by §306, "Final Plats; Procedure," and contain the following data and plat specifications:

(1) Submit an erosion and sedimentation control plan as required by the "Pennsylvania Clean Streams Laws," and the Pennsylvania Department of Environmental Resources "Erosion Control Rules and Regulations" (Title 25, Part I, Subpart C, Article II, Chapter 102, "Erosion Control" and the Londonderry Township Storm Water Management and Erosion and Sedimentation Control Ordinance No. 1987-2, as amended [Chapter 26, Part 2]. The plan content shall be prepared in accordance with erosion control measures set forth in the "Erosion and Sediment Control Handbook" prepared by the Cumberland, Dauphin, and Perry County Conservation Districts.

(2) Eight (8) copies and one (1) reproducible sepia of the plat prepared by a registered surveyor or engineer on 24" x 18" sheets clearly labeled "FINAL SUBDIVISION PLAT," shall be submitted, containing the following information:

(a) Complete outline of the property from which the lot or lots are being subdivided.

(b) Bearings and distances of the property taken from the property deed, including the primary control point.

(c) The names of owners of all abutting unplatted land and the names of all abutting subdivisions.

(d) Location on the property map of existing buildings, proposed lots, existing streets, streams, and woods.

(e) A separate drawing of the proposed lot (scale 1"=100') with lot area, lot number, lot dimensions, bearings and distances of lot lines, existing street right-of-way and street name and number, building setback line and contours, with a five (5) foot interval.

(f) A location map on the plat (minimum scale 1"=2,000') showing property location, streets and other pertinent information.

(g) Name of the zoning district in which the site is located.
(h) Additional data required on the plat:

1) Name, address, and telephone number of owner or applicant.

2) Name, address, and telephone number and seal of professional engineer certifying engineering aspects and professional land surveyor certifying accuracy of plat survey (as defined herein).

3) Date of plat preparation.

4) Municipality where property is located.

5) North point and scale.

6) Certification of ownership and dedicatory statement signed by owner.

7) Notary public and recording statement.

8) Approval blocks to be signed by the Planning Commission and the Board of Supervisors.

9) Location of survey monuments shown by an "x" on the plat.

10) Proposed protective covenants running with the land, if any. If none, so state.

11) Reference to recorded subdivision plats of adjoining platted land and by recorded name, date and number.

12) When applicable, a copy of the "Sewage Module for Land Development" or other equivalent documentation approved by the Department of Environmental Resources in compliance with the requirements of the Pennsylvania Sewage Facilities Act and Chapter 71 of Title 25 of the Pennsylvania Code.

13) Where the proposed subdivision abuts a State Highway (Legislative Route, Pennsylvania Route or United States Route), evidence in writing from the Pennsylvania Department of Transportation indicating the Department's concurrence with the proposed design for driveway access and drainage required for issuance of the Department's Highw ay Occupancy Permits, and a note added to the plat as follows:

"No building permit will be issued for any lot or parcel which will require access to a State Highway until authorized by a Pennsylvania Department of Transportation Highway Occupancy Permit."

14) Compliance with §305(1)(C) and §311(1)(A)(19)(g) of this Chapter pertaining to applications located in a flood hazard area.

15) Water Supply. 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 development, applicants shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable. [Ord. 91-2]

16) Such other data as may be required by the Planning Commission or the Board of Supervisors in the enforcement of this Chapter.

(Ord. 1988-2, 3/7/1988, §11.4(c); as amended by Ord. 91-2, 11/4/1991)

§304. Preliminary Plats; Procedure.

1. A preliminary plat submission shall be submitted for every subdivision, except those granted in writing, by the Board of Supervisors, meeting the requirements of a minor subdivision plat per §303.

2. The applicant, at least fourteen (14) days prior to the meeting of the Planning Commission at which consideration is desired, shall file with the Township, eleven (11) copies of a preliminary plat containing the data required under §305, "Preliminary Plats; Specifications." Two (2) of such plans may be made available to the public for review.

3. At their next regularly scheduled meeting, the Planning Commission shall review the plat content in respect to completeness.

   A. If the plat submission is found to be complete in accordance with the requirements of this Chapter, the submission shall be accepted with said acceptance to constitute official plat filing by the applicant as of that meeting date, and the Planning Commission may proceed with plat review.

   B. If the plat documentation is found to be incomplete in respect to the requirements of this Chapter, the Planning Commission shall suspend review and the plat shall not be considered as being officially filed. Within five (5) working days thereafter, the applicant shall be notified of the additional information required.

4. Upon the filing of a plat as determined above, the Township shall forward a copy of all documents to the County Planning Commission for review and report. In addition, the Township shall refer the plat to the following for appropriate review and comment:

   A. Municipal Engineer for engineering review.

   B. Township Solicitor for legal implication or interpretation.

   C. An appropriate agency (Municipal Engineer or an Authority) for review of proposed sewer and/or water service, if applicable.

   D. Pennsylvania Department of Transportation when the subdivision or land development will front on an existing or proposed...
Legislative Route or will have a proposed street or driveway requiring access to such a route, if applicable.

E. All affected public utilities, who shall be requested to make recommendations as to the suitability of any utility easements and service capabilities.

F. Other such agencies as deemed necessary by the Commission (e.g. school district, Conservation District, etc.).

5. The Planning Commission shall render a decision on the preliminary plat within sixty (60) days after the plat filing date and submit copies of the plat documents and their recommendations to the Board of Supervisors for action.

6. The Board of Supervisors shall approve, conditionally approve, or disapprove the plat and shall communicate said decision to the applicant within ninety (90) days after the official filing date. However, in no instance shall the ninety (90) day period begin more than thirty (30) days after filing the plat. Said notice shall be in writing, shall specifically cite any conditions of approval and/or any plat defects, and shall be communicated to the applicant not later than fifteen (15) days following the decision. In the event that any modification of requirements from this Chapter is requested by the applicant or is deemed necessary by the Board of Supervisors for approval, the modification and the reasons for its necessity shall be entered in the records of the Board of Supervisors. [Ord. 91-2]

7. When the plat 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 any case, cite the provisions of the Chapter.

8. Failure of the Board of Supervisors to render a decision and communicate it to the applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of communication. [Ord. 91-2]

9. Before acting on any plat, the Board of Supervisors may hold a public hearing thereon after public notice.

10. Approval of the preliminary plat constitutes approval of the proposed subdivision or land development in respect to the general design, the approximate dimensions, and other planned features. Preliminary approval binds the developer to the general scheme of the plat as approved. Preliminary approval does not authorize the recording, sale or transfer of lots or the installation of improvements.

11. Preliminary approval shall expire five (5) years after being granted.

(Ord. 1988-2, 3/7/1988, §11.4(e); as amended by Ord. 91-2, 11/4/1991)

§305. Preliminary Plat; Specifications.

1. The following shall be submitted in application for review and approval of a preliminary plat.
A. Eleven (11) copies of a map or series of maps or sheets not larger than 24" x 36" drawn to scale not smaller than one hundred (100) feet to the inch, unless otherwise specified herein, clearly labeled "Preliminary Plat," and showing the following:

1. Name or identifying title of the proposed subdivision or land development.
2. The date the plat was prepared, the dates of any subsequent revisions thereto after the plat has been submitted, and a description of such revisions, if any.
3. North point and scale.
4. A diagram, at a scale not less than two thousand (2,000) feet to the inch, covering sufficient area to establish the location of the site within the Township.
5. Name, address and phone number of the owner or applicant.
6. The names of owners of all abutting unplotted land and the names of all abutting subdivisions.
7. Name, address, telephone number, and seal of the professional engineer certifying engineering aspects and professional land surveyor certifying accuracy of plat survey (as defined herein).
8. Tract boundaries by bearings and distances.
9. All existing property lines, easements and rights-of-way and the purpose for which the easements or rights-of-way will be or have been established.
10. All existing streets on or adjacent to the tract, including name, right-of-way width and pavement width.
11. All existing buildings, sanitary and storm sewers, water mains, culverts, fire hydrants and other significant man-made features on or within one hundred (100) feet to the tract.
12. Water courses, marshes, rock outcrops and wooded areas.
13. Existing and proposed contours at vertical intervals of five (5) feet or, in the case of land having a slope of two percent (2%) or less, at such lesser interval as may be necessary for satisfactory study and planning of the tract. Datum to which contour elevations refer shall be U.S. Coast and Geologic Survey datum or such other source approved by the Township Engineer.
14. Total acreage, number of lots, minimum lot areas, density, use of land, setback lines and zoning districts in tabular form. The applicant shall be required to delineate the various phased sections (if applicable) and sequence of final plat submissions.
15. Location, width and approximate grade of all proposed streets, alleys, rights-of-way and easements; lot numbers, proposed lot lines with approximate dimensions and lot area;
proposed minimum setback line for each street and yard; play-
grounds, public buildings, public areas and parcels of land
proposed to be dedicated or reserved for public use.

(16) Location of any proposed site improvements such as curbs,
sidewalks, drives, street trees, fire hydrants, and, when the
proposed development includes other than individual residences, the
type of land use, residential density, and the location of
structures and parking facilities.

(17) An indication of the general location of proposed water
mains, sanitary sewers and storm water catch basins and lines. The
preliminary size of each line should be shown as well as the
locations of or distances to any existing line to be connected to,
with the size of such existing lines indicated.

(18) General plans for the collection, detention, or retention
of runoff of surface water and its outfall together with design
analysis and any other supporting data.

(19) A preliminary soil erosion and sedimentation control
plan.

(20) Water Supply. 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 development, applicants shall
present evidence to the Board of Supervisors that the subdivision
is to be supplied by a certified public utility, a bona fide
cooperative association of lot owners, or by a municipal corpora-
tion, authority or utility. A copy of a Certificate of Public
Convenience from the Pennsylvania Public Utility Commission or an
application for such certificate, a cooperative agreement or a
commitment or agreement to serve the area in question, whichever
is appropriate, shall be acceptable. [Ord. 91-2]

B. Where applicable, a Plan Revision Module for Land Development
shall be the responsibility of the applicant and shall be prepared in
accordance with the rules and regulations of the Pennsylvania Department
of Environmental Resources. The completed module shall accompany the
preliminary plat submission.

C. Where the subdivision and/or land development lies partially
or completely within any identified floodplain area or district or where
such activities border on any identified floodplain area or district,
the preliminary plat shall include the following information:

(1) The location and elevation of proposed roads, utilities,
and building sites, fills, flood or erosion protection facilities.

(2) The one-hundred (100) year flood elevations, which shall
be verified by the Engineer, at the developer’s expense.

(3) Areas subject to special deed restrictions.
(4) Contours at intervals of two (2) or five (5) feet depending upon the slope of the land and identifying accurately the boundaries of the floodplain areas or districts.

D. Evidence in writing, where thirty (30) or more dwelling units are proposed in a subdivision or land development, from the school district in which the subdivision or land development is located containing the review and comments of the school district on the proposed development.

E. Traffic Impact Study Requirements.

(1) Purpose. Whenever a proposed project will have:

(a) Ten (10) or more dwelling units or;

(b) Contain ten thousand (10,000) or more total square feet of commercial or industrial gross floor area or;

(c) Will generate one hundred (100) or more average weekday vehicle trips;

The applicant shall perform a traffic impact study in accordance with subsection (1)(E)(2).

(2) Traffic Impact Study.

(a) Definition of Influence Area. An influence area must be defined which contains eighty (80) percent or more of the trip ends that will be attracted to the development. A market study can be used to establish the limits of an influence area, if available. If no market study is available, an influence area should be estimated based on a reasonable documented estimate. The influence area can also be based on a reasonable maximum convenient travel time to the site or delineating area boundaries based on locations of competing developments.

(b) Area of Traffic Impact Study. The traffic impact study area shall be based on the characteristics of the influence area. The intersections and roadway segments to be included in the study shall be adjacent to the site or impacted by vehicular traffic generated by the development of the site. The intersections and roadway segments shall be mutually agreed upon by the Township staff and the traffic engineer preparing the study. In the absence of an agreement, the applicant may be required to analyze additional intersections and/or roadway segments within the study area.

(c) Preparation by Transportation Engineer Required. When it has been determined that a traffic impact study is required for a proposed site development, it shall be the responsibility of the developer to ensure the study is conducted and a final report submitted in accordance with these guidelines. The traffic impact study and final report shall be prepared under the supervision of a registered professional engineer who possesses a license issued by the Pennsylvania State Registration Board for Professional Engineers. The final traffic impact study report must have a seal of the supervising engineer on it when submitted.
(d) Documentation Required. A traffic impact study report shall be prepared to document the purpose, procedures, findings, conclusions and recommendations of the study.

1) The documentation for a traffic study shall include at a minimum:
   a) Executive summary.
   b) Study purpose and objectives.
   c) Description of the site and study area.
   d) Existing conditions in the area of the development.
   e) Recorded or approved nearby development.
   f) Trip generation, trip distribution and modal split.
   g) Projected future traffic volumes (build and no-build).
   h) A description of the change in roadway operating conditions resulting from the development traffic.
   i) Recommendations for site access and transportation improvements needed to maintain traffic flow to, from, within and past the site at an acceptable and safe level of service.
   j) Supplemental studies, i.e., gap, queue, left turn, etc.
   k) Improvements to be implemented by the applicant.
   l) Appendix. Include data collection summaries, detailed capacity analysis worksheets, etc.
   m) Signed and sealed by a professional engineer.

2) The analysis shall be presented in a straightforward and logical sequence. It shall lead the reader step-by-step through the various stages of the process and resulting conclusions and recommendations.

3) Recommended improvements to the study area network, to include preliminary cost estimates, proposed implementation schedule and expected levels of service for the recommended network. Any offsite improvements which are to be constructed, should be noted.

4) The recommendations shall specify the time period within which the improvements should be made (particularly if the improvements are associated with various phases of the development construction) and any monitoring of operating conditions and improvements that may be required.
5) Data shall be presented in tables, graphs, maps and diagrams.

6) An executive summary of one (1) or two (2) pages shall be provided, concisely summarizing the purpose, conclusions and recommendations.

(e) Data Collection. Existing twenty-four (24) hour peak hour traffic volume data, including weekdays, Saturdays and Sundays, for all streets which provide direct access to the proposed development and for the arterial streets which will serve the proposed development as well as any major intersection within the traffic impact area. Traffic count data shall not be more than two (2) years old. Manual turning movement traffic counts shall be taken on a Tuesday, Wednesday or Thursday of a nonholiday week. Additional counts (i.e., on a Saturday, Sunday for a proposed commercial or nonresidential development) may also be required in some cases.

(f) Horizon Year. The traffic forecasts shall be prepared for the anticipated completion year of the development, assuming full buildout and occupancy. This year shall be referred to as the horizon year in the remainder of this subsection. If access is proposed onto a State highway, an analysis shall be conducted at a period of ten (10) years beyond the horizon year.

(g) Nonsite Traffic Estimates. Estimates of nonsite traffic shall be made and will consist of traffic generated by all other developments within the impact study area for which preliminary or final plans have been approved. Nonsite traffic may be estimated using historic trends for the roadway or the PennDOT "Traffic Data Collection and Factor Development Report."

(h) Trip Generation Rates Required. The traffic impact study report shall include a table showing the categories and quantities of land uses, with the corresponding trip generation rate or equations (with jurisdiction for selection of one (1) or the other) and resulting number of adjacent street peak trips (a.m. or p.m.), generator peak hour trips and total daily trips. The trip generation rates used must be either from the latest edition of Trip Generation by ITE or from local study of corresponding land uses and quantities. All sources must be referenced in the study. The reasoning and data used in developing a trip generation rate for special/unusual generators must be justified and explained in the report.

(i) Consideration of Pass-By Trips. If a reduction in the site generate traffic volumes is a consideration for the land use in question, studies and interviews at similar land used, in similar areas must be conducted or referenced justifying the pass-by reduction to be applied.
(j) Rate Sums. Any significant difference between the sums of single-use rates and proposed mixed-use estimates must be justified in the study report. If a reduction in the overall trip generation of a mixed-use development was proposed due to internalization, documentation should be provided.

(k) Estimates of Trip Distribution Required. Trip distribution can be estimated using any one (1) of the following three (3) methods:

1) Analogy.
2) Trip distribution model.
3) Surrogate data.

Whichever method is used, trip distribution must be estimated and analyzed for the horizon year. A multiuse development may require more than one (1) distribution and coinciding assignment for each phase (for example, residential and retail phases on the same site). Consideration must also be given to whether site generated inbound and outbound trips will have similar distributions.

(l) Trip Assignments. Assignments must be made considering logical routings, available roadway capacities, left turns at intersections and projected (and perceived) minimum travel times. In addition, multiple paths should often be assigned between origins and destinations to achieve realistic estimates rather than assigning all of the trips to the route with the shortest travel time. The assignments must be carried through the external site access points and in large projects (those producing two hundred (200) or more additional peak direction trips to or from the site during the development’s peak hour) through the internal roadways. When the site has more than one (1) access driveway, logical routing and possible multiple paths should be used to obtain realistic driveway volumes. The assignment should reflect conditions at the time of the analysis. Assignments can be accomplished either manually or with applicable computer models. If a thorough analysis is required to account for pass-by trips, the following procedure should be used:

1) Determine the percentage of pass-by trips in the total trips generated.
2) Estimate a trip distribution for the pass-by trips.
3) Perform two (2) separate trip assignments, based on the new and pass-by trip distributions.
4) Combine the pass-by and new trip assignment.

(m) Total Traffic Impacts. Traffic estimates for any site with current traffic activity must reflect not only new traffic associated with the site’s redevelopment but also the trips subtracted from the traffic stream because of the
removal of a land use. The traffic impact report should clearly depict the total traffic estimate and its components. The study area roadway network is to be analyzed for safety and capacity sufficiently for three (3) separate conditions: 1) Existing network conditions; 2) Future network conditions without the proposed development; and, 3) Future network conditions with the proposed development. For each of the three (3) conditions the following analyses shall be completed.

1) Mainline ADT volumes and turning movement volumes for all critical intersections within the study area will be determined for the a.m. peak hour, p.m. peak hour and the proposed development peak hour, if other than either the a.m. or p.m. peak hour of the network.

2) The effectiveness of the traffic signal control at all intersections will be estimated by approach in terms of the vehicle stops and delays.

3) Gap studies will be conducted in accordance with standards established by the ITE at the proposed site access points to evaluate the need for signal control, turn prohibitions or additional site access points to reduce the left turn volume from the site driveways if unsatisfactory levels of service are achieved.

4) Queue length studies will be completed in accordance with standards established by the ITE to evaluate the potential for a backup of traffic from controlled intersection which could impact other intersections, including access points to the proposed development.

5) The analysis of the existing roadway and intersection conditions in the study area will be based upon the current geometric conditions and traffic control operations. This analysis will serve as a basis for determining the current adequacy of the roadway network and to document any deficiencies.

6) The analysis of the future conditions without the proposed development will document the adequacy of the study area network to accommodate traffic in the horizon year(s) without the proposed development.

7) The analysis of the future conditions with the proposed development will document the adequacy of the study area network to accommodate traffic in the horizon year(s) with the proposed development.

(n) Required Levels of Service. The recommendations of the traffic impact study shall provide safe and efficient movement of traffic to and from and within and past the proposed development, while minimizing the impact to nonsite trips. The current levels of service must be maintained if they are C or D, they should not deteriorate to worse than C if they are currently A or B and shall be improved to a D if
they are E or F. In addition, there shall be no increase in delay if an unsatisfactory level of service cannot be achieved.

(o) Capacity Analysis.

1) Capacity analysis must be performed at each of the street and project site access intersection locations (signalized and unsignalized) within the study area. In addition, analyses must be completed for roadway segments affected by the proposed site traffic within the study area. These may include such segments as weaving sections, ramps, internal site roadways, parking facility access points and reservoirs for vehicles queuing offsite and onsite. Other locations may be deemed appropriate depending on the situation.

2) The recommended level-of-service shall be computed in accordance with 1994 "Highway Capacity Manual," Special Report 209, published by the Transportation Research Board or any subsequent revision of such manual. The most current version of the Highway Capacity software can be used.

3) The operational analyses in the "Highway Capacity Manual" should be analyzing existing conditions, traffic impacts, access requirements or other future conditions for which traffic, geometric and control parameters can be established.

4) In developing the proposed improvements, the study preparer is to consider the following:

a) All highway capacity evaluations shall consider not only the overall intersection level of service and delay but also evaluate each approach and movement to identify any substandard values which need to be improved.

b) For locations where the level of service of the horizon year without the proposed development is F, the improvements shall provide an estimated delay which will be no worse than the delay for the horizon year without the proposed development.

c) Where new intersections are being established to serve as access to the proposed development, these intersections must be designed to at least operate at level of service C or better.

d) For access points to the proposed development, which are not proposed to be controlled by a traffic signal, an analysis will be completed to determine the design details for a separate left turn lane on the adjoining highway.
e) For access points to the proposed development where traffic signal control is being proposed, a traffic signal warrant analysis shall be performed in accordance with Pennsylvania Department of Transportation, Publication 201. Although a left turn lane shall be provided, an analysis shall be completed to determine the type of signal phasing required.

F. A hydrogeologic and geologic study, prepared by a professional firm experienced in this procedure, of the area to be developed, complete with a soils profile plan and discussion of the effect on groundwater due to the proposed development and construction activities, and a statement and justifiable analysis by that professional firm experienced in this procedure that there is sufficient subsurface aquifers to support on-site water systems for the proposed development, verified by well testing, as well as analyzing the impact affecting existing sources, for the development as well as an area within one-quarter (1/4) mile surrounding the proposed development.

G. A statement and analysis of how the proposed development complies or does not comply with the Township's current comprehensive plan, citing specific page and paragraph.

H. A statement and analysis of how the proposed development complies or does not comply with the Township's current Act 537 Sewerage Plan, and if a plan revision will be necessary.

I. A statement and justifiable analysis utilizing field testing to verify that the proposed development is suitable for the current Township on-site sewerage plan.

J. A statement of certification that, if the proposed preliminary plat is approved, complete compliance with the then in effect current zoning and subdivision ordinances will be done regarding future development.

K. Such other information as may be required by the Planning Commission or the Board of Supervisors in the enforcement of this Chapter.

(Ord. 1998-5)

§306. Final Plats; Procedure.

1. The following procedures shall be followed in the submission and processing of final plats for proposed subdivisions and land developments.

A. The applicant shall, not later than five (5) years after the date of approval of the preliminary plat, submit one (1) reproducible and eight (8) copies of the required final plat documentation to the
Township at least fourteen (14) days prior to the meeting of the Commission at which consideration is desired. Such documentation shall include all specifications and data required under §311, "Final Plat; Specifications."

B. The Board of Supervisors shall act on the final plat and render its decision to the applicant within the ninety (90) day period and as prescribed in §304(3-8).

C. The final plat shall incorporate all the data required by the preliminary submittal, even if not specifically mentioned in this Section, including all changes and modifications required by the Board of Supervisors. The final submittal shall conform to the approved preliminary plat. Final plat submission may constitute only that portion of the approved preliminary plat which the applicant proposes to record and develop at the time, provided that such portion conforms with all of the requirements of this Chapter. In such cases, the applicant shall have submitted a tentative schedule for the development of the balance of the tract, at the preliminary plat stage.


§307. Completion of Improvements or Guarantee Thereof Prerequisite to Final Plat Approval.

1. No plat shall be finally approved unless the streets shown on such plat have been improved to a mud-free or otherwise permanently passable condition, or improved as may be otherwise required by this Chapter and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers and other improvements as may be required by this Chapter have been installed in accordance with this Chapter. In lieu of the completion of any improvements required as a condition for the final approval of a plat, including improvements or fees otherwise required by this Chapter, the developer may deposit with the Township of Londonderry financial security in an amount sufficient to cover the costs of such improvements or common amenities including basins and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings which may be required.

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

3. Without limitation as to other types of financial security which the Township may approve, which approval shall not be unreasonably withheld, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security for the purposes of this Section.
4. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.

5. Such bond or other security shall provide for and secure to the public the completion of any improvements including, but not limited to, stormwater management facilities, street construction, sanitary sewer and water facilities and other utilities including any utility cuts within the public roadway, required landscaping and erosion and sediment control measures. [Ord. 1999-1]

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

7. The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements, submitted by the applicant or developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable estimate of such cost. The Township, upon the recommendation of the Township engineer, may refuse to accept such estimate for good cause shown. If the applicant or developer and the Township are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Township and the applicant or developer. The estimate certified by the third (3rd) engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third (3rd) engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township and the applicant or developer.

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

9. In the case where development is projected over a period of years, the Board of Supervisors may authorize submission of final plats by sections or stages of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.
10. As the work of installing the required improvements proceeds, the party posting the financial security may request the Board of Supervisors to release or authorize the release, from time to time, of such portions of the financial security necessary for payment to the contractor or contractors performing the work. Any such requests shall be in writing addressed to the Board of Supervisors, and the Board of Supervisors shall have forty-five (45) days from receipt of such request within which to allow the Township engineer to certify, in writing, to the Board of Supervisors that such portion of the work upon the improvements has been completed in accordance with the approved plat. Upon such certification the Board of Supervisors shall authorize release by the bonding company or lending institution of an amount as estimated by the Township engineer fairly representing the value of the improvements completed or, if the Board of Supervisors fails to act within said forty-five (45) day period, the Board of Supervisors shall be deemed to have approved the release of funds as requested. The Board of Supervisors may, prior to final release at the time of completion and certification by its engineer, require retention of ten (10%) percent of the estimated cost of the aforesaid improvements.

11. Where the Board of Supervisors accepts dedication of all or some of the required improvements following completion, the Board of Supervisors may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plat for a term not to exceed eighteen (18) months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required in this Section with regard to installation of such improvements, and the amount of the financial security shall not exceed fifteen (15%) percent of the actual cost of installation of said improvements.

12. If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct from the Township, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this Section.

13. If financial security has been provided in lieu of the completion of improvements required as a condition for the final approval of a plat as set forth in this Section, the Township shall not condition the issuance of building, grading or other permits relating to the erection or placement of improvements, including buildings, upon the lots or land as depicted upon the final plat upon actual completion of the improvements depicted upon the approved final plat. Moreover, if said financial security has been provided, occupancy permits for any building or buildings to be erected shall not be withheld following the improvement of the streets providing access to and from existing public roads to such building or buildings to a mud-free or otherwise permanently passable condition, as well as the completion of all other improvements as depicted upon the approved plat, either upon the lot or lots or beyond the lot or lots in question if such improvements are necessary for the reasonable use of or occupancy of the building or buildings.

§308. Release from Improvement Bond.

1. When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the Board of Supervisors, in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township engineer. The Board of Supervisors shall, within ten (10) days after receipt of such notice, direct and authorize the Township engineer to inspect all of the aforesaid improvements. The Township engineer shall, thereupon, file a report in writing, with the Board of Supervisors, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township engineer of the aforesaid authorization from the Board of Supervisors; said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be approved or shall be rejected by the Township engineer, said report shall contain a statement of reasons for such nonapproval or rejection.

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

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

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

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

6. Where herein reference is made to the Township engineer, he shall be as a consultant thereto.

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

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

B. If, within twenty (20) days from the date of billing, the Township and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then the applicant and the Township shall jointly, by mutual agreement, appoint another professional engineer licensed as such in the Commonwealth of Pennsylvania to review the said expenses and make a determination as to the amount thereof which is reasonable and necessary.

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

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

E. The fee of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the applicant if the amount of payment required in the decision is equal to or greater than the original bill. If the amount of payment required in the decision is less than the original bill by one thousand ($1,000) dollars or more, the Township shall pay the fee of the professional engineer, but otherwise the Township and the applicant shall each pay one-half (½) of the fee of the appointed professional engineer.

(Ord. 91-2, 11/4/1991)

§309. Remedies to Effect Completion of Improvements. In the event that any improvements which may be required have not been installed as provided in this Chapter or in accord with the approved final plat the Board of Supervisors is hereby granted the power to enforce any corporate bond, or other security by appropriate legal and equitable remedies. If the proceeds of such bond, or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Board of Supervisors may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Township purpose. (Ord. 91-2, 11/4/1991)
§310. Recording Plats and Deeds.

1. Upon the approval of a final plat, the Township Engineer shall, within ninety (90) days of such final approval, record such plat in the office of the recorder of deeds of the county in which the Township is located. The recorder of deeds shall not accept any plat for recording unless such plat officially notes the approval of the Board of Supervisors, and review by the county planning agency.

2. The recording of the plat shall not constitute grounds for assessment increases until such time as lots are sold or improvements are installed on the land included within the subject plat. (Ord. 91-2, 11/4/1991)

§311. As-Built Plan. Upon completion of all required improvements and prior to final inspection of improvements, the developer shall submit a plan labeled "as-built plan," showing the location, dimensions and elevation of all improvements. Said plan must be signed and sealed by a duly licensed land surveyor which certifies that the as-built plan correctly shows all topographic features. Said plan must be signed and sealed by a duly licensed professional engineer, land surveyor or landscape architect certifying that the resultant grading, drainage structures and/or drainage systems, stormwater management systems and erosion and sediment control practices, including vegetative measures, are in substantial conformance with the previously approved drainage and specifications and will function as intended. The plan shall note all deviations from the previously approved drainage and specifications. Two (2) copies of the plan (one paper and one plastic transparency) shall be submitted to the Township. For "phased" land developments, as-built plans will be required before construction of subsequent phases can begin. (Ord. 91-2, 11/4/1991; as added by Ord. 1999-1, 1/20/1999, §6)

§312. Final Plat: Specifications.

1. The following shall be submitted in application for review and approval of a Final Plat.

   A. Eight (8) copies and one (1) sepia of the Final Plat in the form of a map or series of maps on sheets not larger than 18" x 24", drawn to scale not smaller than one hundred (100) feet to the inch and clearly labeled "final plat." When more than one (1) sheet is required, an index sheet of the entire subdivision or land development shall be shown on a sheet of the same size. The Final Plat shall be drawn in ink and shall show the following:

   (1) Primary control points, approved by the Township Engineer, or description and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred.

   (2) Tract boundary lines, right-of-way lines of streets, easements, and other rights-of-way, and property lines of residential lots and other sites with accurate dimensions, bearings, or deflection angles, and radii, arcs, and control angles of all curves.

   (3) Locations and description of survey monuments. All permanent reference monuments shown by an "X" on the plat.
(4) Name, address, telephone number, and seal of the professional engineer certifying engineering aspects and professional land surveyor certifying accuracy of plat survey (as defined herein).

(5) Certification of title showing that applicant is the owner of land, agent of the land owner, or tenant with permission of the landowner.

(6) Statement by owner dedicating streets, right-of-way, and any sites for public uses which are to be dedicated.

(7) Proposed protective covenants running with the land, if any. If none, so state.

(8) Name, address, and telephone number of the Owner/Applicant.

(9) Street lighting facilities, as applicable.

(10) A location map.

(11) Number to identify each lot or parcel in unit, cooperative or condominium subdivision and/or site.

(12) Purpose for which sites other than residential lots or parcels in unit, cooperative or condominium subdivisions are dedicated or reserved.

(13) Building setback lines on all lots or parcels in unit, cooperative or condominium subdivisions and other sites.

(14) Existing and proposed contours at vertical intervals of five (5) feet or less.

(15) The names of owners of all abutting unplatted land and the names of all abutting subdivisions.

(16) Reference to recorded subdivision plats of adjoining platted land and by record name, date and number.

(17) A Final Erosion and Sedimentation Control Plan pursuant to the rules and regulations of the Pennsylvania Department of Environmental Resources (Title 25, Part 1, Subpart C, Article II, Chapter 102, of the Pennsylvania Code), the Londonderry Township Stormwater Water Management and Erosion and Sedimentation Control Ordinance No. 1987-2 [Chapter 26, Part 2], as amended, and evidence that any required Erosion and Sedimentation Control Permit has been issued. If an Erosion and Sedimentation Control Permit is not required, the applicant shall provide evidence that the Erosion and Sedimentation Control Plan has been reviewed and approved by the County Conservation District Office; however, if the District Office does not desire to review the Plan, the Board of Supervisors may, at its discretion, have the plan reviewed by the Township Engineer. The cost of the review shall be paid for by the applicant.

(18) Approval blocks to be signed by the appropriate officers of the Planning Commission, the Board of Supervisors, and Township Engineer.
Other Data. The Final Plat shall be accompanied by the following data and plans as prescribed by the Planning Commission, Board of Supervisors, or as required by the laws of the Commonwealth:

(a) Profiles of streets and alleys showing slopes and grades.

(b) Typical cross-sections of each type of street, minor street, collector, etc. showing the width of right-of-way, width of cartway, location and width of sidewalks, if required, and location and size of utility mains.

(c) Plans and profiles of proposed sanitary, and storm water sewers, with grades and pipe size indicated, complete with design calculations and a plan of any proposed water distribution system showing pipe sizes and location of valves and fire hydrants.

(d) Certificates of agreements to provide service from applicable utility companies.

(e) In the case of subdivision and land development plans proposed for the sale of lots only, the subdivider shall include on the final plat, a covenant with the land assuring the implementation by the lot owners of the Erosion and Sedimentation Control Plan.

(f) A copy of the "Sewage Plan Revision Module for Land Development" or other equivalent documentation approved by the Department of Environmental Resources in compliance with the requirements of the Pennsylvania Sewage Facilities Act and Chapter 71 of Title 25 of the Pennsylvania Code.

(g) When any portion of the tract proposed for subdivision or land development is located within an identified flood district or floodplain area, the following information shall be required as part of the final plat and shall be prepared by a registered engineer or surveyor:

1) The exact location and elevation of all proposed buildings, structures, roads, and public utilities to be constructed within any identified floodplain area or district. All such maps shall show contours at intervals of two (2) feet and identify accurately the boundaries of the floodplain areas, and shall be verified by the Township Engineer.

2) Submission of the final plat shall also be accompanied by all required permits and related documentation from the Department of Environmental Resources, and any other Commonwealth agency, or local municipality where any alteration or relocation of a stream or water course is proposed. In addition, documentation shall be submitted indicating that all affected adjacent municipalities have been notified of the proposed alteration or relocation. The Department of Community Affairs, and the Federal Insurance Administrator shall also be notified whenever any such activity is proposed.
(h) A final storm water management plan, approved by the Township Engineer.

(i) Such other certificates, affidavits, endorsements, or dedications as may be required by the Board of Supervisors or Planning Commission in the enforcement of this Chapter.

(20) Water Supply. 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 development, applicants shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable. [Ord. 91-2]

(Ord. 1988-2, 3/7/1988, §11.4(g); as amended by Ord. 91-2, 11/4/1991; and by Ord. 1999-1, 1/20/1999, §5)
Part 4
Design Standards

§401. Application of Standards.

1. The following principles, standards, and requirements will be applied by the Board of Supervisors and Planning Commission in their review and evaluation of all subdivision and land development plat applications.

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

3. Where literal compliance with the standards and requirements contained herein is clearly impractical, the Board of Supervisors may modify or waive such standards through the modification of requirements process set forth in §802 of this Chapter. [Ord. 91-2]

4. Subdivision and land development plats shall give due consideration to "official plans" of the Township, County, and region, or to such parts thereof as may be adopted pursuant to statute.

5. Proposed land uses shall conform to the Township Zoning Ordinance [Chapter 27].

6. Land subject to hazards to life, health, or property, such as may arise from fire, floods, disease, or other causes, shall not be platted for development purposes unless such hazards have been eliminated or unless the plat shall show adequate safeguards against them, which shall be approved by the appropriate regulatory agencies.

(Ord. 1988-2, 3/7/1988, §11.5(a); as amended by Ord. 91-2, 11/4/1991)

§402. Streets.

1. General Standards.

A. Proposed streets shall be properly related to such street plans or parts thereof as have been officially adopted by the Township and shall be coordinated with existing or proposed streets in adjoining subdivisions or land developments. Further, proposed streets shall be properly related to County, regional, or State transportation plans as have been prepared and adopted as prescribed by law.

B. Streets shall be laid out to preserve the integrity of their design. Local access streets shall be laid out to discourage their use by through traffic and, where possible, collector and arterial streets shall be designed for use by through traffic.

C. Proposed private streets (streets not offered for dedication) are prohibited, unless they meet the design standards of these regulations, and are acceptable to the Board of Supervisors.

D. Streets shall be related to the topography so as to establish usable lots and satisfactory street grades.

E. Proposed street arrangements shall make provisions for the continuation of existing streets in adjoining areas; the proper projection of streets into adjoining undeveloped or unplatted areas;
and the continuation of proposed streets to the boundaries of the
tract being subdivided.

F. New half or partial streets shall be prohibited, except where
essential to reasonable subdivision of a tract in conformance with the
other requirements and standards of these regulations and where, in
addition, satisfactory assurance for dedication of the remaining part
of the street can be obtained; a cul-de-sac shall be constructed at
the end of such half street which shall be of a permanent nature,
unless a temporary cul-de-sac is approved.

G. Names of new streets shall not duplicate existing or platted
street names, or approximate such names by the use of suffixes such as
"lane," "way," "drive," "court," "avenue." In approving the names of
streets, cognizance should be given to existing or platted street
names within the postal delivery district served by the local post
office. New streets shall bear the same name or number of any contin-
uation of alignment with an existing or platted street.

H. Where a subdivision or land development abuts or contains an
existing or proposed major traffic street, the Board may require
marginal access streets, alleys, reverse frontage lots or such other
 treatment as will provide protection for abutting properties, reduc-
tion in the number of intersections with the major street and separa-
tion of local and through traffic.

I. New reserve strips, including those controlling access to
streets, will not be permitted.

2. Street Classification. Three (3) functional classifications of
streets and roads are established as follows:

A. Arterial. This classification includes highways which
provide intra-county or inter-municipal traffic of substantial vol-
umes. Generally, these highways should accommodate operating speeds
of fifty-five (55) miles per hour.

B. Collector. This classification is intended to include those
highways which connect minor streets to arterial highways. They may
serve as intra-county and intra-municipal traffic. They may serve as
traffic corridors connecting residential areas with industrial,
shopping and other services. They may penetrate residential areas.
Generally, these highways will accommodate operating speeds of thirty-
five (35) to fifty-five (55) miles per hour.

C. Minor. This classification is intended to include streets
and roads that provide direct access to abutting land and connections
to higher classes of roadways. Traffic volumes will be low and travel
distances generally short. These streets and roads should be designed
for operating speeds of twenty-five (25) miles per hour or under.

3. Street Widths.

A. Minimum street right-of-way and cartway widths shall be as
follows:
As determined by the Board of Supervisors, with recommendation of the Planning Commission, after consultation with the Pennsylvania Department of Transportation.

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Right-of-Way Width</th>
<th>Shoulders</th>
<th>Cartway</th>
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<tr>
<td>Arterial Streets</td>
<td>As determined by</td>
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<td>Supervisors, with</td>
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<td>Transportation.</td>
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<tr>
<td>Collector Streets</td>
<td>60'</td>
<td>8' Each</td>
<td>20'</td>
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<tr>
<td>Minor Streets</td>
<td>50'</td>
<td>7' Each</td>
<td>20'</td>
</tr>
<tr>
<td>Cul-de-Sac</td>
<td>50'</td>
<td>7' Each</td>
<td>20'</td>
</tr>
<tr>
<td>Turn Around of</td>
<td>100'</td>
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<td>80'</td>
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<tr>
<td>Cul-de-Sac (diameter)</td>
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</tr>
<tr>
<td>Marginal Access</td>
<td>50'</td>
<td>8' One Side</td>
<td>18'</td>
</tr>
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</table>

*Total paved width of streets shall include the shoulders and the cartway.

B. Where a subdivision or land development abuts or contains an existing street of inadequate right-of-way width, additional right-of-way width in conformance with the standards herein shall be required.

C. Additional right-of-way and cartway widths may be required to promote public safety and convenience when special conditions require and to provide parking space in areas of intensive use.

D. Short extension of existing streets with lesser right-of-way and/or cartway widths than prescribed in this Section may be permitted; provided, however, that no section or new right-of-way less than forty (40) feet in width shall be permitted.

E. In the case of marginal access streets, a paved cartway width of twenty (20) feet may be required as warranted by the specific layout.

F. Curb to curb widths shall be the same as the cartway and shoulder widths combined. [Ord. 91-2]

4. Cul-de-Sac or Dead End Streets.

A. Dead end streets are prohibited unless designed as cul-de-sac streets or designed for future access to adjoining properties. A cul-de-sac will not be approved when a through street is feasible. A Cul-de-sac will not be approved unless topography or land configuration make its use necessary. Examples of acceptable use of cul-de-sacs include the following:

1. Existing long narrow lots, which do not permit the design and construction of loop streets.

2. Environmentally sensitive lots where steep slopes, wetlands, floodplains or other environmental conditions restrict development of the site.

3. Lots that abut undevelopable lots due to size, environmental constraints, restrictive covenants or other barriers to development.

4. Streets temporarily dead ended for stage development.
B. Any cul-de-sac or dead end street, for access to an adjoining property or because of authorized phased development, shall be provided with a temporary, all-weather turnaround within the subdivision; and the use of such turnaround shall be guaranteed to the public until such time as the street is extended.

C. Any street temporarily dead ended in order to provide for future continuation of the street into adjoining property or for authorized stage development shall be fully constructed and all utilities installed.

D. At the time of future extension, it shall be the responsibility of the developer to restore the area between the extended right-of-way and the dedicated right-of-way of the cul-de-sac. Such restored area shall revert to the abutting property owners and shall consist of: demolition of paving, curbing and sidewalk, if any, restoration to conform with the immediate landscaping and extension of driveways, if any, to the existing roadway.

E. Should a temporary cul-de-sac be proposed, an agreement satisfactory to the Township and Township Solicitor shall be submitted as part of the subdivision improvements agreement form during final plan submission and shall indicate construction installation responsibility of all improvements when the temporary cul-de-sac is abandoned and the street is extended. In the event that the Township shall not consider development of adjoining property to be imminent, the Supervisors may require that a permanent cul-de-sac be constructed.

F. The location of all proposed driveways on a cul-de-sac street shall be shown on the proposed development to be ensure that sufficient area exists between driveways to permit stock piling of snow.

G. The fire Marshall shall review and comment on all development proposing the use of cul-de-sacs.

H. On any street temporarily dead ended in order to provide for future continuation of the street onto adjoining property or for authorized stage development, additional right-of-way of the required width shall be extended to the end of the property of the current development or the stage of the development so as to permit stock piling of snow and so as to permit future development as required.

I. All cul-de-sac streets, whether permanently or temporarily designed as such, shall be provided at the closed end with a fully paved turnaround. If a cul-de-sac turnaround is to be offset, it shall only be offset to the left. The minimum radius to the pavement edge or curb line shall be forty (40) feet, and the minimum radius of the right-of-way line shall be fifty (50) feet, except as noted.

J. Unless future extension is clearly impractical or undesirable, the turnaround 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.

K. Cul-de-sac streets, permanently designed as such, shall not exceed six hundred (600) feet in length and shall not furnish access to more than twenty (20.0) dwelling units. Extension of cul-de-sac streets to a maximum of seven hundred fifty (750) feet may be permitted, if the right-of-way radius is extended to sixty (60) feet and the paved edge
L. Drainage of cul-de-sac streets shall preferably be towards the open end. If drainage is toward the closed end, it shall be conducted away in an underground storm sewer.

M. The centerline grade on a cul-de-sac street shall not exceed ten (10) percent and the grade of the diameter of the turn-around shall not exceed five (5) percent. [Ord. 1998-1]

5. Driveways.

A. Private driveways on corner lots shall be located such that a minimum ten (10) foot tangent distance between the intersecting street radius and the radius of the first driveway. The distance from the edge of the pavement of the intersecting street to the radius of the first permitted driveway shall be a minimum of twenty (20) feet on curbed streets and fifty (50) feet on uncurbed streets. [Ord. 91-2]

B. In order to provide a safe and convenient means of access, grades on private driveways shall not exceed five percent (5%) with the intersecting public street for a distance of twenty (20) feet from the right-of-way line. In addition, driveways must be paved to their full width within the right-of-way to prevent erosion. Entrances should be rounded at a minimum radius of five (5) feet, or should have a flare construction that is equivalent to this radius at the point of intersection with the cartway edge (curb line).

C. All driveways shall be located, designed and constructed in such a manner as not to interfere or be inconsistent with the design maintenance and drainage of, or the safe and convenient passage of traffic.

6. Horizontal Curves.

A. Whenever street lines are deflected in excess of two (2) degrees, a connection shall be made by horizontal curves.

B. To ensure adequate sight distance, minimum centerline radii for horizontal curves shall be as follows:

   (1) Minor Streets: One hundred eighty (180) feet.
   (2) Collective Streets: Four hundred seventy (470) feet.

[Text continued on following page.]
(3) Arterial Streets: Shall be determined by the Planning Commission and Board of Supervisors based on consultation with Pennsylvania Department of Transportation.

[Ord. 92-4]

C. A tangent of at least one hundred (100) feet shall be introduced between all horizontal curves on collector and arterial streets and fifty (50) feet on minor streets.

D. To the greatest extent possible, combinations of the minimum radius and maximum grade shall be avoided.

7. Vertical Curves. At all changes of street grades where the algebraic difference exceeds one percent (1%), vertical curves shall be provided to permit the following minimum sight distances:

A. Minor Streets: Two hundred (200) feet.
B. Collector Streets: Three hundred (300) feet.
C. Arterial Streets: Four hundred (400) feet.

8. Intersections.

A. Streets shall intersect as nearly as possible at right angles, and no street shall intersect another at an angle of less than seventy-five (75) degrees.

B. Intersections involving the junction of more than two (2) streets are prohibited.

C. Streets intersecting another street shall either intersect directly opposite to each other, or shall be separated by at least one hundred fifty (150) feet between centerlines, measured along the centerline of the street being intersected.

D. Intersections shall be approached on all sides by a straight leveling area, the grade of which shall not exceed five percent (5%) within sixty (60) feet of the intersection of the nearest right-of-way lines.

E. Intersections with major streets shall be located not less than eight hundred (800) feet apart, measured from centerline to centerline, along the centerline of the major street.

F. At intersections of streets, the curb or edge of pavement radii shall not be less than the following:

<table>
<thead>
<tr>
<th>Intersection</th>
<th>Minimum Simple Curve Radii of Curb or Edge of Pavement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Collector with Collector Street</td>
<td>Thirty-Five (35') Feet</td>
</tr>
<tr>
<td>Collector w/ Minor Street</td>
<td>Twenty-Five (25') Feet</td>
</tr>
<tr>
<td>Minor Street w/ Minor Street</td>
<td>Fifteen (15') Feet</td>
</tr>
</tbody>
</table>

Radius corners or diagonal cutoffs must be provided on the property lines substantially concentric with or parallel to the chord of the curb radius corners.
9. **Intersection Sight Distance and Clear Sight Triangles.**

A. All intersections shall be designed to provide adequate safe stopping sight distance (SSSD) with regard to both horizontal and vertical alignment. The sight distance shall be measured at three and one-half (3.50) feet above the pavement from a height of three and one-half (3.50) feet and ten (10) feet from the edge of the paving at the intersection. Exhibit "1" shows minimum sight distances.

B. Sight distance for roads with grades greater than thirteen (13) percent shall be calculated in accordance with the following:

\[ \text{SSSD} = 1.47 Vt + \frac{v^2}{30 (f \pm g)} \]

**Ord. 92-4**

10. **Street Grades.**

A. The grades of streets shall not be less than the minimum or more than the maximum requirements listed below:

<table>
<thead>
<tr>
<th>Type of Street</th>
<th>Minimum Grade</th>
<th>Maximum Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Streets</td>
<td>.5%</td>
<td>As determined by the Governing Body after consultation with the Commission and the Pennsylvania Department of Transportation</td>
</tr>
<tr>
<td>Collector Streets</td>
<td></td>
<td>Eight (8%) Percent</td>
</tr>
<tr>
<td>Minor Streets</td>
<td></td>
<td>Ten (10%) Percent</td>
</tr>
<tr>
<td>Street Intersection</td>
<td></td>
<td>Five (5%) Percent</td>
</tr>
</tbody>
</table>

11. **Slopes of Banks Along Streets and Driveways.** Slope of banks along streets measured perpendicular to the street center line and the slopes of all driveways shall be no steeper than the following:

A. One (1) foot of vertical measurement for three (3) feet of horizontal measurement for fills.

B. One (1) foot of vertical measurement for every two (2) feet of horizontal measurement for cuts.

**Ord. 91-2**

12. **Access Roads and Drives.**

A. Direct access from residential lots to an arterial street shall be avoided whenever possible. Where such direct access cannot
<table>
<thead>
<tr>
<th>SPEED (MPH)</th>
<th>0</th>
<th>+1</th>
<th>+2</th>
<th>+3</th>
<th>+4</th>
<th>+5</th>
<th>+6</th>
<th>+7</th>
<th>+8</th>
<th>+9</th>
<th>+10</th>
<th>+11</th>
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<tr>
<td>15</td>
<td>75'</td>
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<td>73'</td>
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<td>72'</td>
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<td>40</td>
<td>249'</td>
<td>245'</td>
<td>242'</td>
<td>238'</td>
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<td>314'</td>
<td>309'</td>
<td>304'</td>
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<td>295'</td>
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<td>277'</td>
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<td>'268'</td>
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<td>50</td>
<td>383'</td>
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<td>370'</td>
<td>364'</td>
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<td>453'</td>
<td>444'</td>
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<td>421'</td>
<td>415'</td>
<td>409'</td>
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<td>397'</td>
<td>392'</td>
<td>388'</td>
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<td>60</td>
<td>538'</td>
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<td>490'</td>
<td>482'</td>
<td>475'</td>
<td>467'</td>
<td>461'</td>
<td>454'</td>
<td>448'</td>
<td>442'</td>
<td>437'</td>
</tr>
</tbody>
</table>
be avoided, adequate turnaround space shall be provided behind the right-of-way line.

B. A valid highway occupancy permit shall be obtained from the Pennsylvania Department of Transportation. Driveways serving single family residences shall intersect streets at angles of no less than sixty (60) degrees. All other driveways or access roads shall intersect streets at right angles, where possible, and in no instance shall such intersection be less than seventy-five (75) degrees.

C. The width of access roads or driveways shall be in accordance with the following standards:

- For multi-family residential, mobile home parks, and all non-residential developments or subdivisions, access roads shall be no less than twenty-two (22) feet in width at the street line, and shall clearly be defined by the use of curbing.

- For single family residential subdivisions, driveways shall be no less than ten (10) feet in width and no greater than twenty (20) feet in width at the street line.

D. In order to provide for safe and convenient ingress and egress points, access roads and driveway entrances shall be rounded at the following minimum radius:

- For multi-family residential, mobile home parks, and all non-residential developments or subdivisions, access road entrances shall be rounded at a minimum radius of ten (10) feet.

- For single family residential subdivisions, driveway entrances shall be rounded at a minimum radius of five (5) feet.

E. The grades on access roads or driveways shall not exceed the following:

- Eight percent (8%) when access is to an arterial street.

- Ten percent (10%) when access is to a collector or minor street.

§403. Easements.

1. Easements shall be provided for drainage facilities, overhead or underground public utility facilities in consultation with the Engineer, the electrical utility companies, the Pennsylvania Department of Transportation, and the telephone utility companies.

   A. The minimum width of such easements shall be twenty (20) feet. Additional width may be required by the Commission depending on the purpose and use of the easements.

   B. Wherever possible, such easements shall be centered on the side or rear lot lines, or along the front lot lines.

   C. Additional easement width may be required by the Township depending on the purpose and use of the easement.
2. Where a subdivision is traversed by a water course drainage way, channel, or stream, there shall be provided a drainage easement conforming substantially with the line of such water course, drainage way, channel, or stream and of such width as will be adequate to preserve the unimpeded flow of natural drainage or for the purpose of widening, deepening, relocating, improving or protecting such drainage facilities or for the purpose of installing a storm water sewer.

(Ord. 1988-2, 3/7/1988, §11.5(d))

§404. Blocks.

1. The length, width, shape, and design of blocks shall be determined with due regard to the provision of adequate sites for buildings of the type proposed, to the land use and/or zoning requirements of the Township, the topography of the land being subdivided or developed, and the requirements for safe and convenient vehicular and pedestrian circulation.

2. Blocks shall not exceed twelve hundred (1200) feet in length, nor be less than six hundred (600) feet in length. Where practical, blocks along collector or arterial streets shall be not less than one thousand (1000) feet long.

3. Residential blocks shall generally be of sufficient depth to accommodate two (2) tiers of lots, except where reverse frontage lots bordering an arterial or collector street are used, or where due to the contour of the land, or the necessary layout of the subdivision, there is insufficient depth between intersecting streets for such two (2) tier design.

4. Blocks for commercial and industrial areas may vary from the elements of design contained in this Section if the nature of the use requires other treatment. In such cases, off-street parking for employees and customers shall be provided along with safe and convenient limited access to the street system. Space for off-street loading shall also be provided with limited access to the street system. Extension of streets, railroad access right-of-way, and utilities shall be provided as necessary.

5. Crosswalks or interior pedestrian walks shall be required in blocks exceeding one thousand (1000) feet in length to provide for pedestrian circulation or access to community facilities. Such walks shall be stabilized for width of not less than four (4) feet, shall be located in easements not less than ten (10) feet in width, and shall, insofar as possible, be located in the center of any such block.

6. In the design of all blocks, special consideration shall be given to the provision of satisfactory fire protection.

(Ord. 1988-2, 3/7/1988, §11.5(d))

§405. Lots.

1. General Standards.

A. The size, depth, width and orientation of lots shall conform to the applicable zoning regulations of the Township.

B. Insofar as practical, side lot lines should be at right angles to straight street lines or radial to curved street lines.

Page Revised 6/7/1993 - 197 -
C. Where feasible, lot lines should follow Township boundaries rather than cross them, in order to avoid jurisdictional problems.

D. If after subdividing, there exist remnants of land, they shall be either:
   (1) Incorporated in existing or proposed lots; or
   (2) Legally dedicated to public use, if acceptable to the Township.

2. Lot Frontage.
   A. All lots shall abut a public street existing or proposed, or a private street if it meets the requirements of these regulations.
   B. Double or reverse frontage lots shall be prohibited, except where required to provide separation of residential development from major streets or to overcome specific disadvantages of topography or orientation.
   C. No residential lots shall be created which front upon an arterial street.

   A. Corner lots shall have extra width as required by the Township Zoning Ordinance [Chapter 27].
   B. Side and rear building setbacks shall conform to the Township Zoning Ordinance [Chapter 27].
   C. Front building setbacks shall conform to the Township Zoning Ordinance [Chapter 27].

(Ord. 1988-2, 3/7/1988, §11.5(e))

§406. Erosion and Sedimentation Control. The Londonderry Township Storm Water Management and Erosion and Sedimentation Control Ordinance No. 1987-2 [Chapter 26, Part 2], as amended, shall be adhered to in its entirety with regard to this Section. (Ord. 1988-2, 3/7/1988, §11.5(f))

§407. Storm Water Management. The Londonderry Township Storm Water Management and Erosion and Sedimentation Control Ordinance No. 1987-2 [Chapter 26, Part 2], as amended, shall be adhered to in its entirety with regard to this Section. (Ord. 1988-2, 3/7/1988, §11.5(g))

§408. Natural Features Preservation. The design and development of all subdivisions shall preserve, whenever possible, natural features which will aid in providing open space for recreation and conditions generally favorable to the health, safety and welfare of the residents of the Township. Some of these natural features include: the natural terrain of the site, woodland areas, large trees, natural water courses and bodies of water, wetlands, rock outcroppings and scenic views.

1. Tree Preservation and Planting.
   A. Trees with a caliper of six (6) inches or more as measured at a height of four and one-half (4-1/2) feet above existing grade are encouraged to be kept in place as far as practical to preserve natural settings. In areas where streets are retained, the original grade
level shall be maintained if possible, so as not to disturb the trees.

B. Where existing trees are removed along the street right-of-way, supplemental planting, in the form of appropriate street trees, shall be introduced. Such trees shall be planted at intervals of between fifty (50) and one hundred (100) feet and preferably in random patterns. Written permission from the Board of Supervisors shall be required for the planting of any trees within any street right-of-way so as to not affect sight distances and right-of-way maintenance. [Ord. 91-2]

C. A landscape plan shall be developed for industrial, commercial and multi-family residential subdivisions and land developments. Such plan shall indicate the vegetation or plant cover which exists and, on the same or separate sheet, the vegetation or plant cover which will exist when landscaping is completed.

2. Lake, Stream and River Frontage Preservation.

A. A maintenance easement for the Township or its designee, with a minimum width of twenty-five (25) feet, shall be provided along all stream and river banks and lake edges. Such easement, in all cases, shall be of sufficient width to provide proper maintenance.

B. Lake, stream, and river frontage shall be preserved as open space whenever possible.

C. Access shall be provided to the water and maintenance easement area. The width of such access points shall not be less than fifty (50) feet.

3. Topography. The existing natural terrain of the proposed subdivision tract shall be retained whenever possible. Cut and fill operations shall be kept to a minimum.

(Ord. 1988-2, 3/7/1988, §11.5(h); as amended by Ord. 91-2, 11/4/1991)

§409. Design Standards in Floodplains.

1. General Standards.

A. Where not prohibited by this or any other laws or ordinances, land located in any identified floodplain area or district may be platted for development with the provision that the developer construct all buildings and structures to preclude flood damage in accordance with this and any other laws and ordinances regulating such development.

B. Building sites for residences or any other type of dwelling or accommodation shall not be permitted in any identified floodway area or district. Sites for these uses may be permitted outside the floodway if the sites or dwelling units are elevated one and one-half (1-1/2) feet above the regulatory flood elevation. If fill is used to raise the elevation of a site, the fill area shall extend out laterally for a distance of at least fifteen (15) feet beyond the limits of the proposed structures.

C. Building sites for structures or buildings other than for residential uses shall also not be permitted in any identified floodway area or district. Also, such sites for structures or buildings
outside the floodway shall be protected as provided for in subsection (b) above. However, the Board of Supervisors may allow the subdivision and/or development of areas or sites for commercial and industrial uses at an elevation below the regulatory flood elevation if the developer otherwise protects the area to that height or assures that the buildings or structures will be floodproofed at least up to that height.

D. If the Township determines that only a part of a proposed plat can be safely developed, it shall limit development to that part and shall require that development proceed consistent with this determination.

E. When a developer does not intend to develop the plat himself and the Township determines that additional controls are required to insure safe development, it may require the developer to impose appropriate deed restrictions on the land. Such deed restrictions shall be inserted in every deed and noted on every recorded plat.

2. Excavation and Grading. Where any excavation or grading is proposed or where any existing trees, shrubs, or other vegetative cover will be removed, the developer shall consult the County Conservation District representative concerning plans for erosion and sedimentation control and to also obtain a report on the soil characteristics of the site so that a determination can be made as to the type and degree of development the site may accommodate. Before undertaking any excavation or grading, the developer shall obtain a grading and excavation permit, if such is required by the Township.

3. Drainage Facilities.

A. Storm drainage facilities shall be designed to convey the flow of storm water runoff in a safe and efficient manner. The system shall insure proper drainage along streets, and provide positive drainage away from buildings.

B. Plans shall be subject to the approval of the Township. The Township may require a primarily underground system to accommodate frequent floods and a secondary surface system to accommodate larger, less frequent floods. Drainage plans shall be consistent with local and County drainage plans. The facilities shall be designed to prevent the discharge of excess runoff onto adjacent properties.

4. Streets and Driveways. The finished elevation of proposed streets and driveways shall not be more than the one (1) foot below the regulatory flood elevation. The Township may require profiles and elevations of streets to determine compliance with the requirements. Drainage openings shall be sufficient to discharge flood flows without unduly increasing flood heights.

5. Sanitary Sewer Facilities. All sanitary sewer systems located in any designated floodplain district, whether public or private, shall be floodproofed up to the regulatory flood elevation. No on-lot septic system shall be permitted to be located within areas of special flood hazard.

6. Water Facilities. All water systems located in any designated flood plain district, whether public or private, shall be floodproofed up to the regulatory flood elevation.
7. Other Utilities and Facilities. All other public and private utilities including gas and electric shall be elevated or floodproofed to not less than one and one-half (1-1/2) feet above the regulatory flood elevation.

(Ord. 1988-2, 3/7/1988, §11.5(1))

§410. Recreation and Open Space.

1. All residential subdivisions or land development plans submitted after the effective date of this Chapter shall provide for suitable and adequate recreation in order to:

A. Insure adequate recreational areas and facilities to serve the future residents of the Township;

B. Maintain compliance with recreational standards as developed by the National Recreation and Parks Association;

C. Reduce increasing usage pressure on existing recreational areas and facilities;

D. Insure that all present and future residents have the opportunity to engage in many and varied recreational pursuits; and to

E. Reduce the possibility of the Township becoming overburdened with the development and maintenance of many very small, randomly planned and widely separated recreation areas.

2. Exemptions and Requirements.

A. The following are exempt or partially exempt from the provisions of this Part:

(1) Any single and/or multi-family residential subdivision or land development plan in a residential zone classification for which a preliminary plan has been submitted prior to the effective date of this Chapter.

(2) Any residential subdivision or land development plan, whether single and/or multi-family that contains less than thirty (30) dwelling units may be exempted by the Board of Supervisors from dedicating land for recreational purposes, but shall pay a fee in lieu of land dedication as provided in this Chapter.

B. The amount of land required to be provided for recreational purposes for residential subdivisions or land development plans not exempted from the provisions of this Part shall be as follows:

(1) Single-family Developments. In the case of a single-family subdivision, the developer shall provide a minimum of two thousand (2000) square feet per lot.

(2) Multiple Family Developments. In multiple family developments, a minimum contiguous area of ten percent (10%) of the total area shall be provided for recreation exclusive of roadways of the land being developed.

C. A maximum of twenty-five percent (25%) of the total land area required by this Section to be provided for recreation may consist of floodplain areas.
D. Such land set aside shall be suitable to serve the purpose of active and/or passive recreation by reason of its size, shape, location and topography and shall be subject to the approval of the Board of Supervisors.

E. The developer shall satisfy the Board of Supervisors that there are adequate provisions to assure retention and all future maintenance of such recreation areas by maintaining ownership, or by providing for and establishing an organization for the ownership and maintenance of the recreation area and such organization shall not be dissolved nor shall it dispose of the recreation area by sale or otherwise, except to an organization conceived and established to own and maintain the recreation area without first offering to dedicate the same to the Township.

3. Recreation Area Location Criteria. The Planning Commission and the Board of Supervisors in exercising their duties regarding the approval of subdivision and land development plans, shall consider the following criteria in determining whether to approve the proposed location of recreation areas in the developer's subdivision or land development plan:

A. Site or sites should be easily and safely accessible from all areas of the development to be served, have good ingress and egress and have access to a public road, however, no public road shall traverse the site or sites.

B. Site or sites should have suitable topography and soil conditions for use and development as a recreation area.

C. Size and shape for the site or sites should be suitable for development as a particular type of park. Sites will be categorized by the Township using the standards established by the National Recreation and Parks Association. (Publication No. 10005, 1970 or current edition.)

D. When designing and developing these recreation areas, it shall be done according to the standards established by the National Recreation and Parks Association, copies of which may be obtained from the Township office.

E. Site or sites should, to the greatest extent practical, be easily accessible to essential utilities, water, sewer and power.

F. Site or sites should meet minimum size in respect to usable acreage with respect to National Recreation and Parks Association standards with seventy-five percent (75%) of such area having a maximum slope of seven percent (7%).

4. Dedication to Municipality.

A. In a case where the developer does not wish to retain the required recreation area, such area may be dedicated to the Township for public use.

B. In addition to approving the site of recreation areas to be dedicated to the Township, the Planning Commission shall make its recommendation to the Board of Supervisors as to whether the dedication should be accepted by the Township.
C. Such area dedicated to the Township for public use shall be suitable for recreational purposes by reason of size, shape, location, topography, and access.

D. The Planning Commission may find dedication to be impractical because of the size, shape, location, access, topography, drainage, or other physical features of the land and that such dedication would adversely affect the subdivision or land development and its future residents or occupants, or that there is no land area within the proposed subdivision which is practical for dedication to the public because of size, access, topography, or other physical characteristics.

E. When the Board of Supervisors deems it to be in the public interest to accept dedicated land, such acceptance shall be by means of a signed resolution to which the property description of the dedicated recreation area shall be attached.

5. Fee In Lieu of Dedication.

A. Where the Board of Supervisors agree with the developer that because of the size, shape, location, access, topography, or other physical features of the land that it is impractical to dedicate land to the Township or set aside a recreation area as required by this Part, the Board of Supervisors shall require a payment of a fee in lieu of dedication of such land which shall be payable to the Township prior to approval of each final section of the overall plan by the Board of Supervisors. Such fee shall be calculated by multiplying the number of dwelling units in each section by the fee per dwelling unit.

B. The amount of the fee per proposed dwelling unit of the entire tract shall be set from time to time by resolution of the Board of Supervisors, and shall be payable at the time of the final plat approval.

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

(Ord. 1988-2, 3/7/1988, §11.5(j))

§411. Subdivision Illumination Standards.

1. All subdivision streets, auxillary parking lots, and common walkways shall be illuminated during night time hours, by the use of illuminaries containing mercury vapor lamps with a minimum rating of one hundred seventy-five (175) watts, with a minimum height of twelve (12) feet.

2. Potentially hazardous locations, such as major street intersections and steps or step ramps shall all be individually illuminated.

3. Illuminaries shall be provided at maximum intervals of two hundred (200) feet along streets and walkways, except within two hundred (200) feet of intersections of streets where the maximum interval shall be one hundred (100) feet. (In auxillary parking lots, one (1) illuminary shall be provided for each twenty (20) parking spaces, or fraction thereof.) One
(1) Illuminary shall be provided at the intersection of all streets, such
illuminary shall be consistent with the Township lighting standards for
street intersections.

(Ord. 91-2, 11/4/1991)
§501. Improvements Required. The applicant shall provide all improvements required by these regulations. The specifications for the improvements contained herein, or in the Township Engineer's Specifications, shall apply. (Ord. 1988-2, 3/7/1988, §11.6(a); as amended by Ord. 91-2, 11/4/1991)


1. Monuments must be set:
   A. At the intersections of all street right-of-way lines.
   B. At the intersections of lines forming angles in the boundaries of the subdivision.
   C. At the intermediate points as may be required by the Engineer.
   D. Perimeter monuments must be set prior to preliminary plan approval. Prior to approval of the final plat, all monuments and markers, except as provided in §505 relating to monuments in locations to be affected by street construction and final grading operations, must be set.

2. Markers must be set:
   A. At all corners except those monumented.
   B. By the time the property is offered for sale.

3. Monuments and markers shall be made of the following size and material:
   A. Monuments shall be six (6) inches square or four (4) inches in diameter and shall be thirty (30) inches long. Monuments shall be made of concrete, stone, or by setting a four (4) inch cast iron or steel pipe filled with concrete.
   B. Markers shall be five-eighths (5/8) of an inch square or five-eighths (5/8) of an inch in diameter, twenty-five (25) inches long. Markers shall be made of iron pipes or iron or steel bars.

4. Monuments and markers must be placed so that the scored or marked point coincides exactly with the point of intersection of lines being monumented. They must be set so that the top of the monument or marker is level with the finished grade of the surrounding ground. Monuments must be marked on top with a copper or brass plate or dowel set in the concrete.

5. In locations to be affected by street construction and final grading operations, the permanent monuments must be established prior to final acceptance by the Township of the proposed roadway within the subdivision. However, before approval of the final plat and to further guarantee the placement of permanent monuments in the above stated areas, the developer shall comply with the financial security provisions of this Chapter.

(Ord. 1988-2, 3/7/1988, §11.6(b))
§503. Streets and Driveways.

1. Pavements and Construction. Streets must be surfaced to the grades and dimensions drawn on the plans, profiles, and cross-sections submitted by the applicant and approved by the Board of Supervisors. Before paving the street surface, the applicant must install the required utilities and provide, where necessary, adequate storm water drainage for the street acceptable to the Board of Supervisors. The pavement base and wearing surface must be constructed in accordance with the current Pennsylvania Department of Transportation specifications.

A. Minor Streets. The base course shall consist of eight (8) inches of compacted aggregate constructed according to the specifications set forth in Section 350, Subbase, in the Pennsylvania Department of Transportation, Form 408, "Specifications," as amended, or the base course shall consist of five (5) inches of bituminous concrete base course construction according to the Pennsylvania Department of Transportation, Section 305, Form 408, "Specifications," as amended. Construction of the surface course shall be two (2) inches of ID-2 binder and one and one-half (1-1/2) inches of ID-2 wearing course or two and one-half (2-1/2) inches of FB-1 binder and one (1) inch of FB-1 wearing course, in accordance with the requirements of the Pennsylvania Department of Transportation Publication, Form 408, "Specifications," as amended. [Ord. 91-2]

B. Collector Streets. The base course shall consist of ten (10) inches of compacted aggregate constructed according to the specifications set forth in Section 350, Subbase, in the Pennsylvania Department of Transportation, Form 408, "Specifications," as amended, or the base course shall consist of six (6) inches of bituminous concrete base course constructed according to the Pennsylvania Department of Transportation, Section 305, Form 408, "Specifications," as amended. Construction of the surface course shall be the same as specified above for minor streets.

C. Arterial Streets. For the construction of arterial roads or highways, the applicant shall consult the Commission and be governed by the Pennsylvania Department of Transportation for the method of construction to be used. The Board of Supervisors, on recommendation of the Commission, shall decide if a collector or arterial street is required as a direct result of the construction of the subdivision or land development.

D. Shoulders. The base course shall consist of eight (8) inches of compacted aggregate constructed according to the specifications set forth in Section 350, Subbase, in the Pennsylvania Department of Transportation, Form 408, "Specifications," as amended. The binder and wearing course shall meet the same requirements as minor street surfacing. [Ord. 91-2]

E. Driveway Entrances. Driveway entrances or aprons within the street right-of-way shall be paved to their full width, and, in no case, shall be less than ten (10) feet wide nor greater than twenty (20) feet wide for residential developments and, in no case, shall be less than twenty (20) feet wide, nor greater than forty (40) feet wide.
for commercial or industrial developments. The type of paving to be the same for shoulders. Where sidewalks are installed, the required driveway surfacing shall end at the street side of the sidewalk.

[Ord. 91-2]

(1) Driveway entrances along streets, where curbs are not required, shall be constructed to provide proper drainage along the streets and from the streets by the continuation of gutters, swales, or ditches. Such continuation may be provided by having an approved pipe of not less than eighteen (18) inches in diameter across such driveway entrance.

(2) Driveway entrances along streets, where curbs are not required, shall be constructed so that the driveway meets the edge of the cartway as a continuation of the slope from the crown of the street for not less than five (5) feet.

(3) Where proposed driveways provide access onto a State Highway (Legislative Route, Pennsylvania Route or United States Route), the design of such driveway access and drainage shall be prepared in accordance with the requirements of the Pennsylvania Department of Transportation and shall be subject to the approval and issuance of permits by the Department.

(4) Where a driveway or access road gives access to a municipal street, approval by the Board of Supervisors shall be required, and a Highway Occupancy Permit shall be obtained.

(5) The curb height at driveway entrances may be reduced to a minimum of one (1) inch for driveway entrances along streets where curbs are required. The maximum width of reduced curb height shall be twenty (20) feet for residential driveways and forty (40) feet for commercial or industrial driveways. Sidewalks across driveway entrances, where required, shall be constructed in accordance with the requirements in this Chapter.

(6) Where a lot has frontage on a minor street and a collector or arterial street, the driveway entrance shall be from the minor street and not from the collector or arterial street. The driveway entrance shall be not less than fifty-five (55) feet from the curbline or cartway paving of the collector or arterial street.

F. Handicapped Accessibility. When deemed necessary by the Board of Supervisors, on recommendation of the Planning Commission, intersection curb cuts shall be provided where sidewalks and curbs are required.

(Ord. 1988-2, 3/7/1988, §11.6(c); as amended by Ord. 91-2, 11/4/1991)

§504. Sewer and Water.

1. Public Sewers.

A. Where a public sanitary sewer system is available, or if such system is not available but will, in the opinion of the Board of Supervisors, become available within a reasonable time, the developer must install a complete sanitary sewer system including a collector main installed in the street bed or approved right-of-way; lateral
installations to the rights-of-way lines of streets, lot or parcel property lines or sewer easement rights-of-way lines, whichever pertains to the individual situation. All termini shall be capped in a manner that will insure that all collector mains, laterals, and house connections shall be watertight pending connections with the public sanitary sewer system. The system shall be designed by a registered engineer and approved by the Township Engineer. The Township Engineer shall inspect construction of all sanitary sewers to assure that said sewers will coordinate and have congruity with the Township's overall comprehensive sewer plan. All sewage pumping stations, interceptors and treatment plants to be installed by the developer at the developer's expense shall be reviewed and approved by the Township Engineer, who shall inspect the construction thereof.

B. When trunk sewers are not available but will become available within a reasonable time, the collection system and the required laterals extending from the main to the curb shall be installed and capped by the developer. The developer may also install on-site sewage disposal facilities provided that the system is designed to provide connection to the public sewer when it becomes operable.

2. Design, approval of design, supervision and inspection fees for services rendered on behalf of the developer by the Township Engineer shall be paid by the developer in accordance with the fee schedule attached hereto and made a part of this Chapter by reference thereto, which schedule shall be available for review by any developer, at the Township Office. Said fee schedule shall be amended from time to time by resolution of the Board of Supervisors of Londonderry Township.

3. Sanitary sewers and sewage disposal systems shall not be combined with storm water sewers, and shall not be constructed to receive effluents from any storm water collection system.

4. All fees for permits shall be at the developer's expense.

5. The developer shall provide an adequate and potable water supply and distribution system to service the proposed subdivision or land development through one (1) of the following methods listed in their orders of preference:

A. Connection to a public water supply system where such a system can feasibly be provided to the proposed development tract and where the capacity of such a system can adequately fulfill the water supply demands of the proposed development. A distribution system shall be designed to furnish an adequate supply of water to each lot. A copy of the approval of such a system by the appropriate public authority or utility company shall be submitted with the final plan.

B. Where a public water supply system cannot feasibly be provided to the proposed development, as evidenced by an evaluation study, the feasibility of constructing a separate water supply system shall be investigated and a report submitted setting forth the findings. If such a system is provided, it shall be reviewed and approved by the Pennsylvania Department of Environmental Resources and suitable agreements including financial guarantees shall be established for the ownership and maintenance of the system. Also, such a system shall be
designed and constructed in a manner that would permit adequate connection to a public water supply system in the future.

C. Where neither of the above alternatives are possible or feasible, either an individual on-lot or a community water supply system may be permitted pursuant to a compliance with §404(7), below. All such individual or community systems shall also meet the criteria of the Pennsylvania Department of Environmental Resources.

D. All water systems located in flood-prone areas, whether public or private, shall be floodproofed to a point one and one-half (1-1/2) feet above the one hundred (100) year flood elevation.


A. In subdivisions or land developments proposing to utilize individual on-lot wells or a community water supply, the Board of Supervisors reserves the right to require the applicant to drill and test a well(s) and have a report prepared on the quantity and quality of ground water at the site in accordance with §305(1)(F) of this Chapter.

B. Such requirement for a test well(s) and report might be invoked at the discretion of the Board of Supervisors in situations where: (i) the area is known to have actual water yield or quality problems; or (ii) the Pennsylvania State Water Plan or U.S. Geological Survey Water Resource Reports, or other technical study indicates a potential low yield area or inadequate water quality area; or (iii) the development consists of twenty-five (25) proposed lots or units with an average density of less than one (1) unit per acre or involves a withdrawal of ten thousand (10,000) or more gallons per day. The requirement may also be invoked when the twenty-sixth (26th) or subsequent lots or units are proposed to be developed from the original or parent tract.

C. The contents of the report or study of the proposed community water supply shall include those specific items as described in the Public Water Supply Manual of the Pennsylvania Department of Environmental Resources (DER). Where the water supply system occurs under the jurisdiction of the Pennsylvania Public Utilities Commission (PUC), the water supply study shall also incorporate those items of information required by the PUC.

D. When individual on-lot wells are proposed, the subdivider shall either install such facilities or put a restriction in the deed of each lot indicating that no building intended for residential, commercial, or industrial use shall take place on said lot until such time that a satisfactory well is provided or as a condition of the sale of each lot or parcel within the same subdivision or land development, that the facilities can be installed by the purchaser of such lot and have minimum yield of potable water of five hundred (500) GPD prior to sale. The owner or subdivider shall provide the Board of Supervisors with proof of compliance with this Section. Construction of wells for individual small water supplies shall conform to DER's Construction Standards Individual Water Supplies, as revised 7/83 or later. Individual on-site wells shall be subject to the following standards:
(1) Location:
   (a) The source of supply shall be from a water bearing formation not less than twenty-five (25) feet from the ground surface.
   (b) Cap wells shall be located at a point free from flooding and at a higher elevation and at the following minimum distances to existing or potential sources of pollution:

   Minimum Isolation Distances from the proposed well to the facilities listed below:

<table>
<thead>
<tr>
<th>Source of Pollution</th>
<th>Minimum Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lakes, Ponds, Streams or Other Surface Waters</td>
<td>25 Feet</td>
</tr>
<tr>
<td>Storm Drains, Retention Basins, Storm Water Stabilization Ponds</td>
<td>25 Feet</td>
</tr>
<tr>
<td>Preparation Area or Storage Area of Hazardous Spray Materials, Fertilizers or Chemicals; Salt Piles</td>
<td>300 Feet</td>
</tr>
<tr>
<td>Gravity Sewer Lines and Drains carrying Domestic Sewage or Industrial Waste (except when the sewer line is cast iron pipe with either watertight lead caulked joints or joints filled with neoprene gaskets, or if solvent welded Schedule 40 (or SDR equivalent) or better Polyvinylchloride (PVC) pipe).</td>
<td>50 Feet</td>
</tr>
<tr>
<td>Sewage Drains carrying Domestic Sewage or Industrial Waste under pressure (except welded steel pipe or concrete encased pipe).</td>
<td>10 Feet</td>
</tr>
<tr>
<td>Septic Tanks or Aerobic Tanks</td>
<td>50 Feet</td>
</tr>
<tr>
<td>Subsurface Sewage Disposal Systems, Elevated Sand Mounds, Etc.</td>
<td>100 Feet</td>
</tr>
<tr>
<td>Sewage Seepage Pits, Cesspools</td>
<td>100 Feet</td>
</tr>
<tr>
<td>Farm Silos, Barnyards</td>
<td>100 Feet</td>
</tr>
<tr>
<td>Rainwater Pits</td>
<td>25 Feet</td>
</tr>
<tr>
<td>Spray Irrigation Site; Sewage Sludge and Septage Disposal Sites</td>
<td>300 Feet</td>
</tr>
<tr>
<td>Property Lines or Right-of-Way</td>
<td>5 Feet</td>
</tr>
<tr>
<td>Dedicated Road Right-of-Way</td>
<td>15 Feet</td>
</tr>
<tr>
<td>Building Foundations (except for building enclosing just water wells and/or water well pumps).</td>
<td>10 Feet</td>
</tr>
<tr>
<td>Any Other Source of Pollution</td>
<td>As Approved</td>
</tr>
</tbody>
</table>

7. Sources of Ground Water for Community Water Systems. It is recommended that two (2) sources of ground water be provided for each public or community water system. Each should be capable of supplying the average daily demand of the proposed dwelling units. Although a two (2) well system is ideal, there are alternatives which would ensure an adequate water supply:
A. A single well capable of providing twice the ultimate daily average demand as demonstrated by a pumping test of at least forty-eight (48) hours duration producing a stabilized drawdown of unchanging water level for at least five (5) hours duration.

B. A single well capable of supplying the average daily demand with an additional reliable surface water source.

C. A single well capable of supplying the average daily demand plus a dependable connection to another satisfactory public water supply system.

D. A second well is recommended for use as a monitor of the aquifer and as a stand-by in the event of emergency.

8. Fire Hydrants. Wherever a public or community water system is provided, fire hydrants suitable for the coupling of equipment serving the Township shall be installed as specified by the Insurance Services Office of Pennsylvania and the local fire companies. Location of hydrants shall be approved by the Township.

A. Generally, all fire hydrants will be located on an eight (8) inch line or a looped six (6) inch line. Where a dead end line is required to contain a fire hydrant, the portion of the line between the main loop and the hydrant shall be an eight (8) inch minimum diameter.

B. Fire hydrants shall be spaced in a development so that all proposed buildings will be no more than six hundred (600) feet from the hydrant measured along traveled ways.

C. All community water systems must provide a minimum of five hundred (500) GPM at a residual pressure of twenty (20) psi for a two (2) hour period.

D. For additional fire protection, a standpipe may be required to be incorporated into existing and proposed ponds or reservoirs and an access easement provided for emergency use.

E. Hydrants shall be located in a manner to provide complete accessibility and so that the possibility of damage from vehicles or injury to pedestrians will be minimized. When placed behind the curb, the hydrant barrel shall be set so that no portion of the pumper or hose nozzle cap will be less than twenty-four (24) inches from the gutter face of the curb. When set in the lawn space between the curb and the sidewalk or between the curb and the property line, no portion of the hydrant or nozzle cap shall be within six (6) inches of the sidewalk.

(Ord. 1988-2, 3/7/1988, §11.6(d))

§505. Surface Water Management. Whenever the evidence available to the Board of Supervisors, or recommendation by the Planning Commission, indicates that the existing natural surface drainage is inadequate, the applicant shall provide an adequate surface water management system in accordance with the standards set forth in Part 4 of this Chapter. (Ord. 1988-2, 3/7/1988, §11.6(e))
§506. Curbs and Gutters. The Board of Supervisors shall require the installation of curbs and gutters in every subdivision or land development in the Township. [Ord. 91-2]

A. Curbs and gutters shall be constructed according to specifications set forth in the current edition of "Pennsylvania Department of Highways Specifications," Form 408, of the Pennsylvania Department of Transportation, as amended. [Ord. 91-2]

B. Where vertical curbs are provided, they shall not be less than six (6) inches wide at the top and eight (8) inches wide at the bottom. The overall depth of the curb shall be not less than eighteen (18) inches. The curb shall rest on a six (6) inch crushed stone base, or concrete footings at the joints if, in the opinion of the Township Engineer, conditions warrant.

C. The cross-sections of curbs and gutters shall be constructed in accordance with the details shown on approved drawings. [Ord. 91-2]

D. Curbs and gutters shall be set and finished to the lines and grades given on the approved drawings.

(Ord. 1988-2, 3/7/1988, §11.6(f); as amended by Ord. 91-2, 11/4/1991)

§507. Sidewalks. The Board of Supervisors shall require the installation of sidewalks in all subdivisions or land developments. [Ord. 91-2]

A. Sidewalks shall be within the right-of-way of the street and shall extend in width from the right-of-way line toward the curb line.

B. Sidewalks must be at least four (4) feet wide. In the vicinity of shopping centers, schools, recreation areas, and other such facilities, sidewalks must be at least five (5) feet wide and located within the street right-of-way.

C. Sidewalks shall be constructed according to the current specifications as set forth in "Cement Concrete Sidewalks in the Pennsylvania Department of Highway Specifications," Form 408, as amended, of the Pennsylvania Department of Transportation.

D. In order to provide for the drainage of surface water, sidewalks shall slope from the right-of-way line toward the curb. Such slope shall be three-eighths (3/8) inch per foot.

(Ord. 1988-2, 3/7/1988, §11.6(j); as amended by Ord. 91-2, 11/4/1991)

§508: Shade Trees. Reasonable efforts should be made by the applicant to preserve existing shade trees and, in addition, deciduous hardwood trees with a minimum caliber of one and one-half (1-1/2) inches should be provided in accordance with conditions recommended by the Planning Commission and agreed upon by the Board of Supervisors, and, if applicable, any municipal authority and/or appropriate public utility. Where provided, such trees should be planted between the sidewalk and the building setback line at least five (5) feet from the sidewalk or between the curb and sidewalk; provided, the planting strip is a minimum of six (6) feet wide.

(Ord. 1988-2, 3/7/1988, §11.6(h))
§509. Street Signs. Street name signs and regulatory signs shall be installed at all street intersections at the owner's or developer's expense. The design and placement of such signs shall be subject to approval by the Board of Supervisors. (Ord. 1988-2, 3/7/1988, §11.6(4); as amended by Ord. 91-2, 11/4/1991)
Part 6
Mobile Homes

§601. Short Title. This Section shall be known and may be cited as the "Londonderry Township Mobilehome Park Regulations." (Ord. 1986-3, 2/3/1986.)

§602. Definitions. The words herein defined shall, for the purpose of this Part, have the meanings herein given, unless otherwise expressly stated.

TOWNSHIP - The Londonderry Township Board of Supervisors, Dauphin County, Pennsylvania.

BOARD - The Zoning Hearing Board of Londonderry Township, Dauphin County, Pennsylvania.

COMMISSION - The duly appointed Londonderry Township Planning Commission.

INSPECTOR - The duly appointed Inspector of Londonderry Township, or his authorized agent.

MOBILEHOME - A transportable single family dwelling intended for permanent occupancy, contained in one (1) unit, or in two (2) units designed to be joined into one integral unit capable of 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. [Ord. 91-2]

MOBILEHOME LOT - a parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobilehome. [Ord. 91-2]

MOBILEHOME PARK - a parcel or contiguous parcels of land which has been so designated and improved that it contains two (2) or more mobilehome lots for the placement thereon of mobilehomes. [Ord. 91-2]

MOBILEHOME PARK PERMIT - The annual permit required to be obtained by the owner or operator of a mobilehome park.

MOBILEHOME STAND - That part of an area which has been reserved and constructed for the placement of a mobilehome.

PARK STREET - A street intended primarily to serve as a means of vehicular movement into and within a mobilehome park.

PERSON - Any individual, firm, trust, partnership, public, or private association or corporation.

SEWER RISER PIPE - That portion of the sewer lateral which extends vertically above ground elevation and terminates at each mobilehome stand.

WATER RISER PIPE - That portion of the water system pipe which extends vertically above ground elevation and terminates at a designated point at each mobilehome stand.

§603. Permits.

1. It shall be unlawful for any person to construct, extend or alter any mobilehome park within Londonderry Township unless the person holds valid permits from both the Pennsylvania Department of Environmental Resources and the Township of Londonderry, Dauphin County, Pennsylvania.

2. All applications for permits from the Londonderry Township and the Pennsylvania Department of Environmental Resources shall be made by the owner of the mobilehome park or his authorized agent.

3. Application to the Township for a mobilehome park plan shall be made to the Commission thirty (30) days prior to the regularly scheduled meeting. A copy of the Pennsylvania Department of Environmental Resources permit shall be concurrently filed with the Township.

4. The application shall contain and be accompanied by the following information:

   A. Notarized certification of ownership, bearing the name and mailing address of the owner.

   B. Exact location of the proposed mobilehome park.

   C. Five (5) copies of the mobilehome park plan, showing the layout and design of the proposed development, and including such engineering plans and specifications necessary to describe the following:

      (1) Name or identifying title of the proposed mobilehome park and of the plan as a preliminary or final land development plan.

      (2) Bear the legend, "LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA."

      (3) Name and address of the record owner.

      (4) Scale, date, and north point.

      (5) Location map showing the proposed development and adjoining areas.

      (6) Name and seal of the registered professional engineer responsible for the plan.

      (7) Boundary lines and area of the entire tract, including dimensions and bearings, certified by a Registered Pennsylvania Land Surveyor.

      (8) Ownership of all adjacent lands.

      (9) Contours at vertical intervals of two (2) feet. In the case of relatively level tracts, at such lesser intervals as may be necessary for satisfactory study and planning of the tract.

      (10) Existing natural features of the tract, such as tree stands and water courses.

      (11) Number and location of each mobile home stand and minimum distances between such stands.

      (12) Locations of parking space of each area.
(13) Locations, cross section and profile of all park streets and walkways.

(14) Names of the streets within and adjacent to the mobile-home park.

(15) Location of all service buildings or other proposed structures, and general specifications.

(16) Location, size and invert elevation of proposed sanitary and storm sewers and location of proposed manholes, inlets and culverts.

(17) Location of both sewer riser pipe and water riser pipe.

(18) Location of electrical, telephone, gas and other lines.

(19) Location of lighting for park streets and walkways.

(20) Location and general specifications for the park recreation facilities.

(21) For final plans, appropriate spaces for the signatures of the chairman and secretaries of the Commission and the Board of Supervisors, attesting, respectively, to the recommendation for approval and approval of the plan.

(22) For final plans, appropriate spaces and annotations of the date and the file data of public recording.

(23) Water Supply. 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 development, applicants shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable. [Ord. 91-2]

D. The plan shall include, thereon a statement duly acknowledged before an officer authorized to take acknowledgement of the deeds and signed by the owner or owners of the property, to the effect that the development as shown on the plan is made with the owner's or owners' free consent and that it is their desire to record the same.

5. Filing Fee. Any person presenting a mobilehome park plan for the purpose of having the same approved by the Commission and the Board of Supervisors as required herein, shall be required to pay a filing fee, as established from time to time by resolution of the Board of Supervisors, for each mobilehome stand in the mobilehome park. The applicant, at the time of filing, in addition, shall agree to cover any cost to the Township regarding the review and approval of the mobilehome park plan by the Township Engineer, Township Solicitor and Dauphin County Planning Commission. [Ord. 91-2]
6. **Guarantees, Releases, and Remedies.** This Section hereby incorporates the requirements of §306 of this Chapter.

7. **Engineering.**
   
   A. Upon receipt of the preliminary plan, the Township Engineer will prepare an estimate sufficient to cover the costs of:
      
      (1) Reviewing the plan's engineering details;
      
      (2) Inspecting the layouts of the site for conformance to the plan;
      
      (3) Inspecting required improvements during installations;
      
      and
      
      (4) Final inspection on completion of installation of the required improvements.

   B. The applicant shall pay the fees in accordance with Part 7, "Fees," hereof. Upon receipt of the payment, the plan will be reviewed. [Ord. 91-2]

8. **Legal.** The applicant shall pay for any legal fees incurred by the Township Solicitor in conjunction with the plan filing and review prior to final plan approval, in accordance with Part 7, "Fees," hereof. [Ord. 91-2]

9. The Inspector shall transmit such applications, plans and accompanying information to the Commission at its next regularly scheduled meeting.

10. The Commission shall review such plans, and thereafter, adopt the recommendation for approval, approval with conditions or disapproval of the application and plan. The Commission shall transmit, following its meeting, the applications and plan to the Board of Supervisors, along with their recommendation for approval, approval with conditions or disapproval of same. [Ord. 91-2]

11. Upon review of the Commission's recommendation and such plans and specifications, the Board of Supervisors shall render its decision in writing and [it] shall be communicated to the applicant personally or mailed to him at his last known address, 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 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. 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 this Chapter relied upon.

12. Following approval, the mobilehome park plan shall be publicly recorded in the Recorder of Deeds office of Dauphin County, Pennsylvania.

13. When, upon final approval of the application by both the Pennsylvania Department of Environmental Resources and the Township, and it has been ascertained that the proposed plan meets the requirements of this Part and regulations issued hereunder, the Inspector shall issue a mobilehome
park permit to the applicant which shall be valid for a period of one (1) calendar year.

14. Final Approval.

A. Upon receipt of the plan by the Board of Supervisors with a favorable recommendation for approval, the applicant shall pay the Township, an amount determined by the Engineer to sufficiently cover the costs of:

(1) Updating the Township Property Numbering Plan.

(2) Updating the Township Development Map.

(3) Related administrative work.

B. Additionally, the applicant shall pay all fees (engineering, legal, etc.) incurred by the Township, as set forth previously herein, and pay the recording fee. Upon satisfaction of all requirements, the plan will be executed for final approval.

15. Following disapproval of a proposed mobilehome park plan, the procedure for reapplication shall be the same as for the original application.


§604. Annual Permit.

1. It shall be unlawful for any person to own, maintain or operate any mobilehome park in the Township of Londonderry, Dauphin County, Pennsylvania, unless such person shall first obtain a mobilehome park permit.

A. All existing parks shall comply, by July 1, 1986, with all the requirements herein as well as the provisions of all other ordinances and Pennsylvania statutes and regulations applicable to mobilehome parks; provided, that in the event of hardship, the Board of Supervisors, upon application made by the mobilehome park owner or operator, may modify any of the said requirements. [Ord. 91-2]

B. All future park construction or expansion shall comply with all of the requirements herein as well as the provisions of all other ordinances and Pennsylvania statutes and regulations applicable to mobilehome parks.

2. Each application for an original permit or renewal permit shall be accompanied by an inspection fee in an amount established, from time to time, by resolution of the Board of Supervisors. In the event that the Inspector or Township Engineer is required to perform additional or unusual services in determining [whether] said application meets the requirements of this Part and all other applicable ordinances and statutes, the cost of such additional services shall be borne by the applicant. Such charge shall be levied whether or not the application is approved. [Ord. 91-2]

3. Each permit shall be valid for a period of one (1) calendar year, terminating on June 30, for the year in which it is issued, and is subject to renewal only upon reapplication. All applications for renewal of permits are required to be reviewed at least sixty (60) days prior to June 30 of the year in which it is desired to continue operation of the mobilehome park. The application shall be in writing, shall be accompanied by
the inspection fee, and shall be subject to complete re-examination and
c consideration by the Township for continued compliance with the terms
of this Part. If applications for permits are not timely made in compliance
with this Section, then the fee shall be increased to five hundred dollars
($500.00). [Ord. 91-2]

4. Any person holding a permit shall give notice in writing to both
the Pennsylvania Department of Environmental Resources and the Township
within ten (10) days after having sold, transferred, or otherwise disposed
of interest in or control of any mobilehome park. Such notice shall
include the name and address of the person succeeding to the interest in or
control of such mobilehome park, and shall be accompanied by a permit
transfer fee, as established from time to time by resolution of the Board
of Supervisors. [Ord. 91-2]

5. Any person whose application for a mobilehome park permit, under
this Part, has been denied may request, and shall be granted, a hearing on
the matter before the Township Board of Supervisors in accordance with the
provisions of §606 of this Part.

6. Whenever, upon inspection of any mobilehome park, the Inspector
finds that conditions or practices exist which are in violation of any
provision of this Part or regulations issued hereunder, the Inspector shall
give notice in writing in accordance with §606 to the person to whom the
permit was issued that unless such conditions or practices are corrected
within thirty (30) days the permit shall be suspended. At the end of such
period the Inspector shall reinspect the mobilehome park, and, if such
conditions or practices have not been corrected, the permit shall be
suspended and notice given in writing of such suspension to the person to
whom the permit is issued. Upon receipt or notice of such mobilehome park,
except as provided in §606.

7. Any person whose permit has been suspended, or who has received
notice from the Inspector that his permit will be suspended unless certain
conditions or practices at the mobilehome park are corrected, may request,
and shall be granted, a hearing on the matter before the Township Board of
Supervisors under the procedure provided in §606 of this Chapter.
Provided, that when no petition for such hearing shall have been filed
within ten (10) days following the day on which notice of suspension was
served, such permit shall be deemed to have been automatically revoked at
the expiration of such ten (10) day period.

8. Upon proper notification, as herein provided, and suspension of
the mobilehome park permit, the Township may make such repairs, alterations
or improvements as are necessary to comply with the regulations herein; the
cost of which shall be a municipal lien against the real property upon
which the cost was incurred.


§605. Inspection of Mobilehome Parks.

1. In order to safeguard the privacy and security of individuals
against arbitrary invasions by government officials, no Inspector shall
enter a mobilehome park without a search warrant, unless the owner or the
person in charge thereof shall consent to such entry without a search
warrant.
2. The Inspector or his authorized agent, subject to the foregoing provisions relating to a search warrant, is hereby authorized to make such inspections as are necessary to determine satisfactory compliance with this Part and regulations issued hereunder, in order that he may perform his duty of safeguarding the health and safety of the occupants of such mobile-home park.

3. For the purpose of making such inspections, subject to subsection (1) above relating to search warrants, the Inspector is hereby authorized to enter, examine and survey at all reasonable times after notice is given pursuant to this Section, all service buildings, structures and facilities to determine compliance with the provisions of this Part or with any lawful rule or regulation adopted, or any lawful order issued pursuant to the provisions of this Part.

4. The Inspector shall give a minimum of seventy-two (72) hours advance written notice of his intention to make an inspection pursuant to this Section to the owner or person in charge of any mobilehome park. Said written notice shall specify the date and approximate hour when the inspection will be made. The notice shall be delivered to the person in charge of the mobilehome park; if notice is sent by mail, the intended date of inspection shall be not less than seven (7) days from the date of mailing. Provisions regarding notice shall not apply in any emergency situation, whereby in the opinion of the Inspector, there is an imminent threat to the public health, safety and welfare by violation of this Part.

5. It shall be the duty of every occupant of the mobilehome park to give the owner thereof or his agent or employees access to any part of such mobilehome park or its premises at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Part and regulations issued hereunder, or with any lawful order issued pursuant to the provisions of this Part.


§606. Notices, Hearings and Orders.

1. Whenever the Inspector determines that there are reasonable grounds to believe that there has been a violation of any provision of this Part or regulations issued hereunder, notice shall be given of such alleged violation to the person to whom the permit was issued as hereafter provided. Such notice shall be as follows:

A. Be in writing.

B. Allow a reasonable time for the performance of any act it requires.

C. Include a statement or the reasons for its issuance.

D. Be served upon the owner or his agent as the case may require; provided, that such notice or orders shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by certified mail to his last known address, or when he has been served by such notice by any method authorized or required by the laws of this State.
E. Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Part and regulations issued hereunder.

2. Any person affected by any notice which has been issued in connection with the enforcement of any provisions of this Part, or regulation issued hereunder, may request a hearing on the matter before the Township Board of Supervisors; provided that such person files in the office of the Inspector a written petition requesting such hearing and setting forth a brief statement of the grounds therefore within ten (10) days after the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension except in the case of an order issued under §606(7) below.

3. Any person requesting a hearing before the Township Board of Supervisors shall be required to pay a fee, as established from time to time by resolution of the Board of Supervisors, to the Board for the review of such matter. [Ord. 91-2]

4. Upon receipt of such petition, the Board shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn, the hearing shall be commenced not later than ten (10) days after the day on which the petition was filed; provided that upon application of the petitioner, the Board may postpone the date of the hearing for a reasonable time beyond such ten (10) day period when in their judgment the petitioner has submitted good and sufficient reasons for such postponement.

5. After such hearing, the Board shall make findings as to compliance with the provisions of this Part and regulations issued hereunder and shall issue an order in writing sustaining, modifying or withdrawing the notice which shall have been served. Upon failure to comply with any order sustaining or modifying a notice, the permit of the mobilehome park affected by the order shall be revoked.

6. The proceedings at such a hearing, including the findings and decisions of the Board, and together with a copy of every notice and order related thereto, shall be entered as a matter of public record at the Township office, but the proceedings need not be transcribed unless judicial review of the decision is sought by any person aggrieved by the decision of the Board and may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this State.

7. Whenever the Inspector finds that an emergency exists which requires immediate action to protect the public, he may without notice of hearing, issue an order reciting the existence of such an emergency and requiring that such action be taken as they may deem necessary to meet the emergency, including the suspension of the permit. Notwithstanding any other provisions of this Part, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon a petition to the Board shall be afforded a hearing as soon as possible. The provisions of §§606(4 & 5) shall be applicable to such hearing and the order issued thereafter.

§607. Density and Individual Area Requirements.

1. Access. Every mobilehome area shall have access from a park street and not from a public street.

2. Area Requirements. The lot area per mobilehome unit shall be a minimum of 43,560 square feet (one acre) per unit with 10,890 square feet per unit for each unit thereafter, exclusive of park streets and recreation areas, where public water and sewer are provided. Where water and sewer are provided from private sources, the lot area per mobilehome unit shall be a minimum of 43,560 square feet (one acre), exclusive of park streets and recreation areas. Lots shall have a minimum width of fifty (50) feet and minimum depth of one hundred (100) feet.

3. Off-street Parking. Each unit shall be provided with a minimum of one (1) paved off street parking space with minimum dimensions of ten (10) feet by twenty (20) feet and shall be located a minimum of ten (10) feet from the park street.

4. Placement of Mobilehomes.
   
   A. The building setback line shall be a minimum of fifteen (15) feet measured from the common walkway.
   
   B. Mobilehomes shall be separated from each other by a minimum of twenty (20) feet on all sides.

5. Floodplain Requirements. Mobilehomes and mobilehome parks located in designated floodplain districts, as defined by the Londonderry Township Zoning Ordinance [Chapter 27], shall be in compliance with the Londonderry Township Building Code [Chapter 5, Part 1].


§608. Placement of Individual Mobilehomes on Stands. It shall be unlawful for an owner, tenant or custodian of a mobilehome, upon removal of a mobilehome from a mobilehome park lot, to place a different mobilehome upon said lot without first complying with the following requirements: [Ord. 91-2]

A. Each mobilehome shall be provided with a mobilehome stand which provides an adequate foundation for the placement of such mobilehome, securing the structure from settling, vibration, uplift and sliding.

B. Each mobilehome stand shall have a minimum area of seven hundred and twenty (720) square feet. If a double wide mobile home is placed, then the stand shall have a minimum area of one thousand one hundred and forty (1,440) square feet. Such stands shall be concrete with a minimum thickness of four (4) inches, shall have a frost wall around its perimeter, shall have an adequate subbase and shall be approved by the Inspector prior to the construction. [Ord. 1989-6]

C. A minimum of four (4) eye-bolts shall be embedded in the concrete stand and shall be strategically located for the purpose of securely affixing the mobilehome from the forces of wind.

D. As an alternative to the concrete mobile home pad requirement, mobile home park owners may use a pedestal system under the following conditions:
(1) Footing requirements for each pedestal will be a minimum of two (2) square feet.

(2) The footing depth for each pedestal shall be a minimum of thirty (30) inches, however, the Township Inspector may alter the depth of the footing necessary depending on site conditions and the location of utilities that may affect the location of such footings.

(3) If a concrete footing is placed, its minimum thickness shall be eight (8) inches.

(4) Piers may be utilized off the footings consisting of either concrete or masonry. Anytime a pier consisting of masonry blocks is over (4) masonry blocks above the ground level, it shall be reinforced and the cores filled.

(5) The top block of any masonry block piers shall be a solid masonry piece.

(6) The quantity of piers shall be dictated by the sizing involved. That is, each pier shall be located not more than ten (10) feet apart and each pier shall be not more than five (5) feet from the end of the mobile unit.

(7) Each unit shall have a minimum of four (4) anchorage devices, either cast in the concrete pier or footing, or of a screw-type acceptable to the Township which complies with the Manufacturer's Home Foundations as recommended by the Department of Housing and Urban Development.

[Ord. 1989-6]

E. Fire-resistant skirting shall be provided around the entire perimeter of the mobilehome, for the purpose of concealing the wheel assembly and piping, and it shall be installed by the individual mobilehome owner within sixty (60) days after placement of the mobilehome.

F. All fuel oil supply systems provided to mobilehomes and other structures shall be installed and maintained in conformity with accepted engineering practices and standards of the manufacturing company.

G. Each mobilehome stand provided with pipe gas shall have an approved shut-off valve installed upstream of the gas outlet and, when not in use, shall be equipped with an improved cap to prevent accidental discharge of gas.

H. All fuel oil supply systems provided to mobilehomes, and other structures, shall be installed and maintained in conformity with accepted engineering practices and standards of the manufacturing company.

I. All fuel storage tanks shall be located below the ground surface and comply with Commonwealth and Federal regulations.

J. All piping from outside fuel storage tanks shall be located below the surface of the ground and a riser pipe shall be provided, located within the confined area of the mobilehome stand.
K. All fuel oil supply systems shall have shut-off valves located within five (5) inches from the mobilehome stand surface.

L. All fuel oil storage tanks shall be located a minimum distance of ten (10) feet from all electrical service lines.

M. The above stated requirements shall also apply to removal and replacement of mobilehomes not in mobilehome parks.


§609. Park Street Construction and Design Standards.

1. All mobilehome parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobilehome. Alignment and gradient shall be properly adapted to topography. All mobilehome parks shall have a minimum of two (2) means of ingress and egress. An evacuation plan indicating alternate vehicular access and escape routes shall be filed with the appropriate Londonderry Township officials, for mobilehome parks located within designated floodplain districts, as defined by the Londonderry Township Zoning Ordinance [Chapter 27].

2. Access to mobilehome parks shall be designed to minimize congestion and hazards at entrance and exits and allow free movement to traffic on adjacent streets.

3. Park streets shall in all respects, excepting as stated in this Part, comply with the minimum design standards and the improvement and construction requirements sections as set forth in this Chapter.

4. Park streets shall have a minimum pavement width of twenty-six (26) feet, and parking is permitted along one (1) side only.

5. All park streets shall be privately owned and maintained.

6. Park streets shall be maintained free of cracks, holes and other hazards.

(Ord. 1986-3, 2/3/1986, §11.28)

§610. Curbing. Curbing shall be provided on both sides of all park streets excepting as provided herein and shall be constructed in accordance with the regulations set forth in this Chapter pertaining to the construction of curb and gutter combination. (Ord. 1986-3, 2/3/1986, §11.29)

§611. Park Walkway Standards. All parks shall be provided with safe and convenient concrete walkways of adequate width for intended use, between individual mobilehomes, the park streets and all community facilities provided for park residents.

A. As a minimum requirement, common walk systems shall be provided along each side of park streets. Such common walk shall have a minimum width of four (4) feet, and shall be constructed in accordance with the regulations set forth in this Chapter pertaining to the construction of sidewalks.

B. All mobilehome stands shall be connected by way of individual walks to common walks; to paved streets, or paved driveways or parking spaces connecting to a paved street. Such individual walks shall have
a minimum width of two (2) feet.

§612. Auxiliary Parking Lots.

1. All mobilehome parks shall be provided with off-street parking lots for the use of visitors, guests and others.

2. There shall be a minimum of one (1) auxiliary parking space for each mobilehome stand, located within approximately three hundred (300) feet of the mobilehome it is intended to serve.

3. Each parking space shall have a minimum area of two hundred (200) square feet, exclusive of the driveway on which it abuts.

4. Construction and paving of auxiliary parking lots shall be in accordance with the standards set forth herein for park streets.

5. All parking spaces within the auxiliary parking lot shall be clearly defined in some manner.

§613. Required Recreation Areas and Facilities.

1. All mobilehome parks shall be required to provide and maintain one (1) or more recreational areas which shall be easily accessible to all park residents.

2. The size of such recreation areas shall be not less than ten percent (10%) of the gross mobilehome park area and shall be topographically suited to recreation.

3. A portion of such recreation areas shall be prepared and maintained to provide one (1) or more outdoor playlot and playground facilities or indoor recreation facilities which shall be properly maintained and kept in a safe condition at all times.

4. Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.

§614. Drainage and Ground Cover Requirements.

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

2. All exposed ground surfaces of every mobilehome park shall be paved, or covered with stone screenings; or solid material, such as concrete pads or flagstone construction or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

3. Storm sewers, inlets, culverts, and related installations shall be provided to intercept storm water runoff along streets at intervals reasonably related to the extent and grade of the area drained, to permit unimpeded flow of natural watercourses and to ensure adequate drainage of all low points along the line of streets.
§615. Park Illumination Standards.

1. All park streets, auxiliary parking lots, and common walkways shall be illuminated during nighttime hours, by the use of illuminaries containing mercury vapor lamps with a minimum rating of one hundred seventy-five (175) watts, mounted at a minimum height of twelve (12) feet.

2. Potentially hazardous locations, such as major street intersections and steps or step ramps shall all be individually illuminated.

3. Luminaries shall be provided at maximum intervals of two hundred (200) feet along park streets and walkways, except within two hundred (200) feet of intersections of park streets where the maximum interval shall be one hundred (100) feet.

4. In auxiliary parking lots one (1) luminary shall be provided for each twenty (20) parking spaces, or fraction thereof.

5. One (1) luminary shall be provided at the intersection of park and public streets; such luminary shall be consistent with the Township lighting standards for street intersections.

(Ord. 1986-3, 2/3/1986, §11.34)

§616. Water Supply.

1. All mobilehome parks shall be served by a public water supply, however, where a public supply of water is not available, a private water system may be developed and used as approved by the Pennsylvania Department of Environmental Resources.

2. The water supply shall supply a minimum of one hundred fifty (150) gallons per day per person.

3. Water supply treatment, where applicable, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Resources.

4. All water storage reservoirs shall be covered so as to prevent the entrance of contaminated material, watertight and constructed of concrete or steel. Overflows and vents of such reservoirs shall be effectively screened.

5. The water system of the mobilehome park shall be connected by pipes to all mobilehomes, buildings, and other facilities requiring water, and shall be so designed and maintained as to provide a pressure of not less than twenty (20) pounds per square inch, under normal operating conditions.

6. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with State and local regulations and requirements and shall be of a type and in locations approved by the Pennsylvania Department of Environmental Resources.

7. Individual water-riser pipes and connections shall be provided, and shall be located within the confined area of each mobilehome stand at a point where the water connection will approximate a vertical position, and shall extend at least four (4) inches above ground elevation. The pipe shall be at least three-fourths (3/4) inches in diameter, and the water outlet shall be capped when a mobilehome does not occupy the stand; surface
drainage shall be diverted from the location of the riser pipe.

(Ord. 1986-3, 2/3/1986, §11.35)

§617. Sanitary Sewage Facilities.

1. An adequate and safe sanitary sewage system shall be provided in all parks for conveying and disposing of sanitary sewage from mobilehomes, service buildings and other accessory facilities.

2. All proposed treatment and disposal facilities shall be approved by the Pennsylvania Department of Environmental Resources prior to construction.

3. Sanitary sewer collection lines shall be completely separate from the water supply system and from any storm drainage system and shall be put into separate trenches.

4. Each mobilehome shall be provided with a sanitary sewer riser pipe located within the confined area of the mobilehome stand, so that the sewer connection to the mobilehome drain outlet will approximate a vertical position; the riser pipe shall be capped when a mobilehome does not occupy the stand. The rims of the riser pipe shall extend a minimum of four (4) inches above ground elevation, and surface drainage shall be diverted away from the riser pipe.

(Ord. 1986-3, 2/3/1986, §11.36)


1. All mobilehome parks shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with local electric power company specifications regulating such systems.

2. All high voltage cables shall be a minimum of thirty (30) inches below the ground surface and all service conductors shall be a minimum of eighteen (18) inches below the ground surface and they shall be insulated and specifically designed for the purpose and shall be located not less than one (1) foot radial distance from water, sewer, gas or communication lines.

3. Individual electrical connections shall be provided with an approved disconnecting device and over-current protective equipment. The minimum service per outlet shall be 120 - 240 volts A.C., 100 amperes.

(Ord. 1986-3, 2/3/1986, §11.37)

§619. Natural Gas System.

1. All fuel oil supply systems provided to mobilehomes, service buildings, and other structures shall be installed and maintained in conformity with accepted engineering practices and standards of the manufacturing company.

2. Each mobilehome stand provided with pipe gas shall have an approved shut-off valve installed upstream of the gas outlet and, when not in use, shall be equipped with an approved cap to prevent accidental discharge of gas.

(Ord. 1986-3, 2/3/1986, §11.38)
§620. Fuel Oil Supply System.

1. All fuel oil supply systems provided to mobilehomes, service buildings, and other structures shall be installed and maintained in conformity with accepted engineering practices and standards of the manufacturing company.

2. All fuel storage tanks shall be located below the ground surface.

3. All piping from outside fuel storage tanks shall be located below the surface of the ground and a riser pipe shall be provided, located within the confined area of the mobilehome stand.

4. All fuel oil supply systems shall have shut-off valves located within five (5) inches from the mobilehome stand surface.

5. All fuel storage tanks shall be located a minimum distance of ten (10) feet from all electrical service lines.


§621. Fire Protection.

1. It shall be the duty of the mobilehome park operator or owner to provide the means for a general alarm in the case of fire, and to instruct all tenants of means of summoning fire fighting apparatus, police, medical help, and of proper operation of fire extinguishers.

2. Portable fire extinguishers of a type suitable for use on oil fires, dry-chemical or foam type, shall be kept in public service buildings under park control and a sufficient number shall be maintained throughout the park in readily accessible and well-marked positions.

(Ord. 1986-3, 2/3/1986, §11.40)

§622. Solid Waste Disposal.

1. Where a solid waste collection service is not available, the mobilehome park operator shall dispose of the solid waste by transporting same to an approved disposal site. The disposal of such solid waste shall be done weekly.

2. No solid waste shall be buried within the mobilehome park.

(Ord. 1986-3, 2/3/1986, §11.41)

§623. Miscellaneous Regulations.

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

2. All mobilehome parks shall have landscape screening consisting of plants, shrubs or other natural growth along the boundary lines separating parks and adjacent lands. Screening shall be continuous around the mobilehome park boundaries and be not less than five (5) feet deep and attain a height of not less than seven (7) feet at maturity.
3. The person to whom a license for a mobilehome park is issued shall operate the park in compliance with this Part and shall provide supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

4. The responsible operator of the mobilehome park shall supervise the placement of each mobilehome on the mobilehome stand which includes securing its stability and installing all utility connections.

5. The mobilehome permit and a copy of this Part shall be conspicuously posted in the office or on the premises of the mobilehome park at all times.

6. Occupancy Registration.

A. It shall be the duty of the mobilehome park operator to keep a register containing a record of all mobilehomes, owners, and occupants within the mobilehome park. The register shall contain the following information:

   (1) Name, address, and if under eighteen (18), age of each occupant.

   (2) The make, model, and year of all mobilehomes within the mobilehome park.

   (3) The date of arrival and departure of each mobilehome.

   (4) Place of previous residence.

   (5) Permanent address.

   (6) Forwarding address.

B. The mobilehome park operator shall keep the register available for inspection by the Township or its designated official at all times. The register records pertaining to any mobilehome shall not be destroyed for a period of one (1) year after the date of departure, for the mobilehome in question.

7. All utility lines shall be located below the ground surface.

8. The developer shall provide stop signs at such intersections as may be required by the Commission. A sign shall be provided at all entrances to the mobilehome park stating "PRIVATE DRIVE - NO THRU TRAFFIC," and speed limit signs may also be provided.

9. A minimum of one (1) public telephone shall be provided in an easily accessible location.

10. No provision of this Part shall be deemed as prohibiting the sale or rental, for residential use, of a mobilehome, provided such mobilehome is located on a mobilehome stand and is connected to the pertinent utilities.

12. The provisions of this Part shall apply to all mobilehomes which are henceforth placed in mobilehome parks, whether or not replacing a former nonconforming mobilehome.


§624. Mobilehome Removal Permit. It shall be unlawful for the owner, tenant or custodian of a mobilehome to remove or attempt to remove from Londonderry Township a mobilehome without first obtaining a Removal Permit from the Londonderry Township Tax Collector. A Removal Permit shall be granted upon payment, as established from time to time by resolution of the Board of Supervisors, and submission of the following information:

A. The street address of the mobilehome.

B. Names of the owners and of the occupants of the mobilehome.

C. Evidence of payment of all taxes duly assessed by the Township, the County of Dauphin and the Lower Dauphin School District.


§625. Penalties. Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof in an action brought before a district justice in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than one thousand dollars ($1,000.00) plus costs and, in default of payment of said fines and costs, to a term of imprisonment not to exceed ninety (90) days. Each day that a violation of this Part continues or each Section of this Part which shall be found to have been violated shall constitute a separate offense. (Ord. 1986-3, 2/3/1986, §11.44; as amended by Ord. 91-2, 11/4/1991; Ord. 1997-2, 1/6/1997; and by Ord. 1998-2, 6/1/1998, §8)
Part 7
Fees

§701. Filing. At the time of filing, all plats shall be accompanied by a check payable to the Township, in the amount specified herein, to defray the cost of reviewing the proposed plats and required data. (Ord. 1988-2, 3/7/1988, §11.46(a))

§702. Fee Schedule.
1. The fee for filing a preliminary subdivision plat and a final subdivision plat shall be set from time to time by resolution of the Board of Supervisors.
2. The fee for filing a preliminary land development plat and a final land development plat for residential land development and nonresidential land development shall be set from time to time by resolution of the Board of Supervisors.
3. Engineering Fees.
   A. On or before the date on which either the preliminary or final plat is to be considered by the Board of Supervisors, the applicant shall pay by a check, payable to the Township, an amount determined or approved by the Engineer sufficient to cover the costs of:
      1. Reviewing the plat's engineering details.
      2. Inspecting the site layout for conformance with the plat.
      3. Preparing cost estimates of required improvements (as applicable).
      4. Inspecting required improvements during installation.
      5. Final inspection on completion of installation of required improvements.
      6. Updating the Township Road Map.
      7. Updating the Township Property Numbering Plan.
      8. Updating the Township Existing Land Use Map.
      9. Other engineering verifications and administrative work required by this Chapter.
   (Ord. 1988-2, 3/7/1988, §11.46(c); as amended by Ord. 91-2, 11/4/1991)

§703. Review Fees.
1. Review fees shall include the reasonable and necessary charges by the Township's professional consultant or engineer for review and report to the Township of Londonderry. The engineering fees required to be paid by this Section shall be promptly paid by the applicant to the Township, upon the submission of bills to the applicant from time to time, as such fees are billed to the Township or its authority by its or their engineers. Such review fees shall be reasonable in accordance with the ordinary and
customary charges by the Township Engineer or consultant for similar service in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the Township when the fees are not reimbursed or otherwise imposed on applicants.

2. In the event the applicant disputes the amount of any such review fees, the applicant shall, within ten (10) days of the billing date, notify the Township that such fees are disputed, in which case the Township shall not delay or disapprove a subdivision or land development application due to the applicant's request over disputed fees.

3. In the event that the Township and the applicant cannot agree on the amount of review fees which are reasonable and necessary, then the fees shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Township and the applicant or developer. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township of Londonerry and the applicant or developer.

(Ord. 91-2, 11/4/1991)

§704. Other Fees.

1. Fees for all other permits required for and by the Township for opening roads, connecting to Township sewers, building construction, etc. shall also be paid by a check payable to the Township or its Authority.

2. The applicant at the time of application shall agree to cover the cost of advertising the Chapter accepting the deed of dedication of applicable required improvements and its recording costs.

3. At the time of filing, all plats shall be accompanied by a check payable to the Dauphin County Planning Commission, in the amount specified by the County, to cover the costs of County Planning Commission review and report.

(Ord. 1988-2, 3/7/1988, §11.46(d))
§801. Administration and Enforcement

1. The Board of Supervisors and the Planning Commission shall have the duty and authority for the administration and general enforcement of the provisions of this Chapter, as specified or implied herein.

2. Officials of Londonderry Township having regulatory duties and authorities connected with or appurtenant to the subdivision, use, or development of land shall have the duty and authority for the controlling enforcement of the provisions of this Chapter, as specified or implied herein or in other ordinances of the Township of Londonderry, Dauphin County, Pennsylvania.

3. Permits required by the Township for the erection or alteration of buildings, the installation of sewers or sewage disposal systems, or for other appurtenant improvements to, or use of the land, shall not be issued by any Township official responsible for such issuance until it has been ascertained that the site for such building, alteration, improvement or use is contained in a subdivision or land development plat approved and publicly recorded in accordance with the provisions of this Chapter.

4. The Sewage Enforcement Officer (SEO) of the Township shall require that the sewage module and applications for sewage disposal system permits contain all the information necessary to ascertain that the site for the proposed system is acceptable in accordance with the provisions of this Chapter, the rules and regulations of the Department of Environmental Resources, and the provisions of other applicable ordinances of the Township.

5. The approval of a subdivision and/or land development plat or of any improvement installed, or the granting of a permit for the erection and/or use of a building or land therein, shall not constitute a representation, guarantee, or warranty of any kind or nature by the Township or any official, employee, or appointee thereof, of the safety of any land, improvement, property or use from any cause whatsoever, and shall create no liability upon, or a cause of action against the Township or such official, employee or appointee for any damage that may result pursuant thereto.

(Ord. 1988-2, 3/7/1988, §11.48(a))

§802. Modifications.

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

2. All requests for a modification shall be in writing and shall accompany and be a part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of this Chapter involved and the minimum modification necessary.
3. The request for modification shall be referred to the Planning Commission for advisory comments.

4. The Board of Supervisors shall keep a written record of all action on all requests for modifications.

(Ord. 91-2, 11/4/1991)

§803. Amendments. Amendments to this Chapter shall become effective only after a public hearing held pursuant to public notice as defined, and in accordance with the Pennsylvania Municipalities Code, Act 247, Article V, as amended. (Ord. 1988-2, 3/7/1988, §11.48(b))

§804. Preventive Remedies.

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

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

   A. The owner of record at the time of such violation.
   
   B. The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
   
   C. The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
   
   D. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.

3. As an additional condition for 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 property.

(Ord. 91-2, 11/4/1991)

§805. Enforcement Remedies.

1. Any person, partnership or corporation who or which has violated the provisions of this Chapter shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than five hundred dollars ($500.00) plus all court costs, includ-
ing 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 determining that there has been a violation further determines that there was a good faith basis for the person, partnership, or corporation violating this Chapter 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 the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.

2. The court of common pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.

3. Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this Section.

4. District justices shall have initial jurisdiction in proceedings brought under this Section.

(Ord. 91-2, 11/4/1991)
APPENDIX A

PLAT AND SEWAGE MODULE PROCESSING
FLOW CHARTS
I should be able to see clearly of obstructions.

I will drive-way or retake required line of sight measured from stopped vehicle leaving driveway/ street.

X - Required line of sight measured 4 feet above roadways.

Y - Distances required by street speeds (see chart).

EXHIBIT 1

SIGHT DISTANCE

D.O.T.
FLOW CHART #1

SUBDIVISION PLAT PROCESSING - MUNICIPALITIES WITH A LOCAL ORDINANCE AND PLANNING COMMISSION

SUBdivider/DEVELOPER
Submits copies of the Subdivision Plat to;

MUNICIPALITY
Official designated to receive plat submissions

Upon receipt copies distributed to:

REVIEW & COMMENT AGENCIES:
COUNTY PLANNING COMMISSION
review based on local ord.

MUNICIPAL ENGINEER
review for plat engineering details, drainage plan, soil erosion control plan, required improvements proposed sewerage collection and/or water distribution approval

MUNICIPAL ENGINEER
review for soil erosion control plan

COUNTY CONSERVATION DISTRICT
review for soil erosion control plan

PENNDOT, DISTRICT OFFICE
review situations proposing a street or driveway intersection with a state road

OTHER REVIEW AGENCIES
School District, Public Utilities, etc.

LOCAL PLANNING COMMISSION
Copies forwarded to:

LOCAL GOVERNING BODY

Comments sent to:

LOCAL GOVERNING BODY
Approval or Disapproval delivered to;
FLOW CHART 2

(*) SEWAGE MODULE PROCESSING

Developer/Subdivider
Submits applicable components of the Module

Sewage Enforcement Officer

Supplement & Plan Revision

Municipality

Plan Revision Only

Tri-County Regional Planning Commission

Review proposals for on-lot subsurface sewage disposal systems and public collection systems

Comments

Copies of the following elements are then forwarded to the County DER Office:

1) applicable components of the Module
2) transmittal letter
3) Municipal Resolution - if a plan revision is involved
4) Regional Planning Commission comments: if a plan revision is involved

\(\downarrow\)

DER

\(\downarrow\)

Municipality

Comments

Reviews for consistency with other planning programs

References: PA Sewage Facilities Act 537, as amended.
Chapter 71. Administration of Sewage Facilities Program. PA Dept. of Environmental Resources
Chapter 73. Standards for Sewage Disposal Facilities. PA Dept. of Environmental Resources
APPENDIX B

SUBDIVISION AND/OR LAND DEVELOPMENT PLAT APPLICATION
<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>1. Name of Subdivision or Land Development:</td>
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<td>2. Name of Applicant:</td>
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<td>Address:</td>
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<td>Tel. No.</td>
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<td>3. Owner of Record of Land (If other than Applicant):</td>
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<td>Address:</td>
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<td>Tel. No.</td>
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<td>4. Number of Lots/Dwelling Units:</td>
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<td>5. Area to be Subdivided or Developed (in acres):</td>
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<td>6. Zoning Classification:</td>
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<td>7. Copies of all restrictions, covenants, etc., if any, under which</td>
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<td>lot is to be sold. Attached:</td>
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<td>None:</td>
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<td>8. Check as Applicable:</td>
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<tr>
<td>Sketch Plan</td>
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<td>Preliminary Plat</td>
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<td>Final Plat</td>
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<td>Application Fee Paid (Amount):</td>
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<td>Date Paid:</td>
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<td>9. Check as Applicable:</td>
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<td>Plat as submitted is complete</td>
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<tr>
<td>Plat as submitted is incomplete</td>
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<td>Comments:</td>
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</tbody>
</table>
10. Review of Sketch Plan (if applicable): Date of Review: 
Comments: 

11. Review of Request for Alteration of Requirements (if applicable):
Alteration Requested for (cite specific provision(s)): 

(Copy of written request to be attached to Application Form)
Date of Planning Commission Review: 
Check One (as applicable to Planning Commission Authority):
   Alteration Recommended for Approval (Alteration Granted) 
   Alteration Recommended for Disapproval (Alteration Denied) 
Comments: 

12. Review of Plat for Completeness (as applicable)
Date of Review: 
Check as Applicable:
   Plat Complete and Duly Filed 
   Plat Incomplete and Returned to Applicant 
Comments: 

- 245 -
13. Review of Plat by Other Agencies (if applicable):

<table>
<thead>
<tr>
<th>Agency</th>
<th>Date Plat Forward</th>
<th>Date Comments Received</th>
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<tr>
<td>Municipal Engineer</td>
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<td>County Planning Commission</td>
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<td>County Conservation District</td>
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<td>PA Dept. of Transportation</td>
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<tr>
<td>Other (specify)</td>
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</tbody>
</table>

14. Recommendations to Governing Body:

Date of Recommendation: ___________________________

Check as Applicable:

- Approval ___  Conditional Approval ___
- Disapproval ___

15. Governing Body Action:

Request for Alteration of Requirements: Date of Action: ______________

Check One:

- Approved ___  Disapproved ___

Required Improvements: Date of Action: ______________

Check One:

- Guarantees Accepted ___  Guarantees Not Accepted ___

Plat Application: Date of Action: ______________

Check One:

- Approved ___  Conditional Approval ___
- Disapproved ___

Date of Notification to Applicant: ______________

Date Applicant Complies with Conditions of Approval: ______________

Date of Plat Recording: ______________
ORDINANCE NO. 2001-3

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF LONONDERRY TOWNSHIP, NO. 1991-2, CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, PART 4, DESIGN STANDARDS, SECTION 410, RECREATION AND OPEN SPACE, SUBSECTION 2. EXEMPTIONS AND REQUIREMENTS. SUBPART A., TO EXEMPT RESIDENTIAL SUBDIVISIONS OR LAND DEVELOPMENTS THAT CONTAIN THREE OR LESS lots TOTAL FROM THE RECREATION AND OPEN SPACE REQUIREMENTS OF THE CODE OF ORDINANCES.

AND NOW, the Board of Supervisors the Township of Londonderry, Dauphin County, Pennsylvania, ordain and enact and it is hereby ordained and enacted by the authority of the same as follows:

SECTION 1.

The Code of Ordinances of the Township of Londonderry, No. 1991-2, CHAPTER 22, SUBDIVISION LAND DEVELOPMENT, Part 4, Design Standards, Section 410. Recreation and Open Space., Subsection 2. Exemptions and Requirements., Subpart A. shall be amended to add the following:

(3) Any residential subdivision or land development that contains three (3) or less lots in total, shall be exempt from dedicating land for recreational purposes and shall be exempt from paying a fee in lieu of land dedication as provided in this chapter.

SECTION 2.

All Ordinances or parts of Ordinances in conflict herewith are repealed the extent of any such conflict.

Ordained and enacted on the 2nd day of JUNE 2001.

Attest:

Secretary Brenda Shuey

LONONDERRY TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA
BOARD OF SUPERVISORS

(Vice) Chairman Douglas Bellatly
ORDINANCE NO. 2002 – 2

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF LONDON DERRY, NO. 1991-2, AS AMENDED AND SUPPLEMENTED, CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, PART 5, IMPROVEMENT AND CONSTRUCTION REQUIREMENTS, SECTION 503, STREETS AND DRIVEWAYS, TO MAKE CHANGES TO THE STANDARD PAVEMENT CROSS SECTION FOR MINOR STREETS, COLLECTOR STREETS, AND SHOULDERS.

AND NOW, be it ordained and enacted by the Board of Supervisors of the Township of Londonderry, Dauphin County, Pennsylvania, and it is hereby ordained and enacted by the Authority of the same as follows:

SECTION 1

The Code of Ordinances of the Township of Londonderry, No. 1991-2 as amended, Chapter 22, Subdivision and Land Development Ordinance, Section 503, Streets and Driveways, is hereby amended to revise Section 1.A, 1.B, and 1.D as follows:

A. Minor Streets. The base course shall consist of ten (10) inches of compacted aggregate constructed in accordance with the specifications set forth in Section 350, Subbase, in the Pennsylvania Department of Transportation, Form 408, "Specifications", as amended. Construction of the surface course shall be five (5) inches of ID-2 binder (placed in two equal lifts) and one and one-half (1 ½) inches of ID-2 wearing course, in accordance with the requirements of the Pennsylvania Department of Transportation Publication, Form 408 "Specifications", as amended.

B. Collector Streets. The base course shall consist of ten (10) inches of compacted aggregate constructed according to the specifications set forth in Section 350, Subbase, in the Pennsylvania Department of Transportation, Form 408, "Specifications", as amended. Construction of the surface course shall be the same as specified above for minor streets.

D. Shoulders. The base course, binder course, and wearing course shall meet the same requirements as minor street surfacing.

Ordained and enacted on the 3rd day of June 2002.

Attest:

LONDONDERRY TOWNSHIP
DAUPHIN COUNTY
BOARD OF SUPERVISORS

Secretary (Vice) Chairman
ORDINANCE NO. 2002 – 3

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF LONONDERRY, NO. 1991-2, CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, PART 4, DESIGN STANDARDS, SECTION 402, STREETS, AND APPENDIX A, PLAT AND SEWAGE MODULE PROCESSING FLOW CHARTS, TO REVISE LOCATIONS FROM WHERE INTERSECTION SIGHT DISTANCE IS MEASURED AND REPLACE EXHIBIT "1" IN BOTH SECTIONS WITH A REVISED EXHIBIT "1", WHICH ADDRESSES SAFE STOPPING DISTANCES AS DRIVEWAYS.

AND NOW, be it ordained and enacted by the Board of Supervisors of the Township of Londonderry, Dauphin County, Pennsylvania, and it is hereby ordained and enacted by the Authority of the same as follows:

SECTION 1

The Code of Ordinances of the Township of Londonderry, No. 1991-2 as amended, Chapter 22, Subdivision and Land Development Ordinance, Section 402, Streets, is hereby amended to revise the second sentence of Section 402.9.A as follows:

The sight distance shall be measured at four and one-quarter (4.25) feet above the pavement from a height of three and one-half (3.5) feet and ten (10) feet from the edge of the paving at the intersection.

SECTION 2

The Code of Ordinances of the Township of Londonderry, No. 1991-2 as amended, Chapter 22, Subdivision and Land Development Ordinance, Section 402, Streets, is hereby amended to delete EXHIBIT "1", page 195, to replace with revised EXHIBIT "1" as attached.

SECTION 3


Ordained and enacted on the 3rd day of June 2002.

Attest: 

[Signature]

LONDONDERRY TOWNSHIP
DAUPHIN COUNTY
BOARD OF SUPERVISORS

Secretary

[Signature] (Vice) Chairman
**SPEED (MILES PER HOUR)**

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<th>FORMULA SIGHT DISTANCE TABLE</th>
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<td>AVERAGE DISTANCE (FEET) ( (X) )</td>
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|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
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| 20                     | 109    | 110    | 111    | 112    | 113    | 114    | 115    | 117    | 118    | 119    | 121    | 123    | 125    | 127    | 127    |
| 25                     | 147    | 148    | 150    | 151    | 153    | 155    | 157    | 159    | 161    | 164    | 166    | 169    | 172    | 175    | 175    |
| 30                     | 196    | 198    | 201    | 204    | 207    | 210    | 214    | 217    | 221    | 226    | 230    | 235    | 241    | 247    | 247    |
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| 50                     | 462    | 471    | 481    | 492    | 504    | 517    | 531    | 547    | 563    | 581    | 600    | 622    | 647    | 674    | 674    |
| 55                     | 538    | 550    | 562    | 576    | 590    | 605    | 622    | 641    | 660    | 682    | 706    | 733    | 762    | 795    | 795    |
| 60                     | 621    | 634    | 649    | 665    | 682    | 701    | 721    | 742    | 766    | 792    | 821    | 852    | 887    | 926    | 926    |

**REFERENCE:** PADOT HIGHWAY OCCUPANCY PERMIT HANDBOOK (9/93).

**EXHIBIT 1**

MINIMUM SAFE STOPPING SITE DISTANCE