ARTICLE 1371
Purpose and Objectives

1371.01 Short title.  
1371.02 General purpose.  
1371.03 Objectives.  
1371.04 Application of regulations; compliance required.

CROSS REFERENCES
Subdivision and land development - see Planning Act 247 §501 et seq. (53 P.S. §10501 et seq.)  
Comprehensive plan - see Planning Act 247 §301 et seq. (53 P.S. §10301 et seq.)  
Compliance required - see Planning Act 247 §507 (53 P.S. §10507)

1371.01 SHORT TITLE.
These Regulations, rules and standards for planning, subdividing and developing land within the City of Lebanon, Pennsylvania, including procedures for the application and administration, and penalties for the violation thereof, shall be known, cited and referred to as the "Subdivision and Land Development Regulations for the City of Lebanon", and in short is referred to herein as "these Regulations".  
(Ord. 71-1984, 85 §1.01. Passed 6-24-85.)
1371.02 GENERAL PURPOSE.
The general purpose of these Regulations shall be to guide and regulate the planning, subdividing and development of land in order to promote and protect the public health, safety, convenience, comfort, prosperity and general welfare of the residents of the City of Lebanon. (Ord. 71-1984, 85 §1.02. Passed 6-24-85.)

1371.03 OBJECTIVES.
(a) It is intended that the provisions of these Regulations shall be applied to achieve the following objectives:
   (1) Orderly development of the land to obtain harmonious and stable neighborhoods; and
   (2) Safe and convenient vehicular and pedestrian circulation; and
   (3) Adequate and economical provisions for utilities and public services to conserve the public funds; and
   (4) Ample public open spaces for schools, recreational and other public purposes; and
   (5) Accurate surveying of land, preparing and recording of plats; and
   (6) Discouraging of premature, uneconomical or scattered subdivisions; and
   (7) Maximize conservation of all forms of energy; and
   (8) Storm water management, by reducing stream erosion and maintaining natural storm water runoff characteristics; and
   (9) Coordination of land development in accordance with the Zoning Code, Comprehensive Plan and other plans of the City.
(Ord. 71-1984, 85 §1.03. Passed 6-24-85.)

1371.04 APPLICATION OF REGULATIONS; COMPLIANCE REQUIRED.
(a) No subdivision or land development of any lot, tract or parcel of land located in the City 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, until a preliminary subdivision plan has been approved by Council in the manner prescribed herein and recorded; nor otherwise used except in strict accordance with the provisions of these Regulations.
(b) No lot in a subdivision may be sold; no permit to erect, alter or repair any building upon land in a subdivision or land development may be issued; and no building may be erected in a subdivision or land development, unless a final subdivision plat has been approved and recorded, and until construction of the improvements required in connection therewith has been guaranteed in the manner prescribed herein.
(Ord. 71-1984, 85 §1.04. Passed 6-24-85.)
ARTICLE 1373
Definitions

1373.01 General terms. 1373.02 Specific terms.

CROSS REFERENCES
State definitions - see Planning Act 247 §107 (53 P.S. §10107)
Zoning Code definitions - see ZON. Art. 1303
Flood plain definitions - see SUB. REGS. 1383.02

1373.01 GENERAL TERMS.
Unless otherwise expressly stated, the following words shall, for the purpose of these Regulations, have the meanings herein indicated.

Words in the singular include the plural and those in the plural include the singular.
Words in the present tense include the future tense.
The word "shall" is always mandatory; the word "may" is permissive.
The words "person" or "developer" or "owner" includes a firm, association, organization, partnership, trust, company or corporation as well as an individual. (Ord. 71-1984, 85 §2.01. Passed 6-24-85.)

1373.02 SPECIFIC TERMS.
(a) Unless otherwise expressly stated, the following words shall, for the purpose of these Regulations, have the meanings herein indicated. Undefined terms or words used herein shall have their ordinarily accepted meanings or such meanings as the context of these Regulations may imply.

1. "Accelerated erosion" means the removal of the surface of the land through the combined action of man's activities and the natural processes at a rate greater than would occur because of the natural process alone.
2. "Applicant" means a land owner or developer, as hereinafter defined, who has filed an application for development, including his heirs, successors and assigns.
4. "Building (setback) line" means a line established by the City Zoning Code which defines the required minimum distance between any building and the adjacent public right of way.
5. "Cartway" means the portion of the street right of way, paved or unpaved, intended for vehicular use. The shoulder is not considered part of the cartway.
6. "City" means the City of Lebanon, Pennsylvania.
7. "Common open space" means a parcel or parcels of land or an area of water or a combination of land and water within a development site, designed and intended for the use or enjoyment of residents of the developments, not including streets, off-street parking areas and areas set aside for public facilities.
8. "Council" means the governing body of the City of Lebanon.
"Detention structure" also known as a "dry pond" means a vegetated pond, swale or other structure designed to drain completely after storing runoff, only for a given storm event, and release it at a predetermine rate.

"Developer" means any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development.

"Easement" means a right of way granted for limited use of land for public or quasi-public purpose.

"Energy dissipator" means a device used to slow the velocity of storm water particularly at points of concentrated discharge such as pipe outlets.

"Engineer" means the City Engineer or his Assistant.

"Registered Engineer" means an individual licensed and registered as a professional engineer by the State of Pennsylvania.

"Freeboard" means the difference between the design flow elevation in the emergency spillway and the top of the settled embankment.

"Grassed waterway" also known as a "swale" means a natural or man-made drainageway of parabolic or trapezoidal cross-section shaped to required dimensions and vegetated for safe disposal of runoff.

"Holding pond" means a retention or detention pond.

"Improvements" mean physical additions and changes to the land, necessary to produce usable and desirable lots.

"Land development" means:

A. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
   1. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, on 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 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. Exclusions to this definition of "land development" when such development involves:
   1. The conversion of an existing single-family detached dwelling or single-family attached dwelling into not more than three residential units, unless such units are intended to be a condominium; or
   2. The addition of an accessory building, including farm buildings on a lot or lots subordinate to an existing principal building; or
   3. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park.

For purposes of this subclause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage intended for use as an amusement park until initial plans for the expanded area have been approved by proper authorities. (Ord. 3-1990, 91 § 1. Passed 1-22-90.)

"Landowner" means the legal or beneficial owner or owners of land, including the holder of an option or contract to purchase, a lessee if he is authorized under the lease to exercise the rights of the landowner, or any other person having a proprietary interest in land, shall be deemed to be a landowner for purpose of these Regulations.
(22) "Lot" means any tract or parcel of land, regardless of size, intended as a unit, whether or not for transfer of ownership, use, improvement or development.

(23) "Lot area" means the area contained within the property line of a lot or the allocation of land, excluding space within any street right of way.

(24) "Mobile home" means a transportable, single-family dwelling, intended for permanent occupancy, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations.

(25) "Mobile home park" means a parcel of land under single ownership which has been planned and improved for the placement of mobile homes for nontransient use, consisting of two or more mobile home lots.

(26) "Municipality" means the City of Lebanon.

(27) "On-site storm water management" means the control of runoff to allow water falling on a given site to be absorbed or retained on site to the extent that after development the peak rate of discharge leaving the site is not significantly different than if the site had remained undeveloped.

(28) "Pennsylvania Municipalities Planning Code also known as "Act 247" which was adopted in 1968 and which enables municipalities to plan for and regulate community development with subdivision and land development ordinances, which contains guidelines for subdivision and land development ordinance content, and which is intended to include the current Code and any future amendments thereto.

(29) "Final plan" also known as a "final plat" means a complete and exact subdivision or land development plan prepared for recording as required by statute, to define property rights, proposed streets and other improvements.

(30) "Preliminary plan" means a tentative subdivision or land development plan showing proposed street and lot layout as a basis for consideration prior to preparation of a final plat.

(31) "Sketch plan" means an informal plan, indicating existing features of a tract and the surrounding area and outlining the general layout of a proposed subdivision or land development.

(32) "Planned residential development" means an area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, the development plan for which corresponds to a set of requirements set forth for such uses in separate article of the City Zoning Code, these Regulations or a special ordinance concerning planned residential developments.

(33) "Planning Department" means the Lebanon County Planning Department.

(34) "Planning Commission" means the City of Lebanon Planning Commission.

(35) "Plat" means the map or plan of a subdivision or land development, whether preliminary or final.

(36) "Record drawings" mean a set of prints of the original facilities showing those changes made during the construction process.
"Retention structure" means a pond, swale or other structure containing a permanent pool of water designed to store runoff for a given storm event and release it at a predetermined rate.

"Right of way" means the total width of any land reserved or dedicated for use as street, alley or for any public purpose.

"Sediment basin" means a temporary dam or barrier constructed across a waterway or at other suitable locations to intercept the runoff and to trap and retain the sediment.

"Storage structure" means a retention or detention structure.

"Storm water management" means the control of runoff to allow water falling on a given site to be absorbed or retained on site to the extent that after development the peak rate of discharge leaving the site is not significantly different than if the site had remained undeveloped.

"Street" means a strip of land including the entire right of way intended for use as a means of vehicular and pedestrian circulation; and includes thoroughfare, avenue, boulevard, court, expressway, highway, road and alley.

"Private street" means a strip of private land providing access to abutting properties and not offered for dedication.

"Subdivider" means any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or land development.

"Subdivision" means the division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts or parcels, or other divisions of land including changes in existing lot lines for the purpose whether immediate or future, of lease, 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 acres, not involving any new street or easement of access or residential dwellings, shall be exempted.

"Registered surveyor" means an individual licensed and registered as a professional land surveyor by the State of Pennsylvania.

(Ord. 71-1984, §2.02. Passed 6-24-85.)
ARTICLE 1375
Procedures

1375.01 Intent.
(a) The procedures established in this article are intended to define the steps by which a developer shall design, make an application, record plats and construct improvements and by which the Engineering Department may review, make recommendations, approve the plans and otherwise administer these Regulations.

(b) For those subdivisions hereinafter classified as minor subdivisions, a sketch plan and abbreviated procedure is established. For all others, which are classified as major subdivisions or land developments, a preliminary plan and final plat procedure is established. See the Appendix for sample plans.

(Ord. 71-1984, 85 §3.01. Passed 6-24-85.)

1375.02 Pre-application; sketch plan review.
(a) The Engineering Department shall make available to developers copies of these Regulations, the City Zoning Code and other adopted plans, street maps and other information which may affect the development of the property under consideration. Applications for approval of a subdivision or land development shall be in accord with these Regulations, other codes and plans as adopted and information furnished.
Prior to the formal submission of a subdivision or land development plan for review and approval, the subdivider is urged to submit a sketch plan to the Engineering Department for advice on the requirements necessary to achieve conformity to the standards of these Regulations as well as to alert the subdivider as early as possible to factors which shall be considered in the design of a subdivision such as pertinent elements of any City land use or other community plans. Review of a sketch plan is an informal, advisory process to guide the subdivider in eventual preparation of a formal preliminary or final plan. (Ord. 71-1984, §3.02. Passed 6-24-85.)

1375.03 MINOR SUBDIVISION OR LAND DEVELOPMENT.

(a) Classification. A division of land to facilitate a lot addition or a land exchange or a division of land which adjoins an existing public street and does not involve the opening, widening, extension or improvement of any street or the installation of any public utility outside the frontage road and does not involve more than five lots or dwelling units. Dedication or establishment of an unimproved right of way or easement shall be a minor subdivision. Replatting, resubdivision or revision of five lots or less shall also be considered a minor subdivision. Multi-family, commercial, industrial and mobile home park developments shall be a major, not minor, subdivision or land development, regardless of the number of lots or units created.

(b) Application. A final plat complying with the requirements set forth in these Regulations shall be prepared for each minor subdivision or land development and approval of such plat shall be requested from the Engineering Department.

(1) When filing an application for approval of a minor subdivision or land development, the subdivider shall submit to the Engineering Department two mylar or originals, one clothback print and five blue line paper prints of the proposal on eighteen by twenty-four inch sheets.

(c) Review. Upon receipt of the minor subdivision or land development plan, the Engineering Department shall begin to review the final plan for compliance with these Regulations. Where applicable, the plan may be forwarded to the Lebanon County Conservation District for review and comment. After initial review, the final plan shall be forwarded to the County Planning Department and then to the City Planning Commission to provide an opportunity for review and comment. Where conditions merit, the final plan shall be forwarded to the City Shade Tree Commission for determination of compliance with the Tree Preservation Regulation Ordinance for Land Development with recommendation to the City Planning Commission. After completion of the review process, the final plan shall be approved or disapproved by Council. (Ord. 17-1990, §4. Passed 4-23-90.)

(d) Approval or Disapproval. After an application for approval of a plat of a minor subdivision or land development has been filed with the Engineering Department, together with all maps, necessary data and fees, the Engineering Department, the County Planning Department and the City Planning Commission shall complete the review and Council shall either approve or disapprove the plat as submitted not later than ninety days after such application is filed.
(1) When the application is approved, it shall be appropriately signed and dated and copies shall be distributed according to subsection (e) hereof. When the application is disapproved, the decision shall be communicated personally or by mail to the applicant in a written statement specifying the defects found in the application, the requirements which have not been met and the provisions of these Regulations relied upon. A disapproved copy of the subdivision or land development plan shall be retained by the Engineering Department and the remaining copies shall be returned to the subdivider and/or his agent.

(2) Failure of the City to render a decision and communicate it to the applicant within the time and in the manner required herein, shall be deemed approval of the application in the terms as presented unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case failure to meet the extended time or change in manner of presentation of communication shall have like effect.

(e) Recording. After approval of a minor subdivision or land development plat by the City Council, the mylar copy shall be placed on record in the Engineering Department office and the clothback print shall be filed and recorded in the office of the County Recorder of Deeds. Whenever plat approval is required by this Ordinance, the Recorder of Deeds shall not accept any plat for recording unless such plat officially notes the approval of the Lebanon City Council.

(1) Copies of an approved plat shall be sent to the applicant. Additional copies may be distributed to the Pennsylvania Department of Transportation, County Emergency Management Agency and the County Assessment Office.

(2) Recording shall entitle the subdivider to sell, transfer or develop the land shown on the plat in accordance with the approved plat, subject to any condition attached thereto.

(Ord. 71-1984, 85 §3.03. Passed 6-24-85.)

1375.04 MAJOR SUBDIVISION OR LAND DEVELOPMENT PRELIMINARY PLAN.

(a) Classification. Any subdivision or land development involving more than five lots or dwelling units; or any subdivision or land development proposing the opening, widening, extension or improvement of a street shall be deemed to be a major subdivision or land development. Multi-family, mobile home park, commercial and industrial developments shall be considered major subdivision or land development, regardless of the number of lots or units created.

(b) Application. A preliminary plat complying with the requirements set forth in these Regulations shall be prepared for each major subdivision or land development and an approval requested from the Engineering Department.
(1) When filing an application for preliminary approval of a major subdivision or land development, the subdivider shall submit to the Engineering Department four blue line prints of the proposal. As part of the submission, the subdivider shall also submit four paper prints of the improvement plan, if not contained on initial sheet, containing details of the physical improvements (roadways, utilities, etc.) proposed for the subdivision or land development. All sheets shall be eighteen by twenty-four inches or twenty-four by thirty-six inches. (Ord. 71-1984, 85 §3.04. Passed 6-24-85.)

(c) Review. Upon receipt of the preliminary plan, and improvement plan if separate, the Engineering Department shall begin to review the plan for compliance with these Regulations. The preliminary plan shall be examined for suitable relationship adjoining subdivisions or undeveloped land, feasibility of the program for improvements and provide an opportunity for advice, suggestions and adjustments to meet requirements of these Regulations before the plan becomes rigid. The submission of alternate plans is recommended.

(1) Where applicable the plan may be forwarded to the Lebanon County Conservation District or other appropriate agency for review and comment. After initial review, the preliminary plan, plus any applicable improvement plan, may be forwarded to the Planning Commission for review and comment. Where conditions merit, the preliminary plan shall be forwarded to the City Shade Tree Commission for determination of compliance with the Tree Preservation Regulation Ordinance for Land Development with recommendation to the Planning Commission. After completion of the review process, the preliminary plan and improvement plan shall be approved or disapproved by the Engineering Department. (Ord. 17-1990, 91 §4. Passed 4-23-90.)

(d) Approval or Disapproval. After an application for preliminary approval of a plat of a major subdivision or land development has been filed with the Engineering Department, together with all improvement plans, maps, necessary data and fees, the Engineering Department shall complete the review and either approve or disapprove the plat as submitted not later than ninety days after such application is filed.

(1) When the application is approved, it shall be appropriately signed and dated. One copy shall be retained by the Engineering Department and the remaining copies returned to the subdivider and/or his agent. When the application is disapproved, the decision shall be communicated personally or by mail to the applicant in a written statement specifying the defects found in the application, the requirements which have not been met and the provisions of these Regulations relied upon. A disapproved copy of the preliminary subdivision or land development plan shall be retained by the Engineering Department and the remaining copies shall be returned to the subdivider and/or his agent.

(2) Failure of the Engineering Department 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 the terms as presented unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.
(e) Recording. After approval of a preliminary plan for a major subdivision or land development plat by the Engineering Department, recording of the preliminary plan is not authorized.

(1) Approval of the preliminary plan shall assure the subdivider for a period of five years from the date of approval that:

A. The general layout of streets, lots and other features are approved and shall be the basis for the preparation of the final plan; and

B. The general terms and any special conditions under which the approval of the plan was granted will not be changed; and

C. The subdivider may install improvements in accordance with the approved preliminary plan and other requirements contained in these Regulations and those ordinances of local municipalities where the subdivision is located.

(2) Approval of a preliminary plan does not constitute approval of the final plan, and therefore, does not authorize the recording of the subdivision or land development plan or the sale or transfer of lots. After a period of five years, approval of the preliminary plan shall expire.

(Ord. 71-1984, 85 §3.04. Passed 6-24-85.)

1375.05 MAJOR SUBDIVISION OR LAND DEVELOPMENT FINAL PLAN.

(a) Classification. Any subdivision or land development involving more than five lots or dwelling units; or any subdivision or land development proposing the opening, widening, extension or improvement of a street shall be deemed to be a major subdivision or land development. Multi-family, mobile home park, commercial and industrial developments, shall be considered major subdivision or land development, regardless of the number of lots or units created.

(b) Application. Within five years after the approval of the preliminary plat, a final plat with all necessary supplemental data shall be officially submitted to the Engineering Department with a request for approval.

Failure to submit a final plan within five years of the date of an approval of the preliminary plat, shall void the preliminary approval, unless extended in writing by the Engineering Department. Such expired or voided preliminary plan shall not be used as a basis for any development or construction. Any subsequent development shall be preceded by a new preliminary plan.

(1) When filing an application for a final approval of the major subdivision or land development the subdivider shall submit to the City Engineering Department two mylar copies or original, one clothback print, and five blue line paper prints of the proposal on eighteen by twenty-four inch sheets.

(2) The subdivider may apply for final approval of:

A. Only a portion, section or phase of the entire subdivision or land development as preliminary approved; or

B. The entire subdivision or land development.
(c) Review. Upon receipt of the final plan, the Engineering Department shall begin to review the plan for compliance with these Regulations. The final plan shall be examined for conformity to the preliminary plan, for correctness of mathematical data and computations, for design and detail of required improvements and for adherence to other standards of these Regulations. The plan shall also be examined to determine if the required improvements have been installed or, in lieu thereof, a bond or financial security has been submitted.

(d) Approval or Disapproval. After an application for final approval of a plat of a major subdivision or land development has been filed with the Engineering Department, approval or disapproval shall be granted in accordance with Section 1375.03(d).

(1) However, no plat shall be finally approved unless the streets on such plat have been improved as may be required by ordinance, and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, landscaping, water mains, sanitary sewers, storm drains, storm water management facilities and other improvements as may be required by these Regulations and any applicable City requirements have been installed in accordance with such requirements. In lieu of the completion of any improvements required as a condition for the final approval of a plat, a corporate bond or other acceptable financial security shall be deposited by the subdivider/developer with the City in an amount to cover the costs of any improvements which may be required by ordinance. Such bond, or other acceptable security, shall provide for and secure to the public, the completion of any improvements which may be required for the subdivision or land development. Financial improvement guarantees shall further be subject to the requirements of Section 1379.14 of these Regulations and Sections 5.09 through 5.11 of Act 247.

(e) Recording. After approval of a final plat for a major subdivision or land development by Council, the plat shall be recorded and copies distributed in the manner prescribed in Section 1375.03(e).

(1) Recording shall entitle the subdivider to sell, transfer or develop the land shown on the plat in accordance with the approved plat, subject to any conditions attached thereto. Where final plans are approved for only a portion, section or phase of the entire subdivision or land development, sale, transfer or development may proceed only on that approved portion, section or phase. (Ord. 71-1984, §3.05. Passed 6-24-85.)
ARTICLE 1377
Plans and Plats

1377.01 Intent. Plans, maps, data and plats shall be prepared and furnished by the developer as required herein to assure accurate surveying, to provide adequate information for designing and preparing plans and to facilitate review, approval and recording of plats. See the Appendix for examples of sample plans.
(Ord. 71-1984, 85 §4.01. Passed 6-24-85.)

1377.02 Minor subdivisions. The subdivider or land developer shall furnish, as part of an application for approval of a minor subdivision or land development plan, the following information on the required eighteen by twenty-four inch final plan sheets:
(a) Title Block,
   (1) Identification of the plan as a final plan; and
   (2) Name of the development, if any; and
   (3) Name, address and phone number of the record owner(s), subdivider(s) and authorized agent(s), if any; and
   (4) Address of the subdivision or land development; and
   (5) Written or graphic scale of plan; and
   (6) Name, address and phone number of plan preparer; and
   (7) Date of plan preparation and date of subsequent revisions; and
   (8) Deed reference or source of title.

1377.03 Major subdivision preliminary plan.

1377.04 Major subdivision final plan.

CROSS REFERENCES
Plat approval – see Planning Act §508 (53 P.S. §10508)
Recording plat – see Planning Act §513 (53 P.S. §10513);
SUB. REGS. 1375.03(e), 1375.05(e)
Effect of plat approval – see Planning Act §403 (53 P.S. §10403), §514 (53 P.S. §10514); SUB. REGS.
1375.03(e), 1375.05(e)
(b) **Signature Blocks.** Space for date, signature and type of formal action by each of the following:

1. City Engineering Department.
2. County Planning Department.
3. City Planning Commission.
4. Lebanon City Council official.

(c) **Maps and Date.**

1. Location drawing or map section, at a scale of one inch equals 800 feet, showing the location of the proposed subdivision in relation to named streets, boundaries, previous subdivisions, etc. The proposed subdivision or land development area shall be identified by a tone or pattern differentiation and residual land of the subdivider shall be outlined. The location drawing shall also contain a reference to north and, where possible, be depicted in northerly alignment with the property drawing.

2. Property drawing of the parcel which is to be subdivided. Residual land shall be shown to the extent necessary to assure compliance with all applicable standards. The lot, tract or parcel drawing shall include:
   
   **A.** Bearings and dimensions for all property lines; corporation lines; center and right-of-way lines of streets; easements and other rights of way; natural and artificial watercourses, streams and flood plain boundaries; and other boundary lines with distances, radii arcs, chords and tangents of all deflection angles, nearest second and error of closure of not more than one foot in 5,000 feet.

   **B.** Proposed lot, tract or parcel lines in prominent, solid lines. Lot, tract or parcel lines proposed for removal shall be shown in dashed or broken lines.

   **C.** Location and identification of all control points such as iron pins, monuments, etc. to which all dimensions, angles and bearings are to be referred.

   **D.** Lot numbers or letters in progressive order to identify each lot or tract. Numbers shall be utilized only for lots, tracts or parcels which are eligible for independent or individual use, whereas letters shall be utilized for lot additions, land exchanges and transfer of lots or parcels which are not eligible for individual use or development. Lot numbers or letters from previous plans shall be encircled by a dashed or broken line circle while currently proposed lot numbers or letters shall be encircled by a solid line circle.

   **E.** Square footage and acreage of all lots or parcels involved in the subdivision or land development, exclusive of land dedicated for public rights of way.

   **F.** The location, size and use of all existing buildings. Proposed buildings shall be shown to the extent necessary to demonstrate compliance with other ordinance criteria.

   **G.** The building setback line prescribed in the applicable Zoning Code.
Plans and Plats

(3) Streets, utilities, topography and natural features on the proposed subdivision and within 100 feet of the boundaries, in accordance with the following:
A. Layout, right of way, pavement width and name of all roads and streets.
B. Size and location of all existing and proposed utilities including easements.
C. Existing and proposed on-lot well and sewage disposal system locations.
D. Utilizing maximum five-foot contour intervals, the topography and drainage of all proposed development sites shall be depicted. Lot additions and currently developed sites shall be required to stipulate only lot corner elevations or general topographic information.
E. Streams, ponds, waterways, flood plains, quarries, and other significant topographical, physical or natural features.

(4) Storm water management facilities, where required by Section 1379.07.

(5) North arrow and graphic and/or written scale. The scale shall not exceed fifty feet to the inch. Deed reference and source of title to the land being subdivided shall be included, as shown by the County Recorder of Deeds.

(6) Name of all surrounding property owners.

(d) Plan Notes and Conditions. All necessary or recommended supplementary subdivision or land development plan notes or conditions shall be prominently lettered on the plan. This shall include, but not be limited to:
(1) Total number of lots or dwelling units proposed by the plan.
(2) Applicable zoning standards for front, rear and side yard setbacks, minimum lot area, minimum lot width and zoning district.
(3) Statement of intended use for all lots except those intended for single family detached dwellings.
(4) Statement of deed restrictions or covenants which may be a condition of sale of the property.
(5) Other specifics or clarifications necessary to complete the plan.

(e) Certifications and Dedications.
(1) A certification of ownership shall be signed by the property owner(s) verifying ownership and acceptance of the plan.
(2) A statement shall be signed by the owner(s) offering land for dedication to public use for all appropriate streets, rights of way, easements, parks, etc.
(3) A certification statement by the plan preparer (registered surveyor, engineer or landscape architect) verifying the plan accuracy.
(4) Seal of the registered surveyor, engineer or landscape architect responsible for plan preparation. Any plan establishing property boundaries shall be sealed by a registered surveyor.

(Ord. 71-1984, 85 §4.02. Passed 6-24-85.)
1377.03 MAJOR SUBDIVISION PRELIMINARY PLAN.
The subdivider or land developer shall furnish, as part of an application for preliminary approval of a major subdivision or land development plan, the following information on the required preliminary plan sheets:

(a) **Title Block.** All information required in Section 1377.02(a).
(b) **Signature Blocks.** All information required in Section 1377.02(b).
(c) **Maps and Data.** All information required in Section 1377.02(c)(1), (4), (5) and (6). Information required in Section 1377.02(c)(2) and (3) shall also be supplied as specified, except that:
   (1) Lots shall be depicted, but individual bearings and dimensions are not required. Lot areas may be approximated.
   (2) Topographic information shall be completed at two-foot contour intervals. It shall show approximate direction and gradient of ground slope on immediately adjacent land; indicate subsurface condition of tract if not typical; show watercourses, marshes, wooded areas, isolated preservable trees and other significant features.
   (3) Street and utility information shall be detailed. Street profiles, cross sections and grades shall be specified, detailing cartway, curb, and shoulder design where applicable. Location, size, profiles, elevations and cross sections shall be submitted for all sanitary sewers, water lines, storm sewers, sidewalks, street lights, storm water management facilities and other proposed site improvements.
(d) **Plan Notes and Conditions.** All information required in Section 1377.02(d).
(e) **Certifications and Dedications.** All information required in Section 1377.02(e).

(Ord. 71-1984, §4.03. Passed 6-24-85.)

1377.04 MAJOR SUBDIVISION FINAL PLAN.
The subdivider or land developer shall furnish, as part of an application for final approval of a major subdivision or land development plan, the following information on the required eighteen by twenty-four inch final plan sheet(s):

(a) **Title Block.** All information required in Section 1377.02(a).
(b) **Signature Blocks.** All information required in Section 1377.02(b).
(c) **Maps and Data.** The plan shall include only the phase or section of the subdivision or land development proposed for immediate recording and development. All information required in Section 1377.02(c) shall be supplied.
(d) **Plan Notes and Conditions.** All information required in Section 1377.02(d).
(e) **Certifications and Dedications.** All information required in Section 1377.02(e).

(Ord. 71-1984, §4.04. Passed 6-24-85.)

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ARTICLE 1379
Required Improvements and Design Standards

1379.01 Intent.
(a) The design standards established in this article are intended to be fundamental requirements to be applied with professional skill in the subdividing and planning of land so as to produce attractive and harmonious neighborhoods, convenient and safe streets and economical layouts of residential and other land development. The design standards are further intended to encourage and promote flexibility and ingenuity in the layout and design of subdivisions and land developments, in accordance with modern and evolving principles of site planning and development.

(b) It is also the intent of this article to require subdividers and developers to follow all applicable codes, regulations and standards adopted by the City of Lebanon relative to improvements to the subdivision or development site. In all cases, the codes, regulations and standards of the City shall be followed and the improvements shall be approved by Council before the final plan is approved. All improvements as specified

1379.02 General standards.
1379.03 Energy conservation standards.
1379.04 Topography.
1379.05 Grading.
1379.06 Lot sizes.
1379.07 Storm water management and design criteria.
1379.08 Sewage disposal.
1379.09 Water supply.
1379.10 Streets.

1379.11 Monuments.
1379.12 Utilities and other improvements.
1379.13 Required improvements.
1379.14 Completion of improvements or guarantee thereof prerequisite to final plan approval.
1379.15 Insurance.
1379.16 Building construction and occupancy.

CROSS REFERENCES
Improvements completion or guarantee thereof - see Planning Act §509 (53 P.S. §10509)
Improvement bond release - see Planning Act §510 (53 P.S. §10510)
Remedy to effect improvements completion - see Planning Act §511 (53 P.S. §10511)
in this article or in applicable City ordinances shall be installed before the final plat is approved or, in lieu thereof, a guarantee of installation shall be provided by the subdivider or developer prior to final plat approval. The guarantee shall assure the City that the required improvements will be installed in accordance with the subdivision or land development plan.

(c) The Engineering Department, the City Planning Commission and Council, and the developer shall give primary consideration to all thoroughfare plans, water plans, sewer plans, community facility plans and official maps as may be in effect in the City.
(Ord. 71-1984, 85 §5.01. Passed 6-24-85.)

1379.02 GENERAL STANDARDS.
In addition to the standards contained elsewhere in these Regulations, the following general standards shall be observed.

(a) Existing utilities and improvements shall be utilized wherever possible. New roads and extended utility services shall be discouraged if existing services and facilities may be utilized. Scattered urban development shall be avoided.

(b) Development designs shall minimize street lengths necessary to serve developed properties.

(c) Side lot lines should be substantially at right angles or radial to street lines, unless the purpose of lot line orientation is to obtain greater solar access.

(d) Depth of residential lots should be not less than one nor more than two and one-half times the lot width.

(e) Every lot should abut a street. The Engineering Department may require that lots be arranged to reserve a right of way for street access to future lots.

(f) Adequate easements or rights of way shall be required for drainage and utilities. Easements shall be a minimum of twenty feet in width and, whenever possible, shall be centered on side or rear lot lines. No structure or buildings shall be erected within such easements.

(g) Additional lot areas may be required:
(1) On slopes in excess of fifteen percent (15%).
(2) To control erosion or storm water runoff.
(3) To provide sufficient area for sewage disposal.

(h) Lots shall be suitably shaped to encourage and facilitate use and maintenance of all portions of the lot. Accordingly, lots shall be square or generally rectangular in shape. Lot configurations which result in flag lots and L-shaped, T-shaped, triangular or otherwise inappropriately shaped lots shall be avoided.

(i) Site design and development shall include reasonable efforts to save existing trees.

(j) The standards of these Regulations shall apply to all lots being subdivided or developed and residual land which is created by the subdivision or land development activity.
(k) Subdivision of property with existing dwellings or development shall be regulated by the following:

1. Each dwelling or use shall be serviced by separate utility connections. Shared sewage systems shall not be permitted.

2. Each dwelling or use subdivided shall be on sufficient land area to satisfy minimum lot area and yard setback requirements. Where adequate land area is not available to satisfy minimum standards, subdivision may be permitted when:
   A. Each dwelling or principal building is in good structural condition.
   B. Mobile homes are not involved.
   C. An equitable distribution of land is proposed between the existing uses or buildings.

(l) Lot additions, land exchanges, agricultural use only lands, and any other specific or special purpose subdivision or land development shall include prominent plan notes to avoid misinterpretation of the intent of the subdivision or land development plan.

(m) Deeds filed subsequent to subdivision or land development approval shall accurately and correctly describe the property therein. Deeds shall be in complete compliance with all plan notes and conditions. Recording a deed which omits or contradicts the information on an approved subdivision or land development plan shall be a violation of these Regulations.

(Ord. 71-1984, 85 §5.02. Passed 6-24-85.)

1379.03 ENERGY CONSERVATION STANDARDS.
Conservation of energy shall be an important principle in the design of subdivisions and land developments. Plans shall facilitate the energy efficient placement of homes and buildings on lots. Whenever the following criteria are found to be appropriate to a site, development design shall be in accordance with the standards contained herein.

(a) Orientation.

1. Lots shall be designed for energy efficient sitting of buildings with respect to slopes and existing trees.

2. Southerly exposures should be utilized for development. North slopes, especially those over ten percent (10%) slope, should be avoided because the long shadows created severely restrict solar access.

3. New lots and new residences shall be oriented to make maximum effective use of passive solar energy. The long axis (depth) of each lot should run north-south, with a possible east-west variation of twenty-two and one-half degrees (22.5°). Lot design should provide for lots of adequate width, depth and slope for solar orientation. Lot layout shall facilitate solar access by at least seventy-five percent (75%) of the proposed dwellings or buildings within a development.

4. The largest yard setback should be stipulated on the south side of proposed buildings. Buildings should be situated to the north end of the lot to permit maximum on-lot control of solar skypage.
(b) **Streets.**

(1) Streets shall be oriented along an east-west axis, with maximum north-south deviations of thirty degrees (30°). This shall be required to the maximum extent possible, although size, configuration or orientation of the property; nature of the surrounding development; circulation patterns; existing physical features such as topography and vegetation (trees); and improved design potential may be considered to determine the feasibility of this requirement for a given site.

(2) Street system shall be designed to reduce overall lengths and facilitate traffic flow (minimum number of intersections).

(c) **Vegetation and Wind.**

(1) Site design shall emphasize the preservation of all beneficial natural features of the site, such as existing slope, naturally wooded areas, and watercourses. The site design should also avoid requiring removal of large isolated trees and desirable woods and other vegetation, particularly those existing plant materials which serve as wind barriers and aid in energy conservation.

(2) Developments shall be designed to maximize wind buffering and/or breeze channelization capabilities of vegetation, topography and structure layouts. Wind breaks and buffers should utilize evergreens to protect north and north-westerly exposures. Cooling breezes from the southwest should be channelled past buildings. Deciduous trees shall be located in areas which will enable them to shade buildings from the summer sun, but still allow penetration of the winter sun. (Ord. 71-1984, 85 §5.03. Passed 6-24-85.)

1379.04 TOPOGRAPHY.

(a) Subdivisions shall be planned to take advantage of the topography of land in order to utilize the natural contours, economize in the construction of drainage facilities, reduce the amount of grading, and minimize destruction of trees and topsoil. The natural features and other distinctive characteristics of the site shall be integrated into the plan to create functional variations in the neighborhoods.

(b) Additionally environmental safeguards may be mandated on slopes in excess of fifteen percent (15%). On steep slopes (in excess of fifteen percent (15%)), site and lot design shall be adjusted, where necessary, to mitigate the detrimental effects of development on steeper slopes.

(c) Topography shall also be utilized in land planning, with the following guidelines:

(1) **Streets.** Land which is relatively flat or of very gentle slopes should be planned so that the streets follow the natural drainage courses and as many lots as possible shall be above the street grade. On more irregular topography, streets shall be designed to avoid extensive cuts and fills and follow the ridges or be planned approximately parallel to contour lines, and adjusted, however, so that lots on one side of the street will not be excessively below the street grade.
Required Improvements and Design Standards

1379.06

(2) **Natural drainage.** Subdivisions shall be designed, particularly on land of very gentle slopes, to take every advantage of natural grades so that all the land can be drained without excessive grading. Unless watercourses or drainage ways are enclosed, the plan shall be adjusted so that rear lot lines shall be approximately parallel to the natural or straightened course, and only where such plan is not possible, should side lot lines be arranged parallel to an open drainage course. Easements for drainage ways and low-lying land which are subject to flooding may be included as part of a lot but shall not be used as building sites or included in calculating the required lot area or width.

(3) **Natural features.** Natural features, irregularities, changes in level, brooks, lakes, hilltops, and other focal points within the site, and distant views outside the subdivision shall be integrated in the design to obtain variations and interest in each neighborhood and more attractive building sites. Trees, topsoil and other natural resources shall be preserved and utilized in the development of the subdivision.

(Ord. 71-1984, 85 §5.04. Passed 6-24-85.)

(4) **Shade trees.** All subdivision and land development shall comply with the City Tree Preservation Regulations for Land Development.

(Ord. 17-1990, 91 §4. Passed 4-23-90.)

1379.05 **GRADING.**

(a) The developer shall grade each subdivision or land development to establish street grades, floor elevations of buildings, and lot grades in proper relation to each other and to existing topography. However, grading shall be kept to a minimum to avoid loss of topsoil and erosion potential. Lots shall be graded to secure drainage away from buildings. The grading shall facilitate collection of storm water in designated areas and avoid concentration of water in the sewage system location.

(b) The grading of the roadway shall extend the full width of the cartway and shoulder. Where possible, grass strips or channels between the curb and right-of-way line should be graded at 3:1 slope; however, when unusual topographic conditions exist, good engineering practice shall prevail. (Ord. 71-1984, 85 §5.05. Passed 6-24-85.)

1379.06 **LOT SIZES.**

The minimum lot size and lot width requirements established by municipal zoning ordinance shall be utilized as minimum subdivision standards. All lots shall satisfy the municipal zoning ordinance standard for lot width and lot size at the time of subdivision. Additionally, the building setback lines established by the municipal zoning ordinance shall be applicable and shall be noted on each subdivision or land development plan. (Ord. 71-1984, 85 §5.06. Passed 6-24-85.)
1379.07 STORM WATER MANAGEMENT AND DESIGN CRITERIA.

(a) Scope. A storm water management plan shall be required for each subdivision or land development plan at both the preliminary and final plan submittal stage. As an integral part of the storm water management plan, erosion and sedimentation control measures shall be included. For the purposes of this section, any expansion or construction where such development occupies an area in excess of 10,000 square feet (combined building and paved parking area) shall be considered a land development plan and also require a storm water management plan in accordance with the applicable regulations of this section. The 10,000 square foot requirement applies on individual large projects, projects which exceed a cumulative total of 10,000 square feet after the ordinance effective date, and any projects occurring after the 10,000 square feet level has been reached. A storm water management plan must be approved as per subsection (c) hereof before construction of any expansion may proceed.

(b) Content. The storm water management plan shall contain the following:

1. A general description of the proposed subject.
2. Project location on a 7.5 minute U.S.G.S. map or equivalent.
3. Topographic features of the site and adjacent lands that are considered to impact upon the storm water management design. Flow direction arrows should be utilized to indicate the direction of storm water flow on site.
4. Runoff calculations for the entire watershed and related design computation necessary to substantiate the proposed temporary and permanent storm water management facilities.
5. Design and specifications of temporary and permanent storm water management facilities. The volume of storm water detention required per lot shall be noted on the plan, as well as approximate dimensions of the proposed facility. An estimated construction cost should also be provided.
6. Staging or implementation schedule for constructing the proposed storm water control system. A plan note shall be added to grant County and City officials and employees thereof the right of access to the property for inspection of storm water management facilities and, in the event of default by the subdivider, installation of the storm water management facilities.
7. Maintenance and ownership provisions.

(c) Review and Approval. All storm water management plans shall be reviewed by the City Engineer or his assistant prior to approval. A set of design plans shall be maintained on file at the site during construction, as record drawings.

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

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

The storm water management plan shall effectively demonstrate the control of post-development peak discharge rates to pre-development peak discharge rates based on the following standards:

1. All pre-development calculations, unless in woodland, shall be based upon the assumption of grass cover and pre-development storm water runoff shall be calculated for a two-year storm event. Where the site contains existing impervious surface, up to fifty percent (50%) of the impervious area may be considered as an existing pre-development condition.
2. Release rates from storage structures and from each subdivision or land development shall be based on the runoff from the two-year pre-development storm event.
3. Storage structures and peak flow from subdivision or land development shall be designed such that post development five-year peak discharge will not exceed the pre-development two-year peak discharge for the primary outlet structure and from the development.
4. All storage structures shall be designed with emergency spillways. The minimum design capacity of the emergency spillway shall be the twenty-five year post-development peak discharge while maintaining a minimum of one foot freeboard.
5. Culvert, pipes and other water carrying structures shall be designed to handle the peak discharge from the ten-year post-development storm event.
6. The storm water management plan shall include calculations indicating velocities of flow, grades, sizes and capacities of water carrying structures, debris or sediment basins, and retention and detention structures and sufficient design information to construct such facilities.
7. Storm water runoff shall be based on the following twenty-four hour storm events:

<table>
<thead>
<tr>
<th>Storm Frequency (Years)</th>
<th>Inches of Rainfall</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>3.0</td>
</tr>
<tr>
<td>5</td>
<td>4.0</td>
</tr>
<tr>
<td>10</td>
<td>4.8</td>
</tr>
<tr>
<td>25</td>
<td>5.3</td>
</tr>
<tr>
<td>50</td>
<td>6.0</td>
</tr>
<tr>
<td>100</td>
<td>6.7</td>
</tr>
</tbody>
</table>

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(8) Maximum permitted average velocities are as follows:
   A. Three feet per second where only sparse vegetation can be established.
   B. Four feet per second under normal conditions where vegetation is to be established by seeding.
   C. Five feet per second where dense, vigorous sod can be quickly established or where water can be temporarily diverted during establishment of vegetation.
   D. Six feet per second where well established sod is in existence.
   E. For lined water-carrying channels, the following velocities are permitted:

<table>
<thead>
<tr>
<th>Material</th>
<th>Velocity (Feet Per Second)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 inch Rock Rip-Rap</td>
<td>Up to 6</td>
</tr>
<tr>
<td>9 inch Rock Rip-Rap</td>
<td>Up to 8</td>
</tr>
<tr>
<td>Asphalt</td>
<td>Up to 7</td>
</tr>
<tr>
<td>Durable Bedrock</td>
<td>Up to 8</td>
</tr>
<tr>
<td>12 inch Rock Rip-Rap</td>
<td>Up to 9</td>
</tr>
<tr>
<td>Concrete or Steel</td>
<td>Up to 12</td>
</tr>
</tbody>
</table>

   F. The normal maximum velocity of open channel flows shall not exceed ten feet per second.

(9) Energy dissipators shall be placed at the outlets of all pipes where flow velocities exceed maximum permitted channel velocities.

(10) Vertical pipes, inlets and other surface water receiving structures shall be installed with trash racks.

(11) Storm water runoff channels shall be designed and installed to avoid trapping excess sediment.

(12) Storage of equivalent storm water runoff for a portion of a property may be considered in lieu of storage of generated runoff provided:
   A. The site is located so that it is physically impossible to detain runoff from the proposed facilities or drainage problems exist upgrade that would impact upon the site or downgrade properties.
   B. The impact of generated runoff discharging off site from the subdivision or land development is determined by the City Engineer to be negligible and not detrimental to adjacent properties.
   C. Implementation of equivalent storage shall be determined applicable and feasible by the City Engineer.

(13) A variety of methods for storm water detention are available for use. These include surface detention, subsurface detention, use of existing facilities (ponds, etc.) or a combination thereof. Subsurface detention shall be utilized only where the subsurface is stable and not prone to sink hole formation.
(e) **Erosion and Sedimentation.** Erosion and sedimentation control measures shall be in accordance with the applicable standards and specifications set forth in the current edition of Soil Erosion and Sedimentation Control Handbook as prepared by the Lebanon County Soil Conservation District.

(f) **Ownership and Maintenance Program.** Each storm water management plan shall contain provisions which clearly set forth the ownership and maintenance responsibility of all temporary and permanent storm water management facilities, and erosion and sedimentation control facilities, including:

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

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

1. Erosion and Sedimentation Control Handbook of Lebanon County;
2. PennDOT, Form 408, Specifications; and

(Ord. 71-1984, §5.07. Passed 6-24-85.)

1379.08 **SEWAGE DISPOSAL.**

Sewage disposal facilities shall be designed and constructed to meet the needs of the proposed subdivision or land development. Sewage disposal facilities shall also meet all requirements of the Pennsylvania Department of Environmental Resources and the City of Lebanon. The following requirements specify the design and installation standards for subsurface sewage disposal and public and private sewerage systems.

(a) **Subsurface Sewage Disposal.** All subdivisions and land developments proposing subsurface sewage disposal shall be designed and submitted in compliance with the prevailing requirements of the Pennsylvania Sewage Facilities Act. It is the intent of this section to co-ordinate a simultaneous review of subdivision plans and sewage planning modules at the City level, thereby avoiding the approval of lots that are not suitable for sewage disposal. In accordance with those standards, application for subdivision or land development approval shall satisfy the following procedural requirements:
(1) **Minor subdivision.** The subdivider shall submit the sewage planning module and required associated information to the sewage enforcement officer at the time of final plat application. The subdivision or land development plan shall not be processed until documentation is provided to verify that the sewage enforcement officer has received the sewage planning module. All newly created lots, whether for immediate or future use, shall be tested for sewage suitability.

(2) **Major subdivision.** The subdivider shall submit a preliminary plan depicting general lot layout and street design, as required elsewhere herein. After preliminary approval, the subdivider shall submit the required sewage planning module and associated information to the sewage enforcement officer at the time of final plan application. The subdivision or land development plan shall not be processed until documentation is provided to verify that the sewage enforcement officer has received the sewage planning module.

(b) **Existing Public Sewers.** When a subdivision or land development has public sewers available on-site or within 1,000 feet of the site, such sewer lines shall be shown on the subdivision or land development plan and installations shall be approved by the City Engineer.

(c) **Planned Sewer Area.** When a proposed subdivision or land development is located in an area not presently served by public sewers, but which has received design data preparatory to sewer system installation within eighteen months, then the City shall determine the necessity of installing house connections and/or capped mains, even though on-site facilities will be required in the interim. Installation of house connections and capped mains shall be in accordance with City design data and approved by the City Engineer prior to approval of a preliminary or final plan.

(d) **Private Sewerage System.** When a subdivision or land development is to be provided with a private sewerage system, a statement shall be submitted to the Engineering Department from the Pennsylvania Department of Environmental Resources verifying that a permit has been issued approving the proposed facilities. Additionally, the City shall be satisfied that adequate provisions have been made to guarantee the construction and maintenance of the proposed private sewerage system. (Ord. 71-1984, 85 §5.08. Passed 6-24-85.)
1379.09 WATER SUPPLY.
(a) A water supply system shall be designed and constructed by the developer as required by the City Water Department and City Authority in relation to the specific site of the proposed subdivision. When possible, it is recommended that the subdivision be served by a public water supply or a community system approved by the Pennsylvania Department of Environmental Resources. The water supply system shall be capable of meeting domestic water and fire protection needs. In those cases where public or community water system is not available or practical, a well shall be provided for each lot. (Ord. 71-1984, 85 §5.09. Passed 6-24-85.)

(b) If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the governing body or planning agency, as the case may be, that the subdivision or development is to be supplied by a certified public utility, a bonafide 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 service the area in question, whichever is appropriate, shall be acceptable evidence. (Ord. 3-1990, 91 §2. Passed 1-22-90.)
1379.10 STREETS.

In addition to relating to topography, natural features and solar orientation, streets shall be designed according to the function served, the use of abutting land, and standards of width, intersections, maximum grades and curvatures. The Engineering Department shall require that all developments have adequate access. Where major subdivision is proposed or may occur because of the patterns started by minor subdivision activity, the Engineering Department should require reservation for, or installation of, two or more streets to insure safe and convenient access. Elimination or vacation of previously approved streets shall be approved only when the Engineering Department determines that:

1. Alternate access has been provided in another, more suitable location;
2. Further development is not possible utilizing the street; and
3. Any land owners who purchased property with reliance upon the street agree in writing to its elimination.

The developer shall design and construct streets, including pavements, shoulders, gutters, curbs, etc., as required by City ordinance. Where specific regulations do not exist, the following requirements shall apply:

(a) Classification and General Design Goals.

1. Major streets. Function primarily for the movement of fast traffic between points of heavy traffic generation. They are often known as arterial streets or highways. They shall be planned for continuation of existing streets in the system at the same or greater width in accordance with adopted City standards. Major streets shall contain as few intersections as possible.

2. Collector streets. Function to collect traffic from local streets and distribute it into major streets, and, as such, they will normally contain a relatively large number of intersections with local streets and few with main streets. A collector street system may be required whenever a residential neighborhood near a major street is over 150 acres in area or where the local street pattern is so designed to converge and serve over 500 one-family dwellings, or 100 multi-family units. Collector streets shall be planned for continuity and to lead more or less directly to one or more focal points or centers of traffic generation, and may become bus routes.

3. Local streets. Provide direct access to each lot and function to allow traffic to circulate toward the principal directions of travel, bus routes, schools and playgrounds; however, the design shall discourage through and high speed traffic. The street pattern shall be indirect and yet continuous to prevent through traffic, formed of straight, moderately winding, curved, looped or angular streets. Tee-intersections shall predominate and cross-intersections shall be minimized. There shall be an underlying systematic neighborhood pattern; however, gridiron and other rigid geometrical patterns should be avoided where possible.

The street pattern shall include extensions to the boundaries of the development to provide circulation between adjoining neighborhoods.

4. Cul-de-sac streets. Provide direct access to properties from other streets. Ordinarily, a cul-de-sac is a short street with only one outlet and having an appropriate terminal for the safe and convenient reversal traffic movement.
(b) **Minimum Street Standards.**

<table>
<thead>
<tr>
<th>Street Classification</th>
<th>Right-of-Way Width (Ft.)</th>
<th>Paved Cartway Width (Ft)</th>
<th>Improved Shoulder Width (Ea.)</th>
<th>Maximum Grade (Vertical Alignment) (Percent)</th>
<th>Radius Curvature (Horizontal Alignment) (Ft.)</th>
<th>Reverse Curve Tangent Sight Distance (Ft.)</th>
<th>Other Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major streets</td>
<td>80</td>
<td>44</td>
<td>6</td>
<td>500</td>
<td>200</td>
<td>400</td>
<td>Street width subject to PennDOT requirements</td>
</tr>
<tr>
<td>Collector streets</td>
<td>60</td>
<td>40</td>
<td>8</td>
<td>300</td>
<td>100</td>
<td>200</td>
<td>Pavement width shall be increased where on-street parking is planned or lots average 80 feet or less in width</td>
</tr>
<tr>
<td>Local streets</td>
<td>50</td>
<td>36</td>
<td>10</td>
<td>150</td>
<td>50</td>
<td>125</td>
<td>Maximum length of 600 feet. Serve maximum 12 lots/dwelling units.</td>
</tr>
<tr>
<td>Cul-de-sac streets</td>
<td>50</td>
<td>30</td>
<td>10</td>
<td>100</td>
<td>50</td>
<td>100</td>
<td></td>
</tr>
</tbody>
</table>
(c) Supplementary Street Standards. In addition to the specific standards cited in subsection (b) hereof, the following street standards shall apply to design and construction of streets:

1. **Intersections.**
   - A. Streets shall be designed to intersect as nearly as possible at right angles (ninety degrees). No street shall intersect another at less than seventy-five degrees. An oblique street should be curbed approaching an intersection and should be approximately at right angles for at least 100 feet therefrom.
   - B. No more than two streets shall intersect at any one point.
   - C. Proposed new intersections along one side of an existing street shall coincide with any existing intersections on the opposite side of the street. Where intersections cannot practically be connected, a minimum of 150 feet shall separate the center lines of offset local streets, and 400 feet minimum shall be provided for collector and major streets.
   - D. Street curb intersections shall be rounded with a minimum radius of twenty feet for local streets and thirty feet for collector or major streets. The radius point shall be concentric with that for the property line.
   - E. Intersections shall be designed with a flat grade. In hilly or rolling topography, a leveling area shall be provided at the approach to an intersection. The leveling area shall have a maximum grade of two percent (2%) for sixty feet preceding the intersection, measured from the nearest right-of-way line of the intersecting street.
   - F. Clear sight triangles of seventy-five feet measured along the center line from the point of intersection, shall be provided and maintained at all intersections.

2. **Street names.** Shall not duplicate others nearby, and shall be subject to the approval of the City. Streets signs shall be erected to identify all streets.

3. **Street expansion.** Where a subdivision adjoins unsubdivided land, sufficient streets shall be planned to extend to the boundary lines so that all parcels may be subdivided and a coordinated street system obtained.

4. **Streets for multi-family development.** Shall be planned to connect with major or collector streets to avoid generating large volumes of traffic on local residential streets.

5. **Reserve strips.** The creation of reserve strips shall not be permitted adjacent to a proposed street in such a manner as to deny access from adjacent property to such street.

6. **Right-of-way widths.** Land for the right of way for the opening or extension of any street within a subdivision shall be dedicated by the developer. Where a property abuts a street which does not conform to the right-of-way width required by these Regulations or other City ordinances, the additional width necessary to meet current standards shall be dedicated when such land is subdivided.
(7) **Auxiliary street improvements.** In addition to the required pavement, streets shall be designed and constructed with curbs, street lights, gutters, culverts, catch basins, sidewalks and other improvements required by City ordinance or deemed necessary for a proposed subdivision.

(d) **Private Streets.** Private streets are to be discouraged, and will be approved only if they are designed and constructed to meet public street standards.

(e) **Street Construction Standards.** Streets and rights of way shall be improved to meet City standards. The requirements contained herein are provided as design standards and shall only be used as improvement specifications where no municipal standards exist. It shall be the developer's responsibility to satisfy all applicable construction requirements and design standards, or in lieu thereof, deposit a security in compliance with Section 1379.14 and established City policies. All public and private streets shall meet the following standards:

1. Adequate surface and subsurface drainage shall be provided.
2. All topsoil shall be removed from the area to be paved.
3. Streets shall be graded to the full width of the right of way, surfaced and improved to the grades and dimensions shown on plans, profiles and cross-sections submitted by the subdivider and approved by the City Engineer.

   All street improvements shall be completed in strict accordance with the specifications and standards of the Engineering Department. Prior to placing the street surface, adequate subsurface drainage and all utilities under such streets shall be provided and installed by the subdivider.

4. There shall be installed a base to consist of eight inches of rolled 2RC stone under the paved surface of the cartway.

5. The base course shall conform to Section 300 (Base Courses) and 400 (Flexible Pavements) of the Commonwealth of Pennsylvania, Department of Transportation Manual Form 408. The bituminous base course shall consist of five inches of BCBC and shall conform to the Form 408 specifications.

6. The surface course shall conform to Section 400 (Flexible Pavements) of the Commonwealth of Pennsylvania, Department of Transportation Manual Form 408. The surface or wearing course shall consist of one and one-half inches of ID-2 and shall conform to the Form 408 specifications.

7. Curbs and sidewalks are required on both sides of all streets and shall be installed by the subdivider in accordance with the standards and specifications of the Engineering Department.

8. Driveway entrances or aprons within the street right of way shall be installed in accordance with the standards and specifications for driveways of the Engineering Department.

9. **Storm sewers, culverts and related installations shall be provided:** to permit the unimpeded flow of natural watercourses; to insure the drainage of all low points along the line of streets, and; to intercept storm water run-off along streets at intervals reasonably related to the extent and grade of the area drained.
(10) The subdivider shall provide the subdivision with a complete sanitary sewer system to be connected to the City sanitary sewer system as specified by the Sewer Department. All plans for the sanitary sewer system shall be prepared by the subdivider in accordance with standards and specifications of the Sewer Department and approved by the Sewer Department and the Pennsylvania Department of Environmental Resources.

(11) A water distribution system shall be installed to furnish an adequate supply of water to each lot, with adequate main sizes and fire hydrant locations to meet the specifications of the Middle Department Association of Fire Underwriters and City standards.

(f) **City Approval.** To insure that street design and construction comply with specifications of the City, they shall be approved by the City Engineer.

(Ord. 71-1984, 85 §5.10. Passed 6-24-85.)

1379.11 **MONUMENTS.**

(a) Sufficient monuments shall be set to ensure that reliable survey points are available for all parts of the subdivision. At least one monument shall be placed for every two lots or every 200 feet of streets, whichever requirement is less. The monument shall consist of a cast iron box inside of which shall be placed a three-fourths inch steel pin three feet in length. The top of the pin shall be set to serve as the survey point. All lot corners and changes in direction shall be identified by steel pins.

(b) The top of the monument box shall be set at the finished grade upon completion of the grading of the street. (Ord. 71-1984, 85 §5.11. Passed 6-24-85.)

1379.12 **UTILITIES AND OTHER IMPROVEMENTS.**

(a) All subdivisions shall be designed and serviced with adequate utilities, including electricity, telephone and gas service. The developer shall be responsible to cooperate with the utility companies to insure installation of the necessary utilities. All utilities shall be underground, except where developments of five lots or less are exempted by the Pennsylvania Public Utility Commission. Where required, the developer shall obtain a letter from the utility company confirming that service may be extended to the development.

(b) The developer shall provide a street lighting duct system, when required by the City or the utility company, under streets, sidewalks and curbs in compliance with the specifications of the appropriate public utility. In accordance with a Pennsylvania Public Utility Commission order of July 8, 1970, all electric utility distribution shall be installed underground in subdivisions or land developments of five or more dwelling units. Where electric service is supplied by underground methods, the subdivider shall provide at his expense street lighting installations at each intersection and provide street lighting installations between intersections at approved intervals. The Director of Public Safety shall have the right to select public utility approved wood or metal poles where appropriate; however, the type selected shall be the only type installed in the entire development.

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(c) In areas where public water lines are available, fire hydrants shall be installed by the developer. Fire hydrants shall be located no more than 1000 feet apart and within 500 feet of any dwelling or inhabited structure. The nearest fire protection unit may be contacted for input regarding the design and placement of a fire hydrant network. (Ord. 71-1984, § 55.12. Passed 6-24-85.)

1379.13 REQUIRED IMPROVEMENTS.
The land improvements required by the developer of a subdivision, as set forth in this article, shall be designed and installed in accordance with these Regulations and other codes and ordinances of the City. The improvements shall be of such size and capacities as are required for the development of the proposed subdivision and of extra sizes as may be necessary to serve nearby land which is an integral part of the neighborhood service or drainage areas.

The developer shall be required to extend the improvements to serve adjoining unsubdivided land. If streets or utilities are not available at the boundary of a proposed subdivision, the Engineering Department may require the developer to construct off-site extensions of the improvements. Procedures for providing any necessary extra-size and off-site improvements and general standards for pro-rating costs shall be coordinated with the City and shall be in accordance with the following:

(a) Extra-Size Improvements. The developer shall be required to pay for a part of the materials or construction of streets, sewers or water lines which are determined by the Engineering Department according to the standards set forth in this article to be in excess of the size required for the development of the subdivision and the integral neighborhood, service or drainage area.

(1) If a storm sewer in excess of twenty-four inches or a sanitary sewer in excess of eight inches or a water main in excess of eight inches is required, but each less in size than the sewer trunk lines or water mains which are to be constructed and financed on a regional basis, the City shall construct the extra size utility and require a deposit in advance from the developer for the cost of the utility he is required to install and his portion of other costs which the City may assess against the benefitted property owners of the service or drainage area.

(b) Extensions to Boundaries. The developer shall be required to extend the improvements to the boundary of the proposed subdivision to serve adjoining unsubdivided land; however, where the Engineering Department determines that a connecting street is necessary for the future subdividing of adjoining land, but the present construction of pavement and/or utilities therein are not warranted, the Department may require the dedication of land, the pavement intersections constructed, utilities extended at least three feet beyond the pavement, and connections provided and made available for future extensions by other developers.
(c) **Off-Site Extensions.** If streets or utilities are not available at the boundary of a proposed subdivision, the Engineering Department may require as a precedence to approval of a preliminary or final plan, assurances that such improvement extensions shall be provided as follows:

1. If the Engineering Department finds the extensions across undeveloped areas would not be warranted as a special assessment to the intervening properties or a municipal expense until some future time, the developer may be required, if he wishes to proceed with the development, to obtain necessary easements or rights of way and construct and pay for extensions. Such improvements shall be available for connections by developers of adjoining land; or

2. The City may construct and pay for the extensions and assess the costs to the owners benefited and require a deposit from the developer as described in subsection (a) hereof. The City may establish a rotary fund to pay for such development costs and not collect the assessments on the intervening land until it is developed.

(d) **Prorating Costs.** In making determinations for prorating costs for the construction of off-site extensions or extra-size improvements, the Engineering Department shall consider in addition to the standards set forth in this article and other regulations of the City, the following conditions:

1. The relative location and size of the proposed subdivision;
2. The traffic estimated to be generated by the development in relation to present streets;
3. The natural drainage area for sewers and the service area for water;
4. The development benefits that will accrue to the subdivision;
5. The sequence of land and utility developments in the vicinity; and
6. Any other condition it may find pertinent.

(Ord. 71-1984, 85 §5.13. Passed 6-24-85.)

### 1379.14 COMPLETION OF IMPROVEMENTS OR GUARANTEE THEREOF PREREQUISITE TO FINAL PLAN APPROVAL.

(a) **Performance Guarantee in Lieu of Installation.** No plat shall be finally approved unless the streets shown on such plat have been improved to a mudfree or otherwise permanently passable condition, or improved as may be required by these Regulations and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains, storm water management facilities and other improvements as may be required by these Regulations have been installed in accordance with such Regulations. In lieu of the completion of any improvement required as a condition for the final approval of a plat, the subdivider shall deposit with the City a fiscal security in an amount sufficient to cover the costs of any improvements or common amenities including, but not limited to, roads, storm water detention and/or retention basins and other related drainage facilities, open space improvements or buffer of screen plantings which may be required.
(b) **Type Guarantee.** Without limitation as to other types of financial security which the City may approve, which approval shall not be unreasonably withheld, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security for the purpose of this section. 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 such bonding company or lending institution is authorized to conduct such business within the Commonwealth. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required within one year of the date fixed in the subdivision plat for completion of such improvements.

(c) **Amount of Guarantee.** The amount of financial security shall be equal to one hundred and ten percent (110%) of the cost of the required improvements for which financial security is to be posted. The cost of the improvements shall be established by submission to the City of a bona fide bid or bids from the contractor or contractors chosen by the party posting the financial security to complete the improvements or, in the absence of such bona fide bids, the cost shall be established by estimate prepared by the City Engineer. If the party posting the financial security required more than one year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional ten percent (10%) for each year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred and ten percent (110%) of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year period by using the above bidding procedure. A developer who fails to complete the improvements within the allotted time specified in the financial guarantee shall, at least thirty days in advance of the guarantee expiration date, renew or resubmit a financial guarantee. Failure to keep a financial guarantee in effect until the completion and approval of all improvements shall be a violation of these Regulations.

(d) **Progressive Installation.** In the case where development is projected over a period of years, the Engineering Department 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.

(e) **Release from Guarantee.** As the work of installing the required improvements proceeds, the party posting the financial security may request 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 made in writing to the City within forty-five days of receipt of such request the City Engineer, shall certify, in writing, whether or not such portion of the work upon the improvements has been completed in accordance with the approved plat. When the improvements are certified
to be in accordance with the approved plat, the City shall authorize release by the bonding company or lending institution of an amount as estimated by the City Engineer fairly representing the value of the improvements completed. If the City fails to act within such forty-five day period, the release of funds shall be deemed to have been approved as requested. The City may, prior to final release at the time of completion and certification by its engineer, require retention of ten percent (10%) of the estimated cost of the aforesaid improvement.

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

(g) Remedies to Effect Completion of Improvements. In the event that any required improvements have not been installed as provided in these Regulations or in accordance with the approved final plat, the City is hereby granted the power to enforce any corporate bond, or other security by appropriate legal and equitable remedies. If proceeds of such bond, or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by such security, the City 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 purpose. Failure to properly install the required improvements shall also constitute a violation of these Regulations, punishable as provided by Section 1385.99. (Ord. 71-1984, 85 §5.14. Passed 6-24-85.)

1379.15 INSURANCE.
The developer agrees to indemnify and save harmless the City against and from any and all loss, cost, damage, liability and expense on account of damage to property of, or injury to or death of, the parties thereto or third person, caused by, growing out of, or in any way whatsoever attributable to the construction of such improvements and the use of the street delineated on the subdivision plat during construction. The developer further agrees, but without limiting its liability to indemnify the City, to carry liability insurance contracts with a reliable insurance company covering the period of such construction in the sum of one hundred thousand dollars ($100,000) to three
hundred thousand dollars ($300,000) for injury to or death of person, and in the sum of one hundred thousand dollars ($100,000) for damage to or destruction of property, which insurance contracts shall include the City of Lebanon as named insured.

(Ord. 71-1984, 85 §5.15. Passed 6-24-85.)

1379.16 BUILDING CONSTRUCTION AND OCCUPANCY.

A building permit may be issued and building construction started after the approval of the final plat. Occupancy shall not be permitted prior to the completion of streets, storm water management facilities and other improvements necessary for the reasonable use of the building, unless written authorization is granted by the Engineering Department where improvements have been guaranteed by valid bond or other security.

(Ord. 71-1984, 85 §5.16. Passed 6-24-85.)
ARTICLE 1381
Planned Unit Residential Developments

1381.01 Intent.

1381.02 Site standards.

CROSS REFERENCES
Planned residential development - see Planning Act 247 §701 et seq. (53 P.S. §10701 et seq.)
Planned residential development defined - see SUB. REGS. et seq. 1373.02(a)(52)

1381.01 INTENT.
(a) It is the intent of Council and the City Planning Commission to provide for properly designed and maintained planned residential developments when they are provided for in local City regulations. This includes provisions for alternate design patterns which may include clustered lots of less than the required minimum size along with provisions for common open spaces and recreational areas.

(b) The purpose of planned residential development is to provide for flexible subdivision design to take advantage of and to preserve unusual topographic or physical features which should be set aside for the mutual benefit of the residents of the development. (Ord. 71-1984, 85 §6.01. Passed 6-24-85.)

1381.02 SITE STANDARDS.
Since planned residential standards are established and regulated by City zoning and development control ordinances those regulations will apply in all cases where a developer wishes to consider a planned residential development. However, the following standards will be used as guidelines in evaluating a planned residential development application:

(a) Dwelling Units Permitted. The number of dwelling units permitted shall be determined by dividing the net development area by the minimum lot area per family required by the zoning district in which the area is located. New development area shall be determined by subtracting the area set aside for churches and school use from the gross development area and deducting fifteen percent (15%) of the remainder for streets, regardless of the amount of land actually required for streets. The area of land set aside for common open space or recreational use shall be included in determining the number of dwelling units permitted. The City shall determine the appropriate percentage of multi-family dwellings and/or commercial uses permitted in the development.
depending upon the size of the development and the character of the area in which the development is located; provided, however, that in no case shall more than fifty percent (50%) of the net developable land area be developed into multiple dwellings and no more than six percent (6%) of the net developable land area shall be developed into commercial uses.

(b) **Lot Area and Frontage.** The minimum lot area and minimum lot width of dwelling lots established within the development shall not be less than one-half of the normal minimum lot area or minimum lot width of the zoning district in which the lot is located. However, in no case shall a single family lot be created with an area of less than 5,000 square feet or a lot width of less than fifty feet.

(c) **Utilities.** Public water and public sewer facilities shall be supplied to each dwelling unit.

(d) **Design.** The City Planning Commission shall review the application for compliance with all pertinent City comprehensive plans. Additionally, the Planning Department shall insure that buildings and access streets are designed to avoid a repetitive, monotonous pattern on construction. Furthermore, when applicable to a particular site, additional standards shall be applied by the City to protect and preserve health, safety and general welfare of the community.

(e) **Common Open Space.** The City may accept dedication of open space land for public use and maintenance. Areas not dedicated to the general public shall be held in corporate ownership by private owners of the lots or parcels of land in the planned residential development. In such case, the developer shall incorporate into the deeds of the owners an interest in such common open space, indicating the use to be made of such common open space and providing a means of permanent maintenance of this common space. All common open space areas which, in the opinion of the City, are necessary to the development of the planned residential development or section thereof shall be improved by the developer and accepted by the City prior to final plan approval of the planned residential development or section thereof. (Ord. 71-1984, 85 §6.02. Passed 6-24-85.)
ARTICLE 1383
Flood Plain Management

1383.01 Intent.
The purpose of the regulations set forth in this article is to monitor the subdivision and/or development of flood plain areas in order to promote and protect the general health, welfare and safety of the community; to require that each subdivision lot in flood plain areas be provided with a safe building site with adequate access; to insure that public facilities which serve such lots or development be designed and installed to preclude flood damage; to protect individuals from purchasing lands which are unsuitable for development because of flood plain lands. The subsequent sections shall be considered requirements supplemental to those procedures and standards specified elsewhere in these Regulations, City Zoning Code, the Lebanon County Floodproofing Building Code, and any other applicable ordinances and codes.
(Ord. 71-1984, §7.01. Passed 6-24-85.)

1383.02 Definitions of terms used in this article.
(a) As used in this article, certain terms are defined as follows:
(1) "Building" means a combination of materials to form a permanent structure having walls and a roof. Included shall be all mobile homes and trailers utilized for human habitation.
(2) "Development" means any man-made change to improved or unimproved real estate, including, but not limited to buildings, mobile homes or other structures, mining, dredging, filling, grading, paving, excavating or drilling operations.

1383.04 Design standards and improvements.

1383.05 Performance guarantee.

1383.06 Municipal liability.

CROSS REFERENCES
Flood Plain zones - see ZON. Art. 1359
Construction floodproofing - see BLDG. 1701.02 (BOCA Appendix O)
"Flood plain" means:
A. A relatively flat or low area adjoining a river, stream or watercourse which is subject to partial or complete inundation of water; or
B. An area subject to the unusual and rapid accumulation of runoff or surface water from any source.

"Floodway" means that portion of the 100 year flood plain including the channel of a river or other watercourses and the adjacent land areas which are required to carry and discharge the 100 year flood where the activities permitted elsewhere in the flood plain district will not cumulatively increase the water surface elevation more than one foot at any given point. The detailed study of the regulatory flood provides specific flood profiles and allows for the delineation of both floodway and flood fringe areas within the bounds of the flood plain.

"Regulatory flood" means the flood which has been selected to serve as the basis upon which the flood plain management provisions of these Regulations and other ordinances have been prepared. For purpose of these Regulations, the 100 year flood, as defined by the Federal Insurance Administrator.

"Regulatory flood elevation" means the 100 year flood elevation based upon the information contained in the official Flood Insurance Study.

"Structure" means anything constructed or erected on the land or attached to the land, including, but not limited to buildings and similar items.

1383.03 APPLICATIONS PROCEDURES AND PLAT REQUIREMENTS.
The following procedures shall be required in addition to those specified otherwise in these Regulations.

(a) Pre-Application Procedures.
(1) It is suggested that prospective developers consult the Pennsylvania Department of Environmental Resources concerning soil suitability when on-site sewage disposal facilities are proposed.

(2) Prospective developers shall consult the County Conservation District representative concerning erosion and sediment control and the probable effect of geologic conditions on the proposed development. Concurrently, a determination should be made as to whether or not any flood hazards either exist or will be created as a result of the proposed subdivision or development.

(b) Preliminary Plan Requirements. The following information shall be required as part of the preliminary plan when a subdivision is in a flood plain area and shall be prepared by a registered surveyor:
(1) A map illustrating the location of the proposed subdivision or land development with respect to the City's flood plain areas including information on, but not limited to, regulatory flood elevations, boundaries of flood plain areas, proposed lots and sites, fill, and flood or erosion protective facilities.
(2) Where the subdivision or land development lies partially or completely in the flood plain area or where the subdivision borders on the flood plain area, the preliminary plan map shall include detailed information giving the location and elevation of proposed roads, public utilities, and building lots. All such maps shall also show contours at intervals of two feet and identify accurately the boundaries of the flood plain area.

(c) Final Plan Requirements. The following information shall be required as part of the final plan and shall be prepared by a registered engineer or surveyor:

(1) All information required for submission of the preliminary plan plus any changes required by the Engineering Department.

(2) A map showing the exact location and elevation of all proposed buildings, structures, roads, and public utilities to be constructed in flood plain areas. All such maps shall show contours at intervals of two feet and identify accurately the boundaries of the flood plain area.

(Ord. 71-1984, 85 §7.03. Passed 6-24-85.)

1383.04 DESIGN STANDARDS AND IMPROVEMENTS.
The design standards and improvements specified herein shall be considered requirements in addition to those of Article 1379 and otherwise listed in these Regulations.

(a) General.

(1) Where not prohibited by this or any other laws or ordinances, land located in flood plain areas may be platted for development with the provision that the developer construct all buildings and structures to preclude flood damage in accordance with these Regulations and any other laws and ordinances regulating such development.

(2) Building sites for residences or any other type of dwellings or accommodations and building sites for structures or buildings other than residential uses shall be permitted in the flood plain only when in compliance with the Zoning Code, the Lebanon County Floodproofing Building Code and any other applicable regulations.

(3) If the Engineering Department determines that only a part of a proposed plat can be safely developed, they shall limit development to that part and shall require that development proceed consistent with this determination.

(4) When a developer does not intend to develop the plat himself and the Engineering Department determines that additional controls are required to insure safe development, they 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.

(5) Lots which are within the flood plain shall be subject to the following:

A. Any lots created or revised shall have no more than fifty percent (50%) of their area within the flood plain, except that large lots may be exempted provided a minimum one acre area of such lot is outside the flood plain.

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B. Lot access to a public road shall not be restricted or prevented by flood plain areas.

(b) 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 sediment control and to also obtain a report on the soil characteristics of the site so that determination can be made as to the type and degree of development the site may accommodate.

(c) Drainage Facilities.
   (1) Storm drainage facilities shall be designed to convey the flow of surface water without damage to persons or property. The system shall insure drainage at all points along streets and provide positive drainage away from buildings and on-site disposal sites.
   (2) Plans shall be subject to the approval of the Engineering Department. The Engineering Department may also require a primarily underground system to accommodate frequent floods and a secondary surface system to accommodate larger, less frequent floods. Drainage plans shall be designed to prevent the discharge of excess runoff onto adjacent properties.

(d) Streets. The finished excavation of proposed streets shall be no more than two feet below the regulatory flood elevation. The Engineering Department may require, where necessary, profiles and elevations of streets to determine compliance with this requirement. Drainage openings shall be sufficient to discharge flood flows without unduly increasing flood heights.

(e) Sewer Facilities. All sanitary sewer systems located in flood plain areas, whether public or private, shall be floodproofed to a point two feet above the regulatory flood elevation.
   (1) The Engineering Department may prohibit installation of sewage disposal facilities requiring soil absorption systems where such systems will not function due to high ground water, flooding or unsuitable soil characteristics. The Engineering Department may require that the developer note on the face of the plat and in any deed of conveyance that soil absorption fields are prohibited in designated areas.
   (2) The Engineering Department may prescribe adequate methods for waste disposal. If a sanitary sewer system is located on or within 1000 feet of the proposed subdivision and/or land development, the Engineering Department shall require the developer to provide sewage facilities to connect to this system where practical, and shall prescribe the procedures to be followed by the developer in connecting to the system.

(f) Water Facilities. All water systems located in flood plain areas, whether public or private, shall be floodproofed to a point two feet above the regulatory flood elevation. If there is an existing public water supply system on or near the subdivision, the Engineering Department shall require the developer to connect to this system where practical and shall prescribe the procedures to be followed by the developer in connecting to the system.
(g) **Other Public and/or Private Utilities and Facilities.** All other public and/or private utilities and facilities shall be elevated or floodproofed to a point two feet above the regulatory flood elevation.

(Ord. 71-1984, §7.04. Passed 6-24-85.)

**1383.05 PERFORMANCE GUARANTEE.**

No final plat shall be approved by the Engineering Department until the improvements required by these Regulations are completed in a satisfactory manner and approved by the Engineering Department. In lieu of such construction, approval may be granted prior to completion providing:

(a) The developer enters into an agreement with the City guaranteeing that improvements will be installed in accordance with the plans, specifications and schedules approved by the City prior to plat approval. This agreement shall also guarantee that no lot will be sold or building constructed in any flood plain area prior to completion of all protective works or measures planned for such lot and necessary access to facilities; and

(b) The developer provides a fiscal security to guarantee performance of this agreement and completion of the improvements as planned. The surety may include a certified check, escrow account, irrevocable letter of credit or other bond acceptable to the City. The procedural requirements of Section 1379.14 shall apply to any such bonding proposal.

(Ord. 71-1984, §7.05. Passed 6-24-85.)

**1383.06 MUNICIPAL LIABILITY.**

The grant of a permit or approval of a subdivision and/or land development plan in the identified flood plain area shall not constitute a representation guarantee, or warranty of any kind by the City or by an official or employee thereof of the practicability or safety of the proposed use, and shall create no liability upon the City, its officials or employees. (Ord. 71-1984, §7.06. Passed 6-24-85.)
### ARTICLE 1385
Modifications, Appeals and Penalty

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### CROSS REFERENCES
- Subdivision and land development - see Planning Act §501 et seq. (53 P.S. §10501 et seq.)
- Compliance required - see Planning Act §507 (53 P.S. §10507)
- SUB. REGS. 1371.04
- Appeals - see Planning Act §512 (53 P.S. §10512)
- Penalty - see Planning Act §515 (53 P.S. §10515)

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**1385.01 INTENT.**

These subdivision and land development regulations shall be considered minimum requirements for the protection of the public health, safety, comfort, property or general welfare, pursuant to the authority of the Pennsylvania Municipalities Planning Code, Act 247, as amended, or such statutes hereinafter in effect, and shall be construed most favorably to the City as encouraging standards of planning and development exceeding these basic and minimum regulations.

(Ord. 71-1984, §8.01. Passed 6-24-85.)

**1385.02 ENFORCEMENT.**

The Lebanon Engineering Department is authorized to administer the provisions of these Regulations as herein provided and to enforce the provisions of these Regulations on behalf of Council. With the approval of Council, the Lebanon Engineering Department may, in addition to other remedies, provided herein, institute in the name of the City any appropriate action or proceeding to prevent, restrain, correct or abate such building, structure or land, or to prevent, in or about such premises, any act, conduct or use constituting a violation of these Regulations.

(Ord. 71-1984, §8.02. Passed 6-24-85.)
1385.03 MODIFICATIONS.
Where the Engineering Department finds that the land involved in a subdivision is of such size or shape, or is subject to such title limitations or is affected by such topographical conditions, or is to be devoted to such usage that it is impossible or impracticable in the particular proposal for the developer to conform fully to a provision of these regulations, the Council may accept such modifications as may be reasonable if within the general intent and purpose of these regulations:

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

(b) All requests for 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 the ordinance involved and the minimum modification necessary.

(c) The request for modification may be referred to the City Planning Commission for advisory comments.

(d) The Council shall keep a written record of all action on all requests for modification.

(e) Where zoning standards are not met, relief may be granted only through Zoning Hearing Board action, prior to subdivision approval.

(Ord. 3-1990, 91 § 3. Passed 1-22-90.)

1385.04 APPEALS.
A subdivider or developer aggrieved by any action of the Engineering Department or Council in regard to refusal to approve a subdivision or land development may, within thirty days after such refusal, appeal to the Common Pleas Court of Lebanon County.

(Ord. 71-1984, 85 § 8.04. Passed 6-24-85.)

1385.05 SCHEDULE OF FEES.
(a) City Fees. Each subdivision or land development plan application shall require the following fees, payable to the City of Lebanon at the time of application:

1) Preliminary plan. The fee for review of a preliminary plan shall be forty dollars ($40.00) plus one dollar ($1.00) for each lot/unit over five lots/units.

(Ord. 71-1984, 85 § 8.05. Passed 6-24-85.)

2) Final plan. The fee for review of a final plan shall be:

A. Minor Subdivision: $35.00.
B. Major Subdivisions: $35.00, plus $2.00 for each lot/unit over five lots/units. (Ord. 52-1988, 89 § 1. Passed 2-13-89.)

(b) Engineer Review Fees. All applications involving storm water management shall be accompanied by fees, payable to the City, in accordance with the following:

1) For review of subdivision and land development plans and requests for inspections, the fee for each lot or unit is as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>1 - 5 Lots/Units</th>
<th>6 - 19 Lots/Units</th>
<th>20 or more Lots/Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary Plans</td>
<td>$22.00</td>
<td>$17.00</td>
<td>$13.00</td>
</tr>
<tr>
<td>Final Plans</td>
<td>30.00</td>
<td>10.00</td>
<td>7.00</td>
</tr>
<tr>
<td>Inspections</td>
<td>12.00</td>
<td>10.00</td>
<td>7.00</td>
</tr>
</tbody>
</table>

(1990 Replacement)
(2) For review of commercial, industrial or institutional land developments, re-submitted plans, inspections and other plans which do not qualify for the per lot unit rate:
   $30.00/hour of City Engineer review time.

(3) All fees shall be payable at the time of application, except that:
A. The hourly rate specified in subsection (b)(2) hereof shall be payable after review, but before plan approval; and
B. Inspection fees shall be paid by separate checks with the final plan, prior to recording the final plan.

(c) Recording Fee. A recording fee shall accompany all final plan applications. The fee, currently is twelve dollars ($12.00) per plan, and shall be payable to the Lebanon County Recorder of Deeds, subject to change as that office may deem necessary.

(d) Amendments. The fee schedule as set forth in this section may be amended from time to time by the adoption of a resolution by Council setting forth the new fees. 
(Ord. 71-1984, 85 §8.05. Passed 6-24-85.)

1385.06 AMENDMENTS.
Amendments to these Regulations may be initiated by Council. Before enactment of a proposed amendment or amendments Council shall hold a public hearing thereon pursuant to public notice. (Ord. 71-1984, 85 §8.07. Passed 6-24-85.)

1385.07 VALIDITY.
Should any section, subsection or provision of these Regulations be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of these Regulations as a whole or any part thereof. (Ord. 71-1984, 85 §8.08. Passed 6-24-85.)

1385.08 REPEALER.
Any ordinance, or part of ordinance conflicting with the provisions of these Regulations, be and the same are hereby repealed so far as the same affects this ordinance. (Ord. 71-1984, 85 §8.09. Passed 6-24-85.)

1385.09 EFFECTIVE DATE.
1385.99 PENALTIES FOR NONCOMPLIANCE.
(a) Any person, partnership or corporation who or which has violated the provisions of any subdivision or land development ordinance enacted under this act or prior enabling laws shall, upon being found liable therefore in a civil enforcement proceeding commenced by the City, pay a judgment of not more than five hundred dollars ($500.00) plus all court costs, including reasonable attorney fees incurred by the City as a result thereof.

(b) No judgment shall commence or be imposed, levied, or payable until a final determination of violation is made. In case the defendant neither pays nor timely appeals the judgment, the City may enforce the judgment pursuant to applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation unless the district justice, determining that there has been a violation, further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation until the fifth day following the date of the determination of such a violation by the district justice. Thereafter, each day that a violation continues shall constitute a separate violation.

(c) The Court of Common Pleas, upon petition, may grant an order to stay, upon cause shown tolling the per diem judgment pending a final adjudication of the violation and judgment.

(d) Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the City the right to commence any action for enforcement pursuant to this section.
(Ord. 3-1990, 91 §4. Passed 1-22-90.)
ARTICLE 1387
Tree Preservation Regulations for Land Developments

1387.01 Purpose.
1387.02 Scope; exemptions.
1387.03 Definitions.
1387.04 Requirements.
1387.05 Planting specifications.
1387.06 Approval/procedures.
1387.07 Compliance.
1387.08 Maintenance.
1387.99 Penalty.

1387.01 PURPOSE.
(a) The purpose of this article is to beautify and enhance the City's environment, preserve the benefits derived from trees, maintain plant and tree diversity, to maintain visual screening and to lessen air pollution, to promote clean air quality by increasing dust filtration, to reduce noise, heat and glare, and to emphasize the importance of trees as a visual buffer which serve to break the monotony of urbanized development of land, all of which aid in protecting the health and general welfare of the community.

(b) This article is intended to establish the minimum standards for tree plantings in relation to land development and land use in the City to accomplish the goals set forth above. It is not intended to be punitive or to cause hardship to any individual, private firm or public agency who uses every care and diligence to protect trees within the City.
(Ord. 13-1990, 91 Sec. 1. Passed 4-9-90.)

1387.02 SCOPE; EXEMPTIONS.
(a) A Shade Tree Plan shall be required for multi-family, commercial, office, institutional, recreation or industrial developments, redevelopments, additions or changes in use which require a zoning permit or subdivision approval, and involve a total impervious land area in excess of 5,000 square feet.

(b) Exempt activities include single family residential uses, alterations to or installation of signs, billboards, fences, carports and private garages, and alterations or construction to the interior of an existing structure that do not involve a change or expansion of the existing use.
(Ord. 13-1990, 91 Sec. 1. Passed 4-9-90.)

1992 Replacement
1387.03 DEFINITIONS.
(a) "Appendix A" means the Street Tree Fact Sheet and any list published and revised by the City Shade Tree Commission.

(b) "Clear sight triangle" means triangles established from a distance of:
   (1) Seventy-five feet from the point of intersection of the center lines if intersecting streets are twenty feet or more in width; or
   (2) If one or both streets are less than twenty feet in width, a clear sight triangle of fifty feet shall be maintained except that;
   (3) Clear sight triangles of 100 feet shall be provided for all intersections with arterial and major streets so designated in the circulation study of the 1985 City Comprehensive Plan.

(c) "Developer" means that person or persons or firm which is improving a parcel of land within the City who may or may not be the owner of such property.

(d) "Impervious surface" means a surface which is covered with a material that is incapable of being permeated by water and shall arrest the growth of vegetation.

(e) "Planting space" means an uninterrupted, permeable surface that is directly adjacent to the tree. It can contain grass, gravel, gradings, other pervious material but is considered to end where concrete, asphalt, or another impervious surface begins.

(f) "Right-of-way" means a public easement containing streets, medians, boulevards or sidewalks.

(g) "Tree, large" means a tree that is over forty-five feet in mature height.

(h) "Tree, medium" means a tree that is between thirty and forty-five feet in mature height.

(i) "Tree, small" means a tree of less than thirty feet in mature height.
(Ord. 13-1990, 91 Sec. 1. Passed 4-9-90.)

1387.04 REQUIREMENTS.
(a) For every 2,000 square feet of impervious surface, one tree shall be planted or retained and replaced if necessary. The City Shade Tree Commission may alter this requirement when circumstance requires it.

(b) All trees used shall be selected from the plant list in Appendix "A", "Street Tree Factsheets". If the developer is confronted with an unforeseen problem pertaining to tree species, the Commission shall be consulted for advice and recommendations. Not all trees on this list are suitable for all situations. Suitability shall be determined by the Commission. Additionally, as new varieties are developing and existing ones improved, this list shall be amended.

1992 Replacement
The use of any tree other than those in Appendix "A", "Street Tree Factsheets" requires the specific approval of the Commission.

Each tree shall be at least six feet in height and have a diameter of at least three inches measured at a height of two feet above the finished ground level when planted.

Only plant material grown in nurseries shall be procured for shade tree planting. Trees should be true to form and typical of the species or variety.

Plant material shall be balled and burlapped with native soil in which the material had been growing.

As different trees require different soil conditions, it may be necessary to add materials such as peat, sand, etc., to the existing soil prior to planting.

Trees planted shall have a planting space of at least twenty-five square feet.

Trees shall be located at least twenty-five feet away from each other if they are either small or medium trees, or forty feet apart if one or more is a large tree.

A tree at mature height cannot be located within ten feet of any utility line (underground or overhead), hydrant, parking meter standard or underground tank. The actual location of any tree shall be determined by considering visibility, proximity of utility poles, overhead and guy wires, driveways and underground utility installations. (In new subdivisions, all utility lines should be underground).

No tree or shrub shall be planted in the vicinity of any corner, street, intersection or access-way intersecting a public right-of-way where such tree or shrub may be an obstruction to visibility. Nor shall any tree or shrub interfere with the clear sight triangle requirement of the zoning code, or extend into street corner visibility areas or become a traffic hazard.

A clear sight triangle shall be provided at all streets and all marginal access streets. Within such triangles, no object other than utility poles shall be permitted which obscures vision above the height of thirty inches and below ten feet measured from the center line grade of intersecting streets.

(a) Tree pits shall be at least one and one-half times the size of the ball in width and depth. The top of the root ball shall be on the same grade as ground level.

(b) Planting Time. Any nursery stock may be planted after September 1 and before June 30 when the soil is frost-free.

1992 Replacement
(c) If balled and burlapped, the twine covering the upper half of the ball shall be rolled back or cut away after the plant has been set. If stock is grown or wrapped in a nonbiodegradable container, remove container or wrap before planting (such as plastic, treated burlap or wire baskets).

(d) The planting hole shall be backfilled to three-quarter full with soil, followed by at least five gallons of water. When the water has been absorbed, the hole shall be filled with topsoil and tamped lightly to finished grade and followed with an additional five gallons of water. An area of no less than twenty-five square feet shall remain open, free of bricks, concrete, asphalt, etc., around the base of the tree unless otherwise approved by the Commission.

(e) Upon completion of the transplanting operation the landowner may apply three inches of bark mulch over the planting area to retain moisture and prohibit weed growth.

(Ord. 13-1990, 91 Sec. 1. Passed 4-9-90.)

1387.06 APPROVAL/PROCEDURES.
(a) Prior to commencing any work, the developer shall submit a shade tree plan to the City Shade Tree Commission. This plan shall include the following:

(1) A north point and scale (scale not to exceed one inch equals forty feet with one inch equals twenty feet desirable).

(2) The location, size, surface materials and color of all structure(s), parking areas, storm retention areas and other man-made elements.

(3) The location, type, size and quality of proposed shade trees, common and botanical names shall be identified adjacent to the trees or by use of a key and legend.

(4) Scale shown for shade trees shall reflect mature size.

(5) The location of all underground and overhead utility lines, fire hydrants, underground tanks and adjacent right-of-ways.

(6) A completion date of all plantings.

(b) The Commission shall recommend that a zoning permit or subdivision approval be given if the plan meets the requirements listed above and the intent of this article without negatively impacting any other land use or the circulation of traffic.

(Ord. 13-1990, 91 Sec. 1. Passed 4-9-90.)

1387.07 COMPLIANCE.
All development or activities identified above that take place after the effective date of this article shall be required to conform to the provisions of this article.

(Ord. 13-1990, 91 Sec. 1. Passed 4-9-90.)
1387.08 MAINTENANCE.
The developer, his successor, and/or the property owner shall be responsible
for regular fertilization, pruning and other maintenance of all trees as needed,
including replacement, or as deemed necessary by the City Shade Tree Commission.
(Ord. 13-1990, 91 Sec. 1. Passed 4-9-90.)

1387.99 PENALTY.
Any person, firm or corporation who violates any of the provisions of this
article or who fails to comply with any of the requirements thereof, shall upon
conviction thereof be fined not less than twenty-five dollars ($25.00) and no more
than three hundred dollars ($300.00) and/or be imprisoned not more than ninety
days. Each day during or on which a violation occurs or continues shall be deemed a
separate offense. The imposition of any fine for any violation of this article shall
not excuse such violation(s) or permit same to continue.
(Ord. 13-1990, 91 Sec. 1. Passed 4-9-90.)
APPENDIX
SUGGESTED STANDARD FORMAT SKETCH PLAN

PROPERTY OWNER

PROPERTY OWNER

PROPERTY OWNER

EXISTING BARN

HOUSE

1986 Replacement

LOCATION MAP

SCALE 1" = 200'

CITY OF LEBANON

SCALE 1" = 100'

DATE

OWNER - SUBDIVIDER
LAND SUBDIVISION PLAN FOR

SUBDIVISION NAME OR OWNER

CITY OF LEBANON, LEBANON COUNTY, PA.

SURVEYED BY

DATE

SCALE

ADDRESS

PHONE

SOURCE OF TITLE

DEED BOOK

VOLUME

PAGE

I (WE) THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN ON THIS PLAN DO HEREBY CERTIFY THAT I (WE) HAVE LAID OFF, PLATTED AND SUBDIVIDED AND HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID ESTATE IN ACCORDANCE WITH ABOVE PLAN.

I (WE) DO FURTHER CERTIFY THAT I (WE), DEDICATE ALL STREETS OR ROADS, AS SHOWN ON ABOVE PLAN TO THE CITY OF LEBANON TO BE USED AS A PUBLIC ROAD FOR A WIDTH BETWEEN RIGHT OF WAY LINES SHOWN ON THIS PLAN.

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.
HINTS ON LOTTING

LOTS THIS WAY

NOT THIS WAY

When existing intersecting streets form acute-angled intersections

When diagonal streets cannot be avoided

Where future street extensions are not required in corners of the property

1986 Replacement
HINTS ON STREET INTERSECTIONS

RESULTING TRAFFIC PATTERNS

STREETS SHOULD INTERSECT AT NEARLY RIGHT ANGLES
WHERE GRADES ARE STEEP, STREETS SHOULD BE BUILT DIAGONALLY ACROSS CONTOURS.

UNDESIRABLE CONDITIONS ARE CREATED BY STREETS PARALLEL WITH CONTOURS.

STREETS BUILT AT RIGHT ANGLES TO CONTOURS ARE OF EXCESSIVE GRADE; COSTLY RETAINING WALLS ARE REQUIRED.

1986 Replacement