

Amend Chapter 119 Subdivision and Land Development with the following:

§119-25. Preliminary review process.

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B. Submission requirements.

(1) ~~Six~~Two initial copies, 24 inches by 36 inches, of the plan are required.

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F. ~~Developments of a regional impact and significance (DRIS). DRIS subdivision and/or land development plans shall be subject to the additional requirements listed below. DRIS subdivisions and/or land developments shall include the following:~~

[REPEAL ALL OF §119-25.F REGARDING THE ADDITIONAL REVIEW PROCESS FOR DEVELOPMENTS OF REGIONAL IMPACT AND SIGNIFICANCE]

§119-26. Final plan review process.

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B. Submission and approval. The final plan, complying with all applicable requirements, shall be submitted to the Township Secretary with an application for final approval within one year from the date of the unconditional approval of the preliminary plan. The one-year period may be extended by the Planning Commission upon a showing by the developer that circumstances beyond his control have prevented submission of the final plan within the one-year period and that such circumstances have been overcome or will be overcome in the foreseeable future. Failure to submit the final plan within such period requires submission of a new preliminary plan. ~~The Township will forward a copy of the final plan to the Lancaster County Planning Commission at the same time.~~

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(2) After approval by the Planning Commission, ~~two reproducible matte drafting films of the sizes as specified by the Recorder of Deeds~~ the final plan set shall be submitted to the Township Secretary for signature, ~~together with five paper prints, accompanied by an application for signature.~~ The developer shall also provide one electronic copy of the final plan in the format specified by the Township Engineer.

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§119-29. As-built plans.

As-built plans of all street improvements, stormwater management facilities, public water supply facilities, public sewage disposal facilities and other public improvements shall be filed at the completion of construction and before any dedication for public use. One paper set of as-built plans ~~shall be on reproducible matte drafting film~~ and one set ~~of as-built plans shall be~~ in an electronic format acceptable to the Township Engineer. ~~The as-built plan sets~~ shall be filed with the Township Secretary. Such plans

shall be filed prior to release of the guaranty and issuance of the completion certificate by the Township Engineer.

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§119-31. General plan requirements.

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B. Location and identification.

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- (8) A location map, drawn to a scale of a minimum of one inch equals 2,000 feet relating the subdivision or land development to at least two intersections of road center lines. ~~The approximate distance to the intersection of the center lines of the nearest improved street intersection shall be identified.~~

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§119-32. Required reports.

A. Water and sewer facilities feasibility report.

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- (7) If connection to an existing public water system is proposed, the subdivider or developer shall so state. ~~submit an agreement committing the public water system to provide such water as will be utilized by the subdivision or land development for such period of time and under such terms and conditions as the public water system provides water service elsewhere in its service area.~~

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- (11) In the case of subdivisions or land developments of five or fewer existing or proposed residential units, the water feasibility study is not required; ~~however, the applicant shall provide well test data indicating that a potable water supply, in accordance with DEP drinking water standards, exists on each lot with the final plan submittal. For this purpose, the subdivision or land development of land in the Agricultural District shall be considered to consist of all contiguous land owned on June 4, 1978, by the same landowner as lands owned by the applicant now proposed for subdivision or land development. Land shall be considered contiguous even though separated by public or private roads.~~

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B. Wetland studies

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- (4) Requirements for wetland studies:

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- (c) Included in the report as appendixes or tables should be:

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[3] A letter from ~~the DEP and/or~~ the United States Army Corps of Engineers verifying the wetland boundaries shall also be attached to the preliminary plan. The verified boundaries shall be shown on the preliminary plan map.

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~~[5] The applicant shall verify that all required permits from both the U.S. Army Corps of Engineers and DEP have been obtained. If no permit is required, a statement to this effect from these agencies shall be submitted.~~

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§119-34. Preliminary plans.

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E. Certificates, notifications, reports and studies.

(1) Certificates.

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(e) Where the plan indicates that water will be supplied through a means other than private wells owned and maintained by individual owners of lots, ~~a copy of a certificate of public convenience or an application for such certificate~~, a cooperative agreement or agreement to serve the area in question, whichever is appropriate, from the entity which will provide the public water supply shall be submitted.

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§119-37. Minor subdivision and/or land development plans.

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B. Location and identification. Minor subdivision and/or land development plans shall include all information required in § 119-31B and § 119-31C.

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§119-52. Streets, private streets, alleys and lot access requirements.

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L. Clear sight triangles and stopping sight distance at street intersections.

(1) Clear sight triangles. There shall be provided and maintained at all intersections a clear sight triangle. The triangle shall be formed by the center lines of the two intersecting streets and the stopping sight distance, as defined in Subsection L(2) below, in both directions along the center line of the intersected street. (See Appendix No. 14.) Clear sight triangles shall be indicated on all plans, and a note shall be provided on the plans which states that no structures, landscaping or grading may be constructed, installed or performed within the area of the clear sight triangle

which would obscure the vision of motorists. ~~All new deeds to be created for~~ lots which contain clear sight triangles shall provide that no structure, landscaping or grading shall be erected, installed or performed within the area of the clear sight triangle which will obscure the vision of motorists.

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O. Streetlighting. Streetlighting shall be provided along all new streets that are located within the designated growth area. The Planning Commission may also require streetlighting along new streets located outside the designated growth area on a case-by-case basis. Streetlighting standards shall be as follows:

(1) Streetlights shall be installed and spaced accordingly in order to provide the following lighting standards for streets:

Use	Location	Maintained Footcandles ¹	Uniformity Ratio (max:min) ²
Streets, street intersections and street signs	Residential subdivisions and land developments	0.4	6:1
	Nonresidential subdivisions and land developments	0.9	6:1

1 Illumination levels are maintained horizontal footcandles in a particular location that project onto pavement or other area surface.

2 Uniformity ratio is a measure of the dispersion of light on an area. The ratio is measured as maximum light level to minimum light level. Example: 6:1 for the given area, the maximum level of illumination ~~should be no~~ shall be less than six times the minimum level of illumination (0.4 x 6 = 2.4).

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R. Street construction standards. All roads or streets shown on the land development plans shall be constructed and improved in the manner described in this section.

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(8) Placement of backfill in trench excavations shall be as follows:

(a) Trenching in areas of new street or road construction ("unimproved").

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[2] Backfill the remainder of the trench with ~~PennDOT specification 2A stone backfill as found on the site (if such material is suitable and free from large rock and/or organic material)~~ in uncompacted lifts of no more than eight inches, compacting each lift to 90% proctor density. Backfill should continue in this manner until subgrade elevation is reached.

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S. Driveways, access drives and specific traffic control requirements.

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(2) Driveways. Driveways that serve any dwelling on a single lot or an agricultural use, at a minimum, shall be designed in accordance with the following:

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(g) Driveways shall be designed with clear sight triangles in accordance with §119-52.L.

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§119-53. Vehicular parking facilities; sidewalks and curbs.

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B. Sidewalks.

(1) Paved sidewalks shall be provided along the frontage of existing streets and on both sides of a new street and access drive that serve all subdivisions and land developments, with the exception to those subdivisions or land developments located outside the adopted designated growth area, as indicated in the Township Comprehensive Plan. The Township may require sidewalks outside the designated growth area if the subdivision or land development is located:

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C. Curbs.

(1) Concrete curbs shall be provided for all subdivisions and land developments along existing and proposed street frontages, access drives, and along the edge of any landscaped portions of a parking facility. For developments located outside the designated growth area, curbing shall not be required along all street frontages, access drives and along the edge of any landscaped portion of a parking facility, unless the Township Engineer determines it is necessary for stormwater management and control purposes. Concrete curbs may be required by the Township in subdivisions and land developments outside the designated growth area in the following locations:

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§119-56. Easements and utility location.

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B. Nothing shall be placed, planted, set or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement. This requirement shall be noted on the final plan and shall be included in all new deeds created for lots which contain an easement.

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§119-57. Survey monuments and markers.

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- B. Three monuments shall be spaced around the proposed project with precise bearings and distances labeled which reference those monuments to known property corners.

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~~(5) A computer readable point file, including property lines, corners, rights of way, and easements for the site, shall be submitted to the Township prior to final plan recordation.~~

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§119-59. Landscaping and street tree requirements.

The following landscaping requirements shall be in addition to any landscaping requirements of Chapter 135, Zoning:

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- G. Street trees shall be provided in all subdivisions and land developments which include new streets.

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- (4) The following tree species are acceptable to meet the street tree requirements. Other tree species may be used, provided acceptable information is submitted to indicate that the species are hardy trees or fits the sites ecosystem:

(a) Smaller trees suitable for placement under utility wires:

[1] American hornbeam (*Carpinus caroliniana*)

[2] American smoketree (*Cotinus obovatus*)

[3] Amur maackia (*Maackia amurensis*)

[4] Columnar sargent cherry (*Prunus sargentii* 'Columnaris')

[5] Constellation dogwood (*Cornus* x 'Rutcan')

[6] Crabapple, fruitless (*Malus* species)

[7] Eastern redbud (*Cercis canadensis*)

[8] Fringetree (*Chionanthus virginicus*)

[9] Ivory silk lilac (*Syringia reticulata* 'Summer Snow' or 'Ivory Silk')

[10] Okame cherry (*Prunus* x *incum* 'Okame')

[11] Paperbark maple (*Acer griseum*)

[12] Serviceberry (*Amelanchier lamarkii*) / Allegheny serviceberry (*Amelanchier laevis*)

[13] Thornless cockspur hawthorn (*Crataegus crus-galli* var. *inermis*)

(b) Medium trees suitable where adequate room for root and canopy growth is available and no overhead utility wires:

- [1] American yellowwood (*Cladastris kentukea*)
- [2] 'Frontier' Hybrid elm (*Ulmus carpinifolia* x *parvifolia* 'Frontier')
- [3] Goldenraintree (*Koelreuteria paniculata*)
- [4] Persian ironwood/Parrotia (*Parrotia persica*)
- [5] Thornless honeylocust (*Gleditsia triacantos* 'Imperial')
- [6] Upright European hornbeam (*Carpinus betulus* 'Fastigate')
- [7] *Zelkova serrata* 'Musashino'

(c) Large trees suitable for open areas:

- [1] American linden or basswood (*Tilia Americana*)
- [2] Blackgum (*Nyssa sylvatica*)
- [3] Ginkgo, fruitless (*Ginkgo biloba*)
- [4] Hybrid Maples
- [5] Japanese pagoda tree (*Sophora japonica*)
- [6] Japanese zelkova (*Zelkova serrata* 'Village Green', 'Green Vase', and 'Halka')
- [7] Katsura (*Cercidiphyllum japonica*)
- [8] London planetree (*Platanus x acerifolia* 'Bloodgood')
- [9] Prairie Pride hackberry (*Celtis occidentalis*)
- [10] Purple Robe black locust (*Robinia psuedoacacia* 'Purple Robe')
- [11] Red maple (*Acer rubrum*)
- [12] Shumard oak (*Quercus shumardii*)
- [13] Silver linden (*Tilia tomentosa* 'Sterling')
- [14] Swamp white oak (*Quercus bicolor*)
- [15] Sweetbay magnolia (*Magnolia virginiana*)
- [16] Sweetgum 'Rotundiloba' (*Liquidambar styracflua* 'Rotundiloba')

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§119-60. Sanitary sewage disposal and water supply.

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B. Water supply.

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(5) If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or land development, the applicant shall present evidence that the subdivision or land development is to be supplied by a certificated public utility, by a bona fide cooperative association of lot owners or by the public water provider. A ~~copy of a certificate of public convenience or an application for such certificate,~~ a cooperative agreement or a commitment to serve the area in question, whichever is appropriate, shall be acceptable evidence.

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§119-61. Mandatory recreation dedication.

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I. Fee-in-lieu funds disposition. Moneys received from developers shall be placed in a capital reserve fund. Funds may be spent for recreational facility acquisition and/or development ~~in the district from which such funds were generated or may be spent for the acquisition and development~~ of a community park or other centralized recreation facility designed to serve all Township residents.

~~J. Recreation planning districts. Three recreation planning districts shall be established in accordance with provisions established in the Comprehensive Park and Recreation Plan. Such recreation planning districts are set forth on the map which is set forth in Appendix No. 20.~~

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[DELETE APPENDIX 20 RECREATION DISTRICTS]

Amend Chapter 135 Zoning with the following:

§135-262. Townhouses.

Townhouses shall be subject to the following requirements:

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~~E. Individual dwelling units within townhouse buildings shall not have direct driveway access onto the inside or outside radius of street curves.~~

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§135-301. Classification of streets and establishment of building setback lines.

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A. Arterial streets. Arterial streets are used primarily for fast or heavy traffic, including all roads classified as main and secondary highways by PennDOT.

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(3) For the purposes of applying the standards of this chapter, the following roads shall contain an arterial road classification and contain an ultimate right-of-way width of 60 feet:

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(c) ~~Merts Drive~~ Eagle Parkway (T-833), entire length.

B. Collector streets. Collectors streets carry traffic from minor streets to the major system or arterial streets, including the principal entrance streets of a residential development and streets within such a development.

(1) For the purposes of applying standards of this chapter, the following roads shall contain a collector road classification and contain an ultimate right-of-way width of 80 feet:

(a) ~~Ridge Run Road (T-316) between Route 230 and Cloverleaf Road (S.R. 4025); (Reserved.)~~

(b) (Reserved.)

(2) For the purposes of applying the standards of this chapter, the following roads shall contain a collector road classification and contain an ultimate right-of-way width of 60 feet:

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(x) ~~Other collector streets identified on the Official Map.~~ Ridge Run Road (T-316)

(y) Other collector streets identified on the Official Map.