

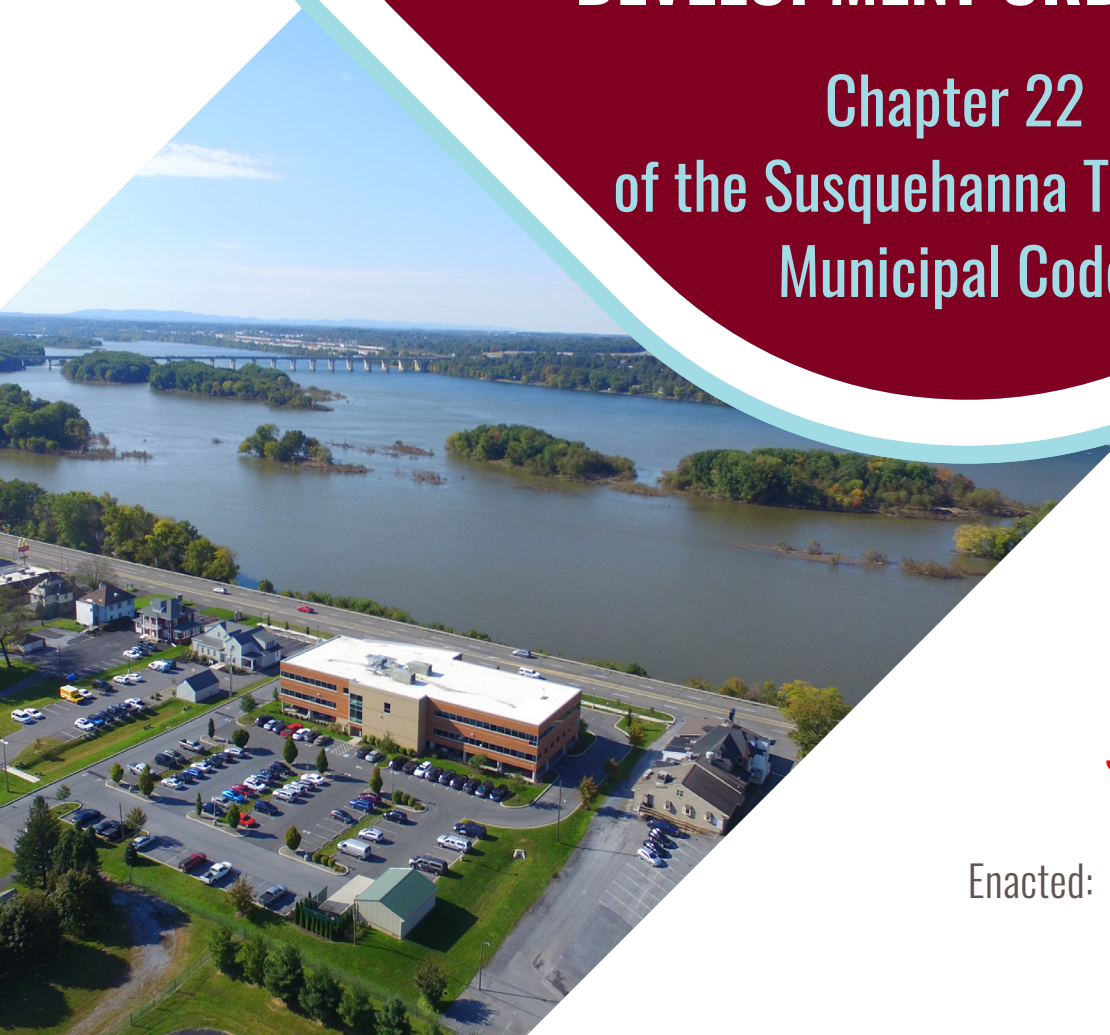


Susquehanna
TOWNSHIP



SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Chapter 22
of the Susquehanna Township
Municipal Code



DRAFT

January 21, 2022

Enacted:

Effective:



**SUSQUEHANNA TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

SUSQUEHANNA TOWNSHIP, PENNSYLVANIA

CHAPTER 22 OF THE SUSQUEHANNA TOWNSHIP MUNICIPAL CODE

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PART 1 GENERAL PROVISIONS

§22-101 Short Title

This Chapter shall be known and may be cited as the "Susquehanna Township Subdivision and Land Development Chapter."

ENACTED: [SPECIFY DATE OF ENACTMENT]
EFFECTIVE: [SPECIFY EFFECTIVE DATE OF ORDINANCE]

§22-102 Purpose

This Chapter has been adopted by the Susquehanna Township Board of Commissioners for the following purposes:

- (A) To ensure the overall health, safety, and general welfare of the residents of the Township;
- (B) To enable the development of the Township in an orderly, efficient, integrated, and harmonious manner;
- (C) To guide the future growth and development of the Township in conformance to the *Sustainable Susquehanna 2030* Comprehensive Plan and to other relevant regulations, maps, studies, and reports adopted in furtherance thereof;
- (D) To ensure that streets in and bordering a subdivision or land development shall be coordinated, and be of such design, and in such locations as deemed necessary to accommodate prospective traffic and parking, and to facilitate fire protection and other emergency services;
- (E) To require adequate, appropriately located easements or rights-of-way for existing and future utilities, snow removal, trails, and storm drainage facilities;
- (F) To ensure that any lands offered for dedication or otherwise reserved for use as public or common grounds shall be of suitable size, configuration, and topographical character for their designated uses;
- (G) To ensure conformance of subdivision and land development proposals with the availability of municipal services and public facilities, and the coordination of intermunicipal programs;
- (H) To preserve lands subject to inundation or flooding from subdivision or land development which would endanger life or property or further aggravate or increase the existing flooding or inundation conditions;
- (I) To encourage and promote flexibility, economy, and ingenuity in the layout and design of subdivisions and land developments, including provisions authorizing the Township to modify the requirements of this Chapter in accordance with concepts and practices consistent with the modern and evolving, generally accepted principles of site planning, engineering, and land development;
- (J) To provide equitable and expeditious handling of all subdivision and land development proposals by providing uniform procedures and standards;
- (K) To encourage subdivision and land development in accordance with principles and practices which conserve energy, both during and after construction, and which encourage the use of alternative energy sources by the layout of the lots and the siting of buildings;

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- (L) To ensure conformance of subdivision and land development plans with the public improvements of the Township, and coordination of inter-municipal, county, and Pennsylvania improvement plans and programs;
- (M) To provide adequate open space lands and recreation facilities;
- (N) To preserve and protect natural resources and to prevent pollution of air and water so as to maintain the quality of life within the Township and adjacent lands;
- (O) To maintain the character and the social and economic stability of the Township and to encourage the orderly and beneficial development of the community; and
- (P) To provide for the buffering of certain types of land uses to minimize their impact upon their surroundings.

§22-103 Authority and Contents

- (A) Authority. This Chapter is enacted and ordained under the grant of powers by the General Assembly of the Commonwealth of Pennsylvania, Act 247, "The MPC," July 31, 1968, as amended, hereinafter referred to as "MPC."
- (B) Contents. This Chapter contains regulations which include, but are not limited to the following:
 1. Provisions for the submittal and processing of plats, including the charging of review fees, and specifications for such plats, including certification as to the accuracy of plats and provisions for preliminary and final approval and for processing of final approval by stages or sections of development.
 2. Design standards and guidelines for the overall layout, configuration, and placement of lots, roads, open space, parks, public facilities, and other physical improvements on property to promote orderly development within the Township
 3. Engineering and technical standards, including appropriate financial guarantees, governing the manner by which various improvements including streets, bridges, common facilities, water supply and sewage facilities infrastructure, stormwater management facilities, walkways, lighting, parking lots, and other improvements are properly constructed.

§22-104 Jurisdiction

- (A) General. The Township Board of Commissioners shall, with the recommendation of the Planning Commission, review, and act upon as appropriate all subdivision and land development plans as defined below and in Part 7 of this Chapter which are located entirely or in part of the Township.
- (B) Subdivision and Land Development. No subdivision or land development of any lot, tract, or parcel of land as defined in this Chapter, shall be made, and no Street, alley, sanitary sewer, storm drain, water main, gas, oil or electric line, or other improvements in connection therewith, shall be laid out, constructed, or dedicated for public use, or travel, or for the common use of occupants of a building abutting thereon, except in strict accordance with this Chapter.
- (C) Sale of Lots, Issuance of Building Permits, or Erection of Buildings. No lot in a subdivision or land development may be sold, and no permit to erect, alter, or repair any building upon land in a subdivision or land development will be issued unless and until a subdivision and/or land development plan has been approved, and where required, recorded, and until the required improvements in connection therewith have either been constructed or guaranteed for construction in

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the form of a bond, escrow, or other means approved by the Township under the advice of the Township Engineer and Solicitor, in accordance with the laws of the Commonwealth of Pennsylvania.

- (D) Condominiums. No provision of this Ordinance shall be construed to prohibit condominium ownership as permitted by the applicable enabling legislation of the Commonwealth of Pennsylvania.

§22-105 Applicability

- (A) This Chapter shall provide design standards and other regulations pertaining to the development of land, whereas the Township Zoning Ordinance (Chapter 27 of the Township Municipal Code) provides parameters on the Use of land. Both documents correlate with each other to provide the overall regulations administered by the Township Board of Commissioners, Planning Commission, Zoning Officer, Subdivision Administrator, and/or Zoning Hearing Board, as specified in said Ordinances.
- (B) Nothing in this Chapter shall be deemed or construed to void, nullify, abrogate, modify, limit or otherwise adversely affect any right vested under applicable law at the time of enactment of this Chapter, whether such right arose under a subdivision or land development plan or development agreement proposed by a person and accepted or approved by the Township. This Chapter is not intended to interfere with or abrogate or annul any more restrictive Easements, Covenants, Building Restrictions, or other agreements between parties relating to Use or development of land.
- (C) No subdivision or land development of any lot, tract or parcel of land located in Susquehanna Township shall be effected; no Street, sanitary sewer, storm sewer, water main, or other facilities in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of buildings thereon unless and until a final subdivision plan has been approved by the Board of Commissioners and publicly recorded in the manner prescribed herein.
- (D) No lot in a subdivision will be sold; no permit to erect or alter any building upon land in a subdivision or land development will be issued; and no building will be erected or altered in a subdivision or land development, unless and until a final subdivision plan has been approved by the Board of Commissioners and recorded, and until construction of the improvements required in connection therewith has been guaranteed in the manner prescribed herein.
- (E) Unit or condominium development is included within the meaning of subdivision and land development as defined herein and must comply with these regulations. Such compliance shall include, but not be limited to, the filing of preliminary and Final Plans, payment of established fees and charges, location of each structure and clear definition of each unit, public easements, common areas, improvements, and all easements appurtenant to each unit and all other land development plan requirements.
- (F) Preliminary and Final Plans shall indicate the location of each structure and clearly define each unit and shall indicate public easements, common areas, and improvements, all easements appurtenant to each unit and improvements to public right-of-way.
- (G) These rules and regulations shall apply equally to all plans for development regardless of the form of ownership, including but not limited to developments owned as condominiums (including single lot condominiums), in fee simple, as life estates, or in ownerships subject to common ownership, common elements or other forms of ownership.

§22-106 Interpretation

- (A) The regulations specified within this Chapter shall be considered minimum regulations and shall be applied uniformly to all individuals and businesses within the jurisdiction of the Township.
- (B) When this Chapter places a greater restriction than is imposed or required by other provisions of law, or by other rules, regulations, Ordinances, or by private restrictions, covenants, or declarations, the provisions set forth in this Chapter shall prevail, except where otherwise specifically stated herein. Without limitations of the foregoing, in the event of a conflict between or among the provision of this Chapter, the Township's Subdivision and Land Development Ordinance, and/or any other duly enacted Chapter of the Township, the conflicting provisions shall be given precedence in the following order:
 - 1. The provisions of this Chapter;
 - 2. The provisions of Chapter 27 of the Township Municipal Code; and
 - 3. The provisions of the Township's other duly enacted Ordinances with precedence among them given to the provision bearing the latest date of passage.
- (C) If there is a conflict between or among the provisions of this Chapter, the stricter regulation shall apply.

§22-107 Severability

Should a court of competent Jurisdiction declare any Part, subsection, or provision of this Chapter invalid or unconstitutional, this decision shall not affect the validity or constitutionality of this Chapter as a whole, or any part thereof, other than the part so declared to be invalid or unconstitutional.

§22-108 Violations, Penalties, and Remedies

- (A) Any person, partnership, or corporation who or which has violated the provisions of this Chapter or of the MPC, as amended, upon being found liable thereof in a civil enforcement proceeding commenced by the Township, shall pay a judgment of not less than one hundred dollars (\$100.00) but no more than five hundred dollars (\$500.00) plus court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied, or payable until the date of the Determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure.
- (B) Each day that a violation continues shall constitute a separate violation unless the District Justice determines that there was good faith basis for the person, partnership, or corporation violating this Chapter who believed that there was no such violation until the fifth (5th) day following the date of the Determination of a violation by the District Justice and each day thereafter that a violation continues shall constitute a separate violation. All judgments, costs, and reasonable attorney fees collected for the violation of this Subdivision and Land Development Chapter shall be paid over to Township.
- (C) The Court of Common Pleas, upon petition, may grant an order to stay, upon cause shown, tolling the per diem fine, pending a final adjudication of the violation and agreement.
- (D) Nothing contained in this Chapter shall be construed or interpreted to grant any person or entity other than the Township the right to commence any action for enforcement to this Chapter.

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(E) Preventative Remedies.

1. In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, to correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building.
2. The Township may refuse to issue any permit or grant any approval necessary to further improve any real property which has been developed or has resulted from a subdivision in violation to this Chapter. As an additional condition for the issuance of any permit or approval, the Township may require compliance with the conditions that would have been applicable to the property at which time the Applicant acquired it.

§22-109 Administration and Records

(A) Administration.

1. The provisions of this Chapter shall be administered by the Township's Subdivision Administrator or designee within the Township Community & Economic Development Department.
2. The administration and enforcement duties of the Subdivision Administrator shall include but not be limited to the following:
 - a. Receive and review all applications and submissions related to any proposed subdivision or land development for completeness.
 - b. Provide a written review and report of all applications received as to their compliance with the requirements of this Chapter and other applicable laws, rules, regulations, and standards.
 - c. Determine compliance with the requirements of this Chapter and coordinate among the various number of internal and external stakeholders participating in the process prior to plan submission, prior to plan approval, during construction, and after construction has been completed.
 - d. Bring applications and reports to the Township Planning Commission and Township Board of Commissioners for consideration and action.
 - e. Issue written stop, cease, and desist orders and other written orders for correction of all conditions found to be in violation of provisions of this Chapter.
 - f. Create and maintain standardized forms for applications and other required documents.
 - g. In addition to the above, administration of the subdivision and land development ordinance also involves coordination with state and federal laws and other municipal ordinances. These include but are not limited to regulations covering waterways and wetlands, erosion, driveways entering highways, stormwater and floodplain management, water and sewer facilities, zoning, and building codes.

- (B) Records. The Township shall keep a public record of its correspondence, findings, recommendations, and actions relating to plans filed for review, in accordance with the policies, procedures, and guidelines established by the Township Board of Commissioners and Planning Commission.

§22-110 County Review

Applications for subdivision and land development located within the Township shall be forwarded upon receipt, with the appropriate review fee, to the Dauphin County Planning Commission for review and report. As evidence of their review and report, officials of the Dauphin County Planning Commission will sign Final Plans which have been formally approved by the Township before such plans are presented for recording.

§22-111 Fees and Costs

- (A) The Township Board of Commissioners shall adopt and amend by resolution a schedule of fees, payable by the Applicant to the Township for the filing of preliminary and Final Plans.
- (B) The Township Board of Commissioners shall adopt and amend by resolution a schedule of escrow deposits to be paid by the Applicant to the Township at the time of the filing of an application, sufficient to pay all Township expenditures anticipated in the course of its review and disposition of plans.
 - 1. Costs incurred by the Township in excess of the escrowed amount shall be paid by the Applicant prior to the granting of approvals or permits.
 - 2. If costs incurred by the Township are less than the escrowed amount, the difference shall be refunded to the Applicant following disposition of the plans.
- (C) No application for preliminary or Final Plan approval shall be filed and processed until the fees and/or escrow deposit, as set forth below, shall have been paid.
- (D) Township expenditures subject to escrow include but are not limited to the following:
 - 1. Engineering and other technical services performed by landscape architects, geologists, planners, and other professionals during the plan review.
 - 2. Construction inspection and the testing of materials.
 - 3. Services of the Township Solicitor in reviewing and/or preparing documents related to the plan reviews.
 - 4. Actual costs of recording
 - 5. An administrative charge of fifteen (15) percent of the total costs described in the previous four subsections.
- (E) Escrow accounts for fees to conduct the necessary inspection and review services provided by the Township during the construction of improvements approved in the Final Plan shall be established as part of the developer's agreement required in §22-610.
- (F) Disputes. In the event that the Applicant disputes the amount of any such review fee, the Applicant shall, within forty-five (45) days of the billing date or the notice of withdrawal by the Township of an amount held in escrow, notify the Township and their consultant that the fees are disputed. In such case the Township shall not delay or disapprove a subdivision or land development due to the Applicant's request regarding disputed fees. The Applicant shall within thirty (30) days after the transmittal date of a bill for inspection services or forty-five (45) days of the date of transmittal of a final bill for inspection services, notify the Township and their professional consultant that the fees are disputed. The fee dispute process established in the Pennsylvania Municipalities Code generally includes following steps:

1. In the event that the Township and the Applicant cannot agree on the amount of any review fees which are reasonable and necessary, then the Township and Applicant shall jointly by mutual agreement, appoint another professional consultant serving as arbitrator to examine the disputed review fees and make a determination as to the amount thereof which are fair and reasonable within fifty (50) days.
2. Appropriate payments or reimbursements shall be made within sixty (60) days following the decision by the arbitrator.
3. If the Township and Applicant cannot agree on an independent professional consultant to serve as arbitrator within twenty (20) days of the billing date, then upon application of either party, the President Judge of the Court of Common Pleas of the judicial district in which the municipality is located shall appoint an engineer who shall be neither the Township engineer or any professional engineer who has been retained by, or performed services for the Township or Applicant within the preceding five (5) years.
4. The fee of the appointed arbitrator shall be paid by the Applicant if the amount of payment required in the decision is equal to or greater than the original bill. If the amount of payment is less than the original bill by five thousand dollars (\$5,000) or more, the arbitrator may require part of full payment from the Applicant or professional consultant. In all other cases, the consultant and the Township should each pay one half of the fees of the professional engineer.

§22-112 Modifications and Waiver of Requirements

- (A) The provisions of this Chapter are minimum standards for the protection of the public welfare. However, upon review and recommendation by the Township Planning Commission, the Township Board of Commissioners may grant a modification or wavier of the requirements of one or more provisions of this Chapter, if the literal enforcement of them would exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modification(s) will not be contrary to the public interest and that the purpose and intent of this Chapter is observed.
- (B) All requests for modifications shall be provided in writing and be part of the application for subdivision and/or land development. In the request for a modification, the Applicant shall:
 1. State in full the grounds and facts of unreasonableness or hardship on which the request is based or demonstrate that an alternative standard can provide equal or better results;
 2. List the provision(s) of this Chapter involved; and
 3. State the minimum modification necessary.
- (C) Any request for a modification of §22-205 Preliminary Plan Requirements that requires formal plan submission and approval, shall be accompanied by a Sketch Plan in accordance with §22-203.
- (D) The request for modification shall be referred to the Township Planning Commission for advisory comments.
- (E) The Township Board of Commissioners shall keep a written record of all action on all requests for modification.
- (F) A modification to waive the Preliminary and Final Plan filing requirements may be granted by the Subdivision Administrator for no impact subdivision and land development as per §22-XXX, where

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it is determined by the Technical Review Committee that the proposed subdivision or land development does not exceed the thresholds listed in §22-XXX A. and B.

§22-113 Amendment Procedure

- (A) The Township Board of Commissioners may, from time to time, amend, supplement, change, modify, or repeal this Chapter by proceeding in accordance with the MPC. The Township Board of Commissioners shall, by resolution adopted at a regular or special meeting, fix the time and place of a public hearing on the proposed amendment, and cause public notice thereof to be given as follows:
1. By publishing a notice thereof once each week for two successive weeks in a newspaper of general circulation within the Township. The first notice shall not be more than thirty (30) days or less than seven (7) days from the date of the hearing.
 2. The notice shall state the time and place of the hearing, the general nature of the proposed amendment and that full opportunity to be heard will be given to any citizen and all parties with an interest in attending such hearing.
 3. Whenever a proposed amendment affects a particular property, there shall be posted upon said property or premises at such place or places as the Township Board of Commissioners may direct, notice of said proposed amendment.
- (B) All proposed amendments before adoption shall be referred to the Township Planning Commission and Dauphin County Planning Commission at least thirty (30) days prior to the public hearing, for recommendation and report, which shall be advisory.

PART 2 SUBDIVISION AND LAND DEVELOPMENT APPLICATION & APPROVAL REQUIREMENTS

§22-201 General

- (A) Whenever a subdivision of land or land development is desired to be affected in the Township, a plan of the layout of such subdivision or land development shall be prepared, filed, and processed according to the requirements of this Part.
- (B) Figure 2-1 illustrates the application submission and approval workflow.

§22-202 Preapplication Meeting

1. Purpose. Before submitting a formal application, the Applicant is strongly encouraged to have an informal meeting with Township personnel to introduce the proposed project to the Township. During this meeting, Township staff will provide guidance and assist the developer in understanding Township regulations and determining the application's feasibility, suitability, and timing. A rough sketch of the development proposal should be produced for discussion purposes only but will not be binding. The intent of this step is for the developer to obtain information and guidance from the Township before entering into any commitments or incurring substantial expenses with regard to the site and the plan preparation. All preapplication meetings shall be scheduled by the Township.
2. Relationship to Formal Review Process. A preapplication meeting submission shall not be deemed the beginning of the time period for review as prescribed by law. The preapplication conferences are intended to be advisory only and shall not bind the Township to approve any application for development.
3. Fee Required. Preapplication meetings are subject to the fees and costs provisions specified under §22-111.

§22-202 Types of Plans

All applications for subdivision and/or land development shall be classified as Sketch Plans, Preliminary Plans, Final Plans, or Minor Plans, as further regulated herein. Figure 2-1 graphically presents the general plan processing procedure.

- (A) Sketch Plans. Prior to submitting an application for subdivision and/or land development, the applicants may submit a Sketch Plan to the Township Planning Commission for advice on the requirements necessary to achieve conformity with the standards of this and other applicable municipal ordinances, as well as, to alert the Applicant to other factors which must be considered in the design of the subdivision or land development. Sketch Plans shall be submitted in accordance with the requirements of Part 203, Sketch Plan Requirements and Part 204, Sketch Plan Review Procedure. A Sketch Plan may be filed in cases where only a portion of the property is currently proposed for subdivision or land development to show how the immediate proposal can fit logically into an overall plan for the entire site.
- (B) Preliminary Plans. A Preliminary Plan is required to be filed for all proposals for subdivision and/or land development in accordance with the requirements of Part 205, Preliminary Plan Requirements and Part 206, Preliminary Plan Review Procedure.
- (C) Final Plans. A Final Plan is required to be filed and recorded for all proposals for subdivision and/or land development in accordance with the requirements of Part 207, Final Plan Requirements, and Part 208, Final Plan Review Procedure, and Part 209, Recording of the Final Plan.

Figure 2-1 Subdivision and Land Development Process

**Subdivision and/or Land Development
Plan Review Procedure**

Sketch Plan – Parts 203 and 204

- Plan Filing 10 calendar days prior to Planning Commission meeting [Electronic (PDF)]
- Planning Commission review

Preliminary Plan – Parts 205 and 206

- Plan Filing 15 days prior to Technical Review Committee meeting. [Three (3) large scale paper copies, 2 ledger size copies, 2 copies of all documents, plus electronic (PDF) of all plans and documents]
- Planning Commission review 12 days after Technical Review Meeting plus review by outside agencies (as required)
- 90-day review period from date of Planning Commission meeting acceptance (or extension)
- Township Board of Commissioners Approval/Denial Subject to Conditions of Preliminary Plan

Final Plan – Parts 207, 208, and 209

- Plan Filing 15 days prior to Technical Review Committee meeting. [Three (3) large scale paper copies, 2 ledger size copies, 2 copies of all documents, plus electronic (PDF) of all plans and documents]
- Planning Commission review 12 days after Technical Review Meeting plus review by outside agencies (as required)
- Township Board of Commissioners Approval/Denial of Final Plan
- Recording of the Final Plan within (90) days at the Office of the Recorder of Deeds of Dauphin County

Minor Plan Review Procedure

Minor Plan – Part 210

- Plan Filing 15 days prior to Technical Review Committee meeting. [Three (3) large scale paper copies, 2 ledger size copies, 2 copies of all documents, plus electronic (PDF) of all plans and documents]
- Planning Commission review 12 days after Technical Review Meeting plus review by outside agencies (as required)
- 90-day review period from date of Planning Commission meeting acceptance (or extension)
- Approval/Denial/Approval Subject to Conditions of Minor Plan
- Recording of the Minor Plan within (90) days at the Office of the Recorder of Deeds of Dauphin County

- (D) Minor Plans. Applications that qualify as Minor Plans may be submitted for Final Plan processing and approval, in accordance with the standards and requirements of Part 210, Minor Plan Submission Requirements and Review Procedure.

§22-203 Sketch Plan Requirements

- (A) Purposes. The purposes served by a Sketch Plan are as follows:

1. To inform the Township of an Applicant's intent to subdivide and/or develop a property, and graphically show the concepts and extent of the proposal.
2. To allow the Township to provide non-legally binding advice and guidance to an Applicant so that:
 - a. Overall layout and circulation issues can be resolved prior to preparation of Preliminary Plans.
 - b. The Preliminary Plan approval process may then be able to proceed more efficiently.
3. To show how a tract of land may be further subdivided or developed in cases where only a portion of a property is currently under an active proposal.
 - a. The Sketch Plan should include sufficient information to clearly indicate the character and extent of the proposed subdivision or land development and its relationship to existing conditions and facilities within the area in which it is to be located. Part 203(B) outlines the Sketch Plan information requirements.
4. Sketch Plans shall have no legal standing with regard to the formal plan approval process mandated by the MPC but are recommended and will be considered as a tool for discussion and guidance regarding future development issues.
5. Prior to the preparation of any plans, the Applicant should consult the Dauphin County Conservation District representative concerning the preparation of plans for erosion and sedimentation control.
6. The Applicant shall determine the accessibility of public sewerage and public water to the development site.
 - a. Location. If the site is located within an area planned or currently receiving public sewer and/or water services, the Applicant shall consult with the Municipal Authority and/or appropriate water utility.
 - b. Water Supply. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the Board of Commissioners that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable.

c. Sewer Supply.

- i. If the site is located within an area planned or currently receiving public sewer and/or water services, the Applicant shall consult with the Municipal Authority and/or appropriate water utility.
- ii. If on-site sewer systems are applicable, soil suitability testing shall be required and verified by the local Sewage Enforcement Officer.

7. The Applicant shall also determine if the site is located in an identified flood hazard area, in which case applicable floodplain management requirements shall be complied with.

(B) Sketch Plan Information. A Sketch Plan submission should be clearly marked "Sketch Plan" and drawn legibly to a scale of not greater than 1:200. The plan need not be a precisely surveyed or engineered plan, and it should show the following information:

1. The entire tract boundary, total acreage, and acreage of each lot.
2. Existing and proposed streets, easements, lots and lot arrangement, existing and proposed buildings, approximate building envelopes and other improvements, and utilities.
3. Contour lines at five (5) to ten (10) foot intervals, based on U.S.G.S. datum.
4. Physical, and man-made features, including fields, pastures, meadows, and wooded areas; trees, hedgerows, and other significant vegetation; steep slopes (over 25%); rock outcrops; ponds, ditches, and drains; dumps and storage tanks; streams within two hundred (200) feet of the tract and associated floodplains, and man-made features such as structures, foundations, walls, wells, trails, and abandoned roads.
5. Approximate locations for stormwater control facilities, if necessary.
6. Location plan showing the relationship of the subject tract to the surrounding road network and major physical features.
7. North point and scale.
8. Name and address of the owner.
9. Zoning district information.
10. Name and address of the engineer, surveyor, or architect, if applicable.
11. Any additional information which the Applicant believes will help explain the proposal.

(C) The Applicant shall make a request to the Township's Subdivision Administrator or designee to be scheduled on the meeting agenda of the Township Planning Commission for presentation and discussion of the Sketch Plan, provided the plan is received six (6) business days prior to the next regularly scheduled Township Planning Commission meeting.

(D) Waiver of Preliminary Plan Filing Requirements. Upon submission of a written request and/or Sketch Plan application, the Subdivision Administrator, shall have the authority to waive the requirement of a Preliminary Plan submission for subdivision or land development plans meeting criteria set forth below. The Applicant shall provide written justification for the waiver request and applicable fee in accordance with §22-112 of this Chapter. Upon determination that the purpose of the preliminary

plan submission is not being circumvented, the Subdivision Administrator, with the concurrence of the Technical Review Committee, shall waive the preliminary plan submission requirement for the following:

1. Subdivisions containing ten (10) or fewer lots.
 2. Land developments containing 10 or fewer nonresidential units of occupancy.
 3. Conversion of an existing nonresidential building into not more than twenty (20) residential units. However, the preliminary plan submission requirement shall not be waived by the Subdivision Administrator if the subdivision or land development will generate 50 or more added vehicle trips (inbound plus outbound) during the site's peak traffic hour.
 4. A plan where no change in the location of existing access drives or the installation of new access drives is proposed.
 5. Projects that will not generate additional sewage flow requiring approval of a planning module by the DEP.
 6. Projects that will not cause a change to the Township's Official Map or require an action of the Board of Commissioners concerning air rights, lease or other agreements.
 7. Projects that meet the requirements of the Stormwater Management Ordinance.
 8. The project is not proposed to be developed in phases.
 9. The project has received zoning approval.
- (B) Required Final Plan. The Final Plan submission shall include all of the data and information as required by §22-207 and §22-208 of this Chapter.

§22-204 Sketch Plan Review Procedure

- (A) The Township Planning Commission shall review Sketch plans in accordance with the criteria contained in this Chapter and with other applicable regulations. The Planning Commission shall discuss the plan with the Applicant and advise them as promptly as possible of the extent to which the proposed subdivision or land development conforms to the Township Comprehensive Plan, Official Map, and relevant standards of this Chapter, and will discuss possible plan modifications that would increase its degree of conformity. The Applicant may also choose to submit an alternative Sketch Plan(s). Aspects of the Sketch Plan that shall be specifically evaluated include but are not limited to:
1. The location of all areas proposed for disturbance (streets, foundations, yards, utilities, septic disposal systems, stormwater management areas etc.) with respect to notable features of natural or cultural significance as identified on the Applicant's plan.
 2. The potential for Street connections with existing streets, other proposed streets, or potential developments on adjoining parcels.
 3. The location of proposed access points along the existing road network.
 4. The general location and extent of open space, preserved land, and trail system.
 5. The location and extent and configuration of buildings, parking lots, and common areas in multifamily and commercial developments.

6. The proposed building density and impervious coverage.
7. The compatibility of the proposal with respect to the objectives and policy recommendations of the Comprehensive Plan, the Open Space Plan, and other pertinent Township plans and studies.
8. Consistency with Chapter 27 Zoning of the Township Municipal Code.

§22-205 Preliminary Plan Requirements

- (A) General. This Section contains the requirements for Preliminary Plans for subdivisions and/or land developments in terms of Drafting Standards, Basic Information, Existing Features, and Proposed Features.
- (B) Three (3) large scale paper copies, ten (10) reduced-scale copies (11" x 17), and one (1) electronic (PDF) copy of the Preliminary Plan shall be filed with the Subdivision Administrator or designee, at the Township Office during normal Township business hours.
- (C) Notice of all applications for the approval of a subdivision and land development shall be given by conspicuously posting written notice of the application on the affected tract prior to submission of the Preliminary Plan. This notice shall adhere to the following:
 1. The notice must remain in place until Final Plan approval is given.
 2. The notice shall be printed on a sign with the minimum dimensions of 24" x 36" of the type used for real estate sales.
 3. The sign shall state the following: "This property is subject to a subdivision and land development application in Susquehanna Township."
 4. The sign(s) shall be posted in such locations that are clearly visible from an adjacent roadway or roadways.
 5. Proof of posting by way of dated photograph must be provided in the application submitted to the Township.
- (D) Drafting Standards. Plans shall be professionally prepared in compliance with the following:
 1. The plan shall be drawn to a standard engineering scale not exceeding 100' feet to the inch.
 2. Sheet size shall be or 24" X 36", appropriately related to the scale of the drawing.
 3. All sheets shall be the same size, and be numbered relative to the total number of sheets (i.e., 1 of 5, etc.)
 4. Where two (2) or more sheets are needed to show the entire tract, a reduced scale key plan shall be provided to show how the sheets fit together. Match lines shall be shown.
 5. A reduced scale plan of the entire site at a scale greater than one hundred (100) feet to one (1) inch (1:100) may be required in cases where it would facilitate the review and approval process. Applicants are encouraged to submit such plans in cases where they are not required.

6. Property lines shall be drawn and labeled in conformance with the act of May 23, 1945 (P.L. 913, No. 367), known as the "Engineer, Surveyor, and Geologists Registration Act," and accepted surveying and civil engineering practices, including dimensions shown in feet and decimal fractions thereof, and bearings shown in degrees, minutes, and seconds.
 - a. Tract boundary lines shall be the heaviest property lines.
 - b. Proposed lot lines shall be the next heaviest.
 - c. Possible future lots, if shown, shall be the lightest line weight, and may be shown as dashed lines.
 - d. Property lines to be eliminated where two (2) or more lots are proposed to be joined in common deed should be properly noted and depicted on the boundary to be removed.

(F) Basic Information. All Preliminary Plans shall show the following basic information:

1. Name of the subdivision or land development.
2. Location of Plan "Susquehanna Township, Dauphin County" in title block.
3. Name, address, email, and phone number of Applicant.
4. Name, address, email, and phone number of the firm which prepared the plan and professional seal of the individual certifying its accuracy and compliance with applicable standards.
5. Date of preparation of the plan, a descriptive list of revisions to the plan, and the revision dates.
6. North point and scale displayed in graphic and written form.
7. Location plan showing the relationship of the subject tract to the surrounding road network, adjacent properties, and major physical features.
8. The entire tract boundary with bearings and distances and total tract acreage.
9. A list of the basic dimensional and density requirements of the applicable zoning district, compared to the Applicant's proposal.
10. Zoning classification(s) of all lands abutting the proposal.
11. Names of all current owners of immediately adjacent lands, tax parcel numbers, and deed and book or instrument numbers.
12. A statement showing:
 - a. Number of acres under proposal (net and gross acreage should be indicated in accordance with the zoning ordinance).
 - b. Number of lots and/or dwelling units and total building area. If existing buildings are to be reused, the building area should be expressed as existing building area and additional building area.

13. Description of approved variances or special exceptions, conditions of their approval, and the dates they were granted, if any.
14. Description of any deed restrictions, including conservation and environmental, or other covenants affecting development of the tract. This information should contain the name of the easement holder or parties in the covenant agreement and a reference to their deed and page book recording location.
15. The requirements of any other local ordinance which may affect the proposal.
16. Legend shall be sufficient to indicate clearly between existing and proposed conditions.
17. Name, address, and phone number of the owner of record if different from the Applicant.
18. Tax parcel number(s) of all parcels being subdivided or developed.
19. Deed book and page numbers (or instrument numbers) for all parcels being subdivided or developed.
20. A note shall be shown on the plan which states "Preliminary Plan - Not to be Recorded."
21. Dimensions shall be displayed in feet and decimal parts thereof, and bearings in degrees, minutes, and seconds.
22. The plan shall bear an adequate legend to indicate clearly both the existing and proposed features and include a description of all symbols used.

(G) Existing Features Plan. Within the tract proposed for subdivision and/or land development, and within one hundred (100') feet of the tract boundaries, the following information shall be shown on the Preliminary Plan:

1. Streets bordering or crossing the tract, including:
 - a. Locations.
 - b. Names.
 - c. Rights-of-way.
 - (1) Legal.
 - (2) Ultimate.
 - d. Cartway widths.
 - e. Surface conditions.
 - f. Location of curbs and sidewalks.
2. Water resources, including:
 - a. Lakes and ponds.

- b. Wetlands, swamps, or marshes.
 - c. Watercourses and springs.
 - d. Existing well locations - in use, capped, and abandoned.
 - e. Floodprone or floodplain areas including data from FEMA Studies, supporting hydrologic and hydraulic data for the one (1) percent chance of flood limits, or Dauphin County Soil Survey when applicable, as determined appropriate by the Township Engineer for the watercourse(s) affecting the site.
3. Sanitary Sewers, including:
- a. Pipe locations.
 - b. Pipe sizes and materials.
 - c. Direction of flow.
 - d. Gradient of flow.
 - e. Manholes.
 - f. Invert Elevations.
 - g. Septic systems and drainfields.
4. Storm sewers, including:
- a. Pipe locations.
 - b. Pipe sizes and materials.
 - c. Direction of flow.
 - d. Gradient of flow.
 - e. Inlets, catch basins, and manholes.
 - f. Invert elevations.
5. Other existing stormwater and/or erosion control facilities, including:
- a. Basins.
 - b. Swales.
 - c. Diffusion devices.
 - d. Velocity controls.
 - e. Related technical data for those facilities.

6. Other natural features, including:
 - a. Location, size, species, and condition of trees six (6") inches in diameter (dbh) or greater, when standing alone or in small groups.
 - b. Outer limits of woodlands and a general description of their types, sizes, and conditions.
 - c. Locations and limits of geologic features which may affect the locations of proposed streets or buildings, including:
 - (1) Rock outcroppings.
 - (2) Quarries.
 - (3) Sink holes.
 - (4) Ravines
7. Soil types, including:
 - a. Mapped limits.
 - b. Names.
 - c. Significant limitations, such as, high water table or shallow bedrock.
8. Contour information including:
 - a. Contours at a vertical interval of two (2) feet, accurately drawn from photogrammetric or on-site survey data.
 - b. Areas with slopes of fifteen (15) percent or greater should be adequately depicted, as determined from the contours shown on the plan.
9. Other man-made features, including:
 - a. Location, size, character, and configuration of existing buildings or structures, driveways, parking lots or any type of paved surface, labeled "To Remain" or "To Be Removed" as applicable.
 - b. Location and description of existing buildings and other structures less than one-hundred (100) feet beyond the tract boundaries.
 - c. Location, type, and ownership of utilities, both above and below ground, with notes to describe:
 - (1) Easement or right-of-way dimensions.
 - (2) Additional setback or development restrictions imposed by the utility company or other regulations.
 - (3) Specific type of product transported with pipelines.

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(H) Proposed Features and Lotting Plan. Within the tract proposed for subdivision and/or land development, the following information shall be shown on the Preliminary Plan:

1. Subdivision and/or Land Development Layout.

a. Proposed streets, alleys, driveways, and parking areas, including:

- (1) Names or other identification.
- (2) Right-of-way widths and lines.
- (3) Cartway widths.
- (4) Centerline courses, distances, and curve data.
- (5) Curb lines.
- (6) Radii at intersections.
- (7) Street location tie-ins to nearest intersection by courses and distances.
- (8) Capacity of parking areas.
- (9) Sight distance at proposed intersections with existing streets.
- (10) Location and type of all traffic control signs, signals, and devices proposed to be installed.
- (11) Rights of way or easements proposed for drainage.
- (12) Plan of Street lighting indicating location and type of fixtures to be installed.

b. Layout and dimensions of all lots, including the net and gross lot area as defined within the zoning ordinance.

c. All building setback lines (including existing buildings to be used).

d. All parking setback lines where applicable.

e. Proposed sidewalk or other walkway locations.

f. Proposed buildings, including:

- (1) Locations.
- (2) Configurations.
- (3) Sizes (ground level floor area, total floor area, number of stories, and height).
- (4) Total building coverage (square feet and percentage of site).
- (5) Locations, configuration, and types of accessory structures.

- (6) Ground floor elevations.
- g. Common use areas, including:
 - (1) Open Space Areas.
 - i. Locations.
 - ii. Configurations.
 - iii. Size.
 - iv. Use and management of common area.
 - v. Proposed ownership of common area
 - (2) Recreation Facilities.
 - i. Locations, configuration, and size.
 - ii. Types of facilities.
 - iii. Proposed ownership.
 - (3) Parking, Driveway, or road areas when privately owned for common use.
 - (4) Walkways or pathways.
 - (5) Notes regarding offers of dedication or retention in private ownership, as applicable.
- h. Areas reserved for future uses, including:
 - (1) Road extensions.
 - (2) Stormwater management facilities.
 - (3) Additional subdivision or land development in sketch form, in accordance with the requirements of Part 203, Sketch Plan Submission Requirements, and in accordance with the intent of Part 204, Sketch Plan Review Procedure.
 - (4) Explanatory notes for such future uses.
- i. Impervious Coverage Area Calculations
- j. Proposed Landscaping Plan including:
 - (1) Existing vegetation to be removed.
 - (2) Existing vegetation to be preserved.

- (3) A plan of proposed plantings showing the locations of Street trees, parking lot landscaping, stormwater facilities landscaping, and any required buffer areas.
 - (4) Proposed planting schedule, including the number, location, and species and sizes of plantings.
 - (5) Existing and proposed contours including related landscape features such as mounding and water features.
 - (6) Other planting areas such as a managed meadow or other naturalized settings.
- k. Outdoor Lighting Plan. Proposed fixtures, roadways, parking lots, and other public areas.
- (1) A detailed ten-foot grid showing the horizontal maintained foot candle levels at grade, to the boundary of the site or past the boundary until the illumination values reach 0.0 foot candles.
 - (2) The minimum and average, and maximum maintained illumination levels for the areas being illuminated to demonstrate compliance with lighting requirements in the Township.
 - (3) Description of existing and proposed equipment including;
 - i. The mounted height from the lowest point of the fixture to the finished grade.
 - ii. Fixture mounting equipment.
 - iii. Light shielding angle and device for shielding.
 - iv. Light standard or pole height and type of material.
2. Grading and Drainage Plan. The following information shall be shown on the Preliminary Plan:
- a. Proposed contours for the entire site.
 - b. Approximate limits of site disturbance, including a clear delineation of existing vegetation including trees, hedge rows, wooded areas, scrub growth, meadow, and actively farmed land:
 - (1) To be removed.
 - (2) To be preserved including method of preservation.
 - c. Stormwater management and erosion control and sedimentation facilities, including:
 - (1) Basins.
 - (2) Swales.

- (3) Diffusion devices.
- (4) Velocity controls.
- (5) Pipe locations.
- (6) Pipe sizes and materials.
- (7) Direction of flow.
- (8) Gradient of flow.
- (9) Inlets, catch basins, and manholes including rim and invert elevations.
- (10) Invert elevations.
- (11) Design calculations for these facilities shall be submitted in report form with a note on the plan referencing the report.

3. Infrastructure Plan.

a. Sanitary Sewer Line Locations.

- (1) Pipe sizes and materials.
- (2) Direction of flow.
- (3) Gradient of flow.
- (4) Manholes.
- (5) Invert and rim elevations.

b. Sanitary Sewage Pumping Stations.

- (1) Dimensions and material of pumping station.
- (2) Pump type.
- (3) Float and alarm elevations.
- (4) Electrical equipment.
- (5) Force main material, location, size and tie-in.

c. Approved on-site disposal locations and other locations where soil tests were performed.

d. Sewage treatment plant locations, if required.

e. Water supply facilities, including:

- (1) Central water supply lines.

- (2) Pipe sizes and materials.
- (3) Fire hydrant locations.
- (4) Well locations when on lot, including the one hundred (100)foot radius clear zone separating wells from sewage disposal locations.
- f. Finished floor elevations of proposed buildings.
- g. Municipal waste disposal facilities.
- 4. Cross Sections, Profiles, and Preliminary Structural Designs.
 - a. Cross section and centerline profile for each proposed or widened cartway, Driveway, or parking area shown on the Preliminary Plan including:
 - (1) Road centerline grades and vertical curvature including road centerline elevations shown at horizontal intervals of twenty-five (25) feet along vertical curves and fifty (50) feet for straight grades.
 - (2) Profiles for sanitary sewers, water mains, storm drains, including locations of manholes, inlets, and catch basins.
 - i. Location, size, and type of line with stations.
 - ii. Slope between manholes or inlets.
 - iii. Location of laterals or water services including fire hydrants, valves, tees and fittings.
 - iv. Existing ground surface with elevation of rim/grate and invert elevations.
 - v. Location, size, depth, and type of material of all other utilities in the vicinity of the pipe.
 - vi. Vertical curve data including length, elevations, and stations at the beginning and ending of the vertical curve, including high points and low points, elevations at fifty-foot intervals and minimum site difference.
 - b. Preliminary design of any bridges, culverts, or other structures and appurtenances which may be required.
 - c. Cross-section (Streets).
 - (1) Right of way and cartway width.
 - (2) Type, thickness, and crown of paving.
 - (3) Type and size of curb.
 - (4) Grading of sidewalk area.

- (5) Location, width, type and thickness of sidewalks.
- (6) Grading of stormwater swale adjacent to cartway.
- (7) Typical location of sewers and utilities, Street trees, streetlights, and other improvements along roads.

5. Supporting Information.

- a. A new development schedule including the approximate date when the construction is expected to begin and completed.
- b. A copy of all restrictions or covenants if any under which lots are to be sold.
- c. Copy of the last recorded subdivision or land development plan pertaining to the site.
- d. Traffic Impact Study, if applicable, per §22-312.
- e. Water resources impact statement, if applicable, per §22-339 Environmental Impact Assessment.
- f. A plan for the ownership, maintenance, and management of open space areas.
- g. Reports or letters regarding availability of sewer and water facilities.
- h. Copies of letters and permit applications to all reviewing agencies.
- i. Stormwater calculations and reports.
- j. Wetlands delineation study, if applicable.

6. Additional Plans. Other plans as required to comply with this Chapter or other applicable provisions specified by the Township Municipal Code.

§22-206 Preliminary Plan Filing and Review Procedure

- (A) Preliminary Plans can be submitted to the Subdivision Administrator on any business day. However, Preliminary Plans must be submitted fifteen (15) calendar days prior to the Technical Review Committee meeting in order to be placed on the agenda for a formal review. The Applicant shall submit the following items:
- 1. Three (3) large-scale (24" x 36") of the Preliminary Plan of the proposed subdivision or land development.
 - 2. Two (2) reduced-scale copies (ledger size) of the Preliminary Plan of the proposed subdivision or land development.
 - 3. One (1) electronic PDF copy of the Preliminary Plan of the proposed subdivision or land development.
 - 4. Two (2) copies of the sewage Plan Revision Module
 - 5. Two (2) copies of any technical reports or narratives, as outlined in the ordinance.

6. Filing Fees and Escrows as required by the Township Fee Schedule.
- (B) It is at the discretion of the Applicant to submit a Preliminary Plan or combine the Preliminary and Final Plan approval procedures for an expedited approval process. If the Preliminary Plan option is chosen, the title of the plan should include both Preliminary and Final plan. For a Preliminary/Final Plan, all ordinance sections for preliminary and final plan approval shall still apply.
- (C) Initial application. The Subdivision Administrator will have seven (7) business days from the date of submission of an application to conduct a cursory review of the plans and documents to determine if, on their face, they are in proper form and contain all information required by this chapter. If defective, the application may be returned to the Applicant with a statement of rejection, within the seven (7) business day period; otherwise, it shall be deemed accepted for filing as of the date of submission. Acceptance for filing shall not, however, constitute a waiver of any deficiencies or irregularities.
- (D) Amendments or corrections to an application. The Subdivision Administrator shall have seven (7) business days from the date of submission to examine an amended or corrected application filed to determine whether such amended or corrected application results in a substantial amendment to the plan or in the filing of a plan so changed as to be considered a new plan. If the Subdivision Administrator determines that the amended or corrected application constitutes a substantial amendment, they shall so inform the Applicant and shall inform the Applicant that the Township shall consider the ninety (90) day review procedure to have been restarted as of the date of the filing of the substantial amendment. If the Subdivision Administrator determines that the amended or corrected application constitutes a new plan, they shall so inform the Applicant and shall inform the Applicant that a new application and new fees are required.
- (E) Official Filing Date. The official filing date for all applications for development shall be the date of the regular Planning Commission meeting next following the date the complete application for development including payment of the applicable filing fee, provided that should the said next regular meeting occur more than thirty (30) days following the filing of the application for development, the official filing date shall be the thirtieth (30th) day following the day the complete application for development is filed.
- (F) Distribution.
1. The Subdivision Administrator shall distribute copies of the Preliminary Plan application to the following for review and recommendations:
 - a. Technical Review Committee.
 - b. Township Planning Commission.
 - c. Township Board of Commissioners.
 - d. Dauphin County Planning Commission along with the required review fee and completed review request form.
 - e. Township Solicitor, and other Townships boards and committees as deemed necessary.
 2. The Applicant has the responsibility to distribute plans to outside review and regulatory agencies for required approvals (e.g., PennDOT, Dauphin County Conservation District, PA DEP, etc.). Adjacent municipalities shall be sent copies of the plans when the project is located within one mile of the property and subject to a traffic study.

(G) Preliminary Plan Review Process.

1. The Township will review the Preliminary Plan to determine its conformance with the standards contained in this chapter, as well as other applicable ordinances. All review comments shall cite the provision of the ordinance or regulation that is relied upon or be specifically designated as a recommendation. The review shall conclude with a recommendation to the Planning Commission for plan approval, disapproval or such changes and modifications as it deems necessary as a condition of approval.
2. Technical Review Committee Meeting. Twelve (12) calendar days prior to the Township Planning Commission meeting, a Technical Review Committee meeting shall be held, unless another agreed upon date is required due to a holiday and/or conflict.
 - a. Attendance at the Technical Review Committee meeting is mandatory by a representative of the plan to answer technical questions and establish the acceptance of any possible recommended conditions of approval.
 - b. During the Technical Review Committee meeting, draft comments from the Township staff and other representatives will be presented and discussed with the Applicant. Comments presented at the Township Plan Review Meeting are informal in nature and do not represent a formal, or complete review.
 - c. Compliance with recommendations of the Technical Review Committee or Planning Commission. In order to avoid the Technical Review Committee or Township Planning Commission recommendation for disapproval, the Applicant is encouraged to comply with their recommendations prior to their report to the Board of Commissioners.
 - d. Following the Technical Review Committee meeting, the Applicant may elect to revise the plan prior to consideration by the Township Planning Commission.
 - (1) Any such revisions must be completed, and copies of the revised plan must be submitted by noon (12:00 PM) on the Monday immediately preceding the Planning Commission meeting.
 - (2) Should the Applicant elect to revise the Preliminary Plan in accordance with the recommendations of either of these bodies, and resubmit for a later meeting, all revised material shall be submitted at least fifteen (15) business days relevant Township Planning Commission and/or Board of Commissioners meeting in order to be placed on the agenda.
 - (3) Should the Applicant elect to revise the Preliminary Plan in accordance with the recommendations of either of these bodies, two (2) large-scale paper copies, one (1) digital copy of the Preliminary Plan, and (2) paper copies, and one (1) digital copy of any additional waiver requests or revised documents shall be submitted to the Subdivision Administrator.
3. Planning Commission Review.
 - a. Failure to submit the plans prior to the deadline described above shall result in the plan being removed from the Planning Commission's agenda for the subject month and placed instead on the Planning Commission's agenda for the following month.

- b. Should the Applicant wish to delay consideration of the plan by the Planning Commission to allow for the completion of revisions, the Subdivision Administrator must be notified by noon (12:00 PM) on the Monday immediately preceding the Planning Commission meeting.
- c. Should the Applicant wish to proceed to the Township Planning Commission meeting without making revisions in response to comments received at the staff meeting, no resubmission of plans is necessary. It should be noted, however, that failure to address staff comments may be grounds for a negative recommendation by the Planning Commission, or the plan being tabled until such comments are addressed.
- d. Attendance at the Planning Commission meeting by the Applicant or authorized agent is mandatory to provide a presentation of the proposed plan utilizing paper display maps or digital projected images answer technical questions and establish the acceptance of any possible recommended conditions of approval. If there exists uncertainty of the acceptance of conditions of approval, the plan may be recommended for disapproval.

(H) Township Board of Commissioners Decision.

- 1. The Township Board shall have a ninety (90) calendar day period to act on the plan unless the Applicant has agreed in writing to an extension of the time period.
- 2. The ninety (90) day period shall be measured from the date of the next regularly scheduled Township Planning Commission meeting following the Plan Filing Date provided that such meeting shall occur at least fifteen (15) business days after the Plan Filing Date.
- 3. If an extension of the ninety (90) daytime period is applied, it shall be measured from the expiration of the original ninety (90) day period. A time extension shall postpone the deadline and effects of the ninety (90) day period for the additional number of days agreed to in writing prior to the last scheduled Township Board of Commissioners meeting within the ninety (90) day plan review period.
- 4. The Township Board of Commissioners shall consider the Preliminary Plan application at one or more of its public meetings during the ninety (90) day period, and/or extension thereof if applicable, and shall render a decision on the plan following receipt of the recommendations of the Township Planning Commission, Technical Review Committee, Dauphin County Planning Commission, and/or other technical advisors as requested.
 - a. Provided, in accordance with the MPC, that the Township Board of Commissioners shall not approve an application until the Dauphin County Planning Commission report of its recommendations is received, or until the expiration of thirty (30) calendar days from the date the application was forwarded to the County. The Dauphin County Planning Commission shall review the Preliminary Plan and Data and shall return one (1) copy of a written report stating their suggestions for modifications and design changes to the Planning Commission within forty-five (45) calendar days of their receipt of same or forfeit their right to review.
 - b. Attendance at the Township Board of Commissioners meeting by the Applicant or authorized agent is mandatory to answer technical questions and establish the acceptance of any possible recommended conditions of approval. If there exists uncertainty of the acceptance of conditions of approval, the plan may be recommended for disapproval.

5. No plat which will require access to a highway under the jurisdiction of the PA Department of Transportation (PennDOT) shall be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 (P.L.1242, No.428), known as the "State Highway Law," before Driveway access to a State highway is permitted. The Department shall, within sixty (60) days of the date of receipt of an application for a highway occupancy permit:
 - a. Approve the permit, which shall be valid thereafter unless, prior to commencement of construction, the geographic, physical or other conditions under which the permit is approved change, requiring modification or denial of the permit, in which event the Department shall give notice thereof in accordance with the specified regulations:
 - b. Deny the permit;
 - c. Return the application for additional information or correction to conform with Department regulations; or
 - d. Determine that no permit is required in which case the department shall notify the Township and the Applicant in writing. If the department fails to take any action within the sixty (60) day period, the permit will be deemed to be issued. The plat shall be marked to indicate that access to the State highway shall be only as authorized by a highway occupancy permit. Neither the department nor any municipality to which permit-issuing authority has been delegated under Section 420 of the "State Highway Law" shall be liable in damages for any injury to persons or property arising out of the issuance or denial of a Driveway permit, or for failure to regulate any Driveway. Furthermore, the municipality from which the building permit approval has been requested shall not be held liable for damages to persons or property arising out of the issuance or denial of a Driveway permit by the department.
- (l) Procedure Following the Township Board of Commissioners Decision. When the Township Board of Commissioners makes a decision on a Preliminary Plan, one of the following procedures will be followed, depending on the type of decision:
1. Denial. If the Township Board of Commissioners denies a Preliminary Plan, then the written notification to the Applicant shall specify the defects found in the application and describe the requirements which have not been met and shall cite the provisions of the statute or ordinance relied upon.
 2. Approval. If the Township Board of Commissioners approves a Preliminary Plan, as filed by the Applicant, then the Secretary will so certify thereon, and a copy of the approved plan will be forwarded to the Applicant. The Applicant shall then submit two (2) paper copies of the approved plan for Township seal and signature.
 3. Approval Subject to Conditions. If the Township Board of Commissioners approves a Preliminary Plan, conditioned upon the performance of any act or the obtaining of any other approval or permit by the Applicant, the Applicant shall be given the opportunity to accept or reject the conditions within a ten (10) business day period. The approval of the plan shall be rescinded automatically without action of Township Board of Commissioners, at the end of ten (10) days from the date at which conditional approval was granted or notice received by the Applicant regarding the conditional approval, upon either the Applicant's failure to execute the written acceptance or upon rejection of such conditions by the Applicant. Written notice will be provided to the Applicant in the following manner:

- a. Specify the conditions of approval and request the Applicant's written agreement to the conditions.
 - b. State that the application will be denied if the Applicant does not agree to the conditions, and specify the defects found in the application, describe the requirements which have not been met, and cite the provisions of the statute or ordinance relied upon for denial of the plan.
 - c. State that the plan approval shall be rescinded automatically upon the Applicant's failure to accept or reject the conditions within ten (10) business days following the decision by Township to grant conditional approval.
 - d. Following submission of written agreement to the conditions specified by Township Board of Commissioners the Applicant shall submit two (2) paper copies of the Preliminary Plan, which show compliance with the conditions, by plan revision or notation, for Township seal and signatures.
4. Written notification of the Township Board of Commissioners decision shall be hand delivered to the Applicant or be mailed to the Applicant's last known address not later than fifteen (15) business days following the decision.
5. Failure of the Board of Commissioners to render a decision and communicate it to the Applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented unless the Applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect (A sample Agreement to Extend the Time for Rendering and Communicating a Decision on Certain Preliminary and/or Final Subdivision Plans is contained in Exhibit B herein). An extension of time shall not be exceeded more than twice in one year from the original date of filing without a refilling fee of fifty (50) percent of the first fee.
6. Approval of the Preliminary Plan.
- a. Approval of the Preliminary Plan constitutes conditional approval of the proposed subdivision or land development with respect to the general design, character, intensity, layout, and the approximate dimensions and other planned features including streets and lots. Preliminary approval binds the developer to the general scheme of the plan as approved.
 - b. Approval of the preliminary approval does not constitute approval of the final plan, nor does it authorize recording of the Preliminary Plan to proceed with the construction of proposed improvements or the sale of any lots. However, such approval does authorize the developer to proceed with the preparation of the final plan. authorize the recording, sale or transfer of lots or the installation of improvements.
 - c. Where a proposed subdivision or land development is located in more than one municipality, the Board of Commissioners may defer action on the plan until approval from the adjacent municipality is granted.

- H. Effective Period of Approval. Approval will be effective for a period of five (5) years from the date of plan approval in accordance with the MPC, unless extended in writing by the Township Board of Commissioners.
1. No subsequent change or amendment to this Chapter, the Township's Zoning Ordinance (Chapter 27), or other governing ordinance or plan shall be applied to affect adversely the right of the Applicant to commence and to complete any aspect of the approved development in accordance with the terms of approval within that five (5) year period.
 2. In the case where Preliminary and Final Plan approval are concurrent, the five (5) year period shall be measured from the date of that concurrent approval.
 3. In a case of a Preliminary Plan calling for the installation of improvements beyond the five (5) year period, a schedule shall be filed by the Applicant with the Preliminary Plan delineating all proposed sections as well as deadlines within which applications for Final Plan approval of each section are intended to be filed.
 - a. Such schedule shall be updated annually by the Applicant on or before the anniversary of the Preliminary Plan approval, until Final Plan approval has been granted to the final section.
 - b. Any modification in the aforesaid schedule shall be subject to approval of Township at its discretion.
 - c. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of twenty-five (25) percent of the total number of dwelling units as shown on the Preliminary Plan, unless a lesser percentage is approved by the Township Board of Commissioners in its discretion.
 - d. For any section or sections, beyond the initial section, in which the required improvements have not been substantially completed within the initial five (5) year period, no subsequent change or amendment in the zoning, subdivision, or other governing ordinance or plan shall be applied to affect adversely the right of the Applicant to commence and to complete each subsequent section for an additional term of three (3) years from the date of Final Plan approval of each section.

§22-207 Final Plan Requirements

- (A) General.
1. The Applicant shall, not later than twelve (12) months after the date of approval of the Preliminary Plan, for that portion that is intended to be developed, file with the Subdivision Administrator a Final Plan.
 2. All Final Plans for subdivisions and/or land developments shall consist of two basic parts, the Improvement Construction Plan, and the Record Plan, and shall comply with the requirements of this Part. Information on the Final Plans should reflect the approved Preliminary Plans and any conditions made in the approval of them.
 3. The Final Plan shall incorporate all the changes and modifications required by the Board of Commissioners. Otherwise, it shall conform to the approved Preliminary Plan, and it may constitute only that portion of the approved Preliminary Plan that the Applicant proposes to

record and develop at the time, provided that such portion conforms with all the requirements of this Chapter.

(B) Three (3) large-scale paper copies, ten (10) half-scale copies, and one electronic (PDF) copy of the paper copies of the Final Plan shall be submitted to the Township Subdivision Administrator at the Township Office during normal Township business hours.

(C) Improvement Construction Plan.

1. Drafting Standards. The same standards shall be required for an Improvements Construction Plan as for a Preliminary Plan, except that the horizontal scale of the plan and profile shall not exceed fifty (50) feet to the inch and the vertical scale of the plan shall be 2', 4', or 5' feet to the inch, whichever is most appropriate.

2. Information to be Shown. The plan shall contain sufficient information needed for the construction of the proposed streets, or any portion thereof, including all appurtenances, sewers and utilities, as shown on the approved Preliminary Plan. This information shall include:

a. Horizontal Plan. The horizontal plan shall show details of the horizontal layout as follows:

- (1) Information shown on the approved Preliminary Plan.
- (2) The beginning and end of proposed immediate and future construction.
- (3) Stations corresponding to those shown on the profiles.
- (4) The curb elevation at tangent points of horizontal curves, at road or alley intersections, and at the projected intersections of the curb lines.
- (5) The location and size of sanitary sewers and lateral connections and water mains with distances between manholes, gas, electric, other utility pipes or conduits, and of storm drains, inlets, and manholes.
- (6) The location, type, and size of curbs and all paving widths.
- (7) The location of fire hydrants and streetlights.

b. Profiles. The profiles shall show details as follows:

- (1) Profiles and elevations of the ground along the centerlines of proposed streets.
- (2) Profiles of sanitary sewers with a profile over the sewer of the existing and finished ground surface showing manhole locations beginning at the lowest manhole.
- (3) Profiles of storm drains showing catch basins, inlet, and manhole locations, swales, ditches, or related features.
- (4) Profiles of water mains.

- c. Cross Sections. The cross section for each classification of Street shall comply with the Township's standards and specifications as minimum requirements. It shall show a typical cross section across the road with details of grading and construction as follows:
 - (1) The ultimate right-of-way width and the location and width of the cartway.
 - (2) The type, depth, and crown of paving.
 - (3) The type and size of curb.
 - (4) When sidewalks are required, grading of the sidewalk area should be carried to the full width of the ultimate right-of-way.
 - (5) The location, width, type, and depth of sidewalks, when required.
 - (6) The typical locations, size, and depths of sewers and utilities.
 - (7) Proposed grading to the ultimate right-of-way line.

- d. Construction Detail Drawings. Drawings in sufficient detail shall be provided for all site improvements.

- e. Additional Information. The following additional information shall be submitted with the Final Plan.
 - (1) All required Local, State, and Federal Permits shall be submitted.
 - (2) The following statements shall be required on the Final Plan:
 - (a) "The Approved Improvement Construction Plan, a copy of which may be inspected at the Township Office, has been made a part of the Approved Final Plan."
 - (b) "For access to a highway under the jurisdiction of PennDOT, a highway occupancy permit is required, pursuant to Section 420 of the act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law." Access to the State highway shall be only as authorized by the highway occupancy permit."
 - (3) All engineering calculations which support the proposed improvements such as drainage calculations, sanitary facility design calculations, or structural calculations.
 - (4) Certification of inspection and satisfactory functioning of any on-lot sewage disposal system which will remain in use, in accord with current industry, PADEP, or Township Health Department standards.
 - (5) Developments utilizing public water or sewer facilities should provide proof that those services will be provided.
 - (6) Sewage facilities plan approval from PADEP.

- (7) Approval of the erosion and sediment control plan from the Dauphin County Conservation District.

(D) Record Plan.

- 1. Drafting Standards. The same standards shall be required for a Record Plan as for a Preliminary Plan, and in addition, for recording purposes, the plans shall be placed on sheet sizes of 24" X 36". All lettering and lines should be drawn to be legible if the plan is reduced to half size. A two (2) inch border on the left side of the plan should be free of information.
- 2. Information to be Shown. The plan, which includes all portions of an approved Preliminary Plan, shall also show:
 - a. Basic Information, as required for a Preliminary Plan stipulated under §22-205 Preliminary Plan Requirements.
 - b. Courses and distances sufficient for the legal description of all the lines shown on the plan. The error of closure shall not be greater than 1:5,000.
 - c. Names or identification of the following:
 - (1) Abutting owners.
 - (2) All dimensional and technical descriptions of roads.
 - (3) Easements.
 - (4) Rights-of-way.
 - (5) Open space, recreation, and/or other common use areas.
 - (6) Other public improvements.
 - (7) For land development plans, all additional information pertinent to the location and construction of site improvements, including buildings, walks, parking, driveways, and other related facilities.
 - (8) Parcel identification number.
 - (9) Dauphin County Planning Commission file number.
 - d. All lots deeded to the ultimate right-of-way so that a single deed may be drawn to the appropriate body having jurisdiction for the dedication of streets by the Applicant.
 - e. Evidence that the plans are in conformance with the zoning ordinance and other applicable Township ordinances and regulations. In any instance where such plans do not conform, evidence shall be presented that an exception, waiver, or variance has been officially authorized.
 - f. The location, material, and size of all existing and proposed monuments or pins with reference to them.

- g. Building setback lines with distances from the ultimate right-of-way line, and property lines.
- h. Appropriate notes and conditions governing the use or development of the proposed property.

(E) Certifications. When approved, the Record Plan must show:

- 1. The signature and seal of the registered Engineer and Surveyor certifying that the plan represents their work; that the monuments shown thereon exist as located; that the dimensional and geodetic details are correct and that the survey has been prepared in accordance with the "Pennsylvania Engineer, Land Surveyor, and Geologists Registration Law," PL 913, No. 367.
- 2. The signature of the Applicant certifying ownership of the property and intent to record the plan.
- 3. The signature of the Township Secretary, certifying the Township Board of Commissioners approved the Final Plan on the date shown.
 - a. Spaces shall be provided for the signatures of Township Board of Commissioners whose signatures are required.
- 4. A blank space or appropriate certification language shall be provided for the stamp and seal of the Dauphin County Planning Commission, located along the right-hand edge of the plan, measuring three and one-half (3 ½) inches wide and two and one-half (2 ½) inches tall.

§22-208 Final Plan Filing and Review Procedure

- (A) The application for approval of the Final Plan that has been previously granted Preliminary Plan approval can be submitted to the Subdivision Administrator on any business day. However, Final Plans must be submitted fifteen (15) calendar days prior to the Technical Review Committee meeting in order to be placed on the agenda for a formal review. The Applicant shall submit the following items:
- 1. Three (3) large-scale (24" x 36") of the Preliminary Plan of the proposed subdivision or land development.
 - 2. Two (2) reduced-scale copies (ledger size) of the Preliminary Plan of the proposed subdivision or land development.
 - 3. One (1) electronic PDF copy of the Preliminary Plan of the proposed subdivision or land development.
 - 4. Two (2) copies of the sewage Plan Revision Module
 - 5. Two (2) copies of any technical reports or narratives, as outlined in the ordinance.
 - 6. Filing Fees and Escrows as required by the Township Fee Schedule.

- (B) Initial Application. The Subdivision Administrator will have seven (7) business days from the date of submission of a Final Plan application to conduct a cursory review of the plans and documents to determine if, on their face, they are in proper form and contain all information required by this Chapter. If defective, the application may be returned to the Applicant with a statement of rejection, within the seven (7) business day period; otherwise, it shall be deemed accepted for filing as of the date of submission. Acceptance for filing shall not, however, constitute a waiver of any deficiencies or irregularities.
- (D) Amendments or Corrections to an Application. The Subdivision Administrator shall have seven (7) business days from the date of submission to examine an amended or corrected application filed to determine whether such amended or corrected application results in a substantial amendment to the Final Plan or in the filing of a plan so changed as to be considered a new plan. If the Subdivision Administrator determines that the amended or corrected application constitutes a substantial amendment, they shall so inform the Applicant and shall inform the Applicant that the Township shall consider the ninety (90) day review procedure to have been restarted as of the date of the filing of the substantial amendment. If the Subdivision Administrator determines that the amended or corrected application constitutes a new plan, they shall so inform the Applicant and shall inform the Applicant that a new application and new fees are required.
- (E) Official Filing Date. The official filing date for all applications for development shall be the date of the regular Planning Commission meeting next following the date the complete application for development including payment of the applicable filing fee, provided that should the said next regular meeting occur more than thirty (30) days following the filing of the application for development, the official filing date shall be the thirtieth (30th) day following the day the complete application for development is filed.
- (G) Distribution.
1. The Subdivision Administrator shall distribute copies of the Final Plan application to the following for review and recommendations:
 - a. Technical Review Committee.
 - b. Township Planning Commission.
 - c. Township Board of Commissioners.
 - d. Dauphin County Planning Commission along with the required review fee and completed review request form.
 - e. Township Solicitor, and other Townships boards and committees as deemed necessary.
 2. The Applicant has the responsibility to distribute plans to outside review and regulatory agencies for required approvals (e.g., PennDOT, Dauphin County Conservation District, PA DEP, etc.). Adjacent municipalities shall be sent copies of the plans when the project is located within one mile of the property and subject to a traffic study.
- (G) Final Plan Review Process.
1. The Township will review the Final Plan to determine its conformance with the standards contained in this chapter, as well as other applicable ordinances. All review comments shall cite the provision of the ordinance or regulation that is relied upon or be specifically designated as a recommendation. The review shall conclude with a recommendation to the

Planning Commission for plan approval, disapproval or such changes and modifications as it deems necessary as a condition of approval.

2. Technical Review Committee Meeting. Twelve (12) calendar days prior to the Township Planning Commission meeting, a Technical Review Committee meeting shall be held, unless another agreed upon date is required due to a holiday and/or conflict.
 - a. Attendance at the Technical Review Committee meeting is mandatory by a representative of the plan to answer technical questions and establish the acceptance of any possible recommended conditions of approval.
 - b. During the Technical Review Committee meeting, draft comments from the Township staff and other representatives will be presented and discussed with the Applicant. Comments presented at the Township Plan Review Meeting are informal in nature and do not represent a formal, or complete review.
 - c. Compliance with recommendations of the Technical Review Committee or Planning Commission. In order to avoid the Technical Review Committee or Township Planning Commission recommendation for disapproval, the Applicant is encouraged to comply with their recommendations prior to their report to the Board of Commissioners.
 - d. Following the Technical Review Committee meeting, the Applicant may elect to revise the plan prior to consideration by the Township Planning Commission.
 - a. Any such revisions must be completed, and copies of the revised plan must be submitted by noon (12:00 PM) on the Monday immediately preceding the Planning Commission meeting.
 - b. Should the Applicant elect to revise the Preliminary Plan in accordance with the recommendations of either of these bodies, and resubmit for a later meeting, all revised material shall be submitted at least fifteen (15) business days relevant Township Planning Commission and/or Board of Commissioners meeting in order to be placed on the agenda.
 - c. Should the Applicant elect to revise the Final Plan in accordance with the recommendations of either of these bodies, two (2) large-scale paper copies, one (1) digital copy of the Final Plan, and (2) paper copies, and one (1) digital copy of any additional waiver requests or revised documents shall be submitted to the Subdivision Administrator.
3. Planning Commission Review.
 - a. Failure to submit the plans prior to the deadline described above shall result in the plan being removed from the Planning Commission's agenda for the subject month and placed instead on the Planning Commission's agenda for the following month.
 - b. Should the Applicant wish to delay consideration of the plan by the Planning Commission to allow for the completion of revisions, the Subdivision Administrator must be notified by noon (12:00 PM) EST on the Monday immediately preceding the Planning Commission meeting.
 - c. Should the Applicant wish to proceed to the Township Planning Commission meeting without making revisions in response to comments received at the staff meeting, no

resubmission of plans is necessary. It should be noted, however, that failure to address staff comments may be grounds for a negative recommendation by the Planning Commission, or the plan being tabled until such comments are addressed.

- d. Attendance at the Planning Commission meeting by the Applicant or authorized agent is mandatory to provide a presentation of the proposed plan utilizing paper display maps or digital projected images answer technical questions and establish the acceptance of any possible recommended conditions of approval. If there exists uncertainty of the acceptance of conditions of approval, the plan may be recommended for disapproval.

(H) Township Board of Commissioners Decision.

1. A Final Plan for an application that has been previously granted Preliminary Plan approval shall be approved by the Township Board of Commissioners when it is assured that:
 - a. The Final Plan conforms to the approved Preliminary Plan and any conditions made in the approval of it.
 - b. All engineering and other technical details have been resolved to the satisfaction of the Township Engineer and Subdivision Administrator, as evidenced by comment letters, and to the satisfaction of other technical advisors, when requested by Township Board of Commissioners.
 - c. A recommendation is received from the Planning Commission if specifically requested by the Township Board of Commissioners.
 - d. All financial security and legal agreements, including a development agreement, have been satisfactorily executed by Applicant and found acceptable by Township Board of Commissioners, under the advice of the Solicitor.
 - e. The plan complies in all respects with applicable Township ordinances or that appropriate variances or waivers have been granted for features that do not comply.
 - f. All necessary permits and other plan approvals have been obtained from the applicable regulatory agencies, authorities, or departments.
2. The Township Board of Commissioners shall have a ninety (90) calendar day period to act on the plan unless the Applicant has agreed in writing to an extension of the time period.
3. The ninety (90) day period shall be measured from the date of the next regularly scheduled Township Planning Commission meeting following the Plan Filing Date provided that such meeting shall occur at least fifteen (15) business days after the Plan Filing Date.
4. If an extension of the ninety (90) daytime period is applied, it shall be measured from the expiration of the original ninety (90) day period. A time extension shall postpone the deadline and effects of the ninety (90) day period for the additional number of days agreed to in writing prior to the last scheduled Township Board of Commissioners meeting within the ninety (90) day plan review period.
5. The Township Board of Commissioners shall consider the Final Plan application at one or more of its public meetings during the ninety (90) day period, and/or extension thereof if applicable, and shall render a decision on the plan following receipt of the

recommendations of the Township Planning Commission, Technical Review Committee, Dauphin County Planning Commission, and/or other technical advisors as requested.

- a. Provided, in accordance with the MPC, that the Township Board of Commissioners shall not approve an application until the Dauphin County Planning Commission report of its recommendations is received, or until the expiration of thirty (30) calendar days from the date the application was forwarded to the County. The Dauphin County Planning Commission shall review the Preliminary Plan and Data and shall return one (1) copy of a written report stating their suggestions for modifications and design changes to the Planning Commission within forty-five (45) calendar days of their receipt of same or forfeit their right to review.
 - b. Attendance at the Township Board of Commissioners meeting by the Applicant or authorized agent is mandatory to answer technical questions and establish the acceptance of any possible recommended conditions of approval. If there exists uncertainty of the acceptance of conditions of approval, the plan may be recommended for disapproval.
6. No plat which will require access to a highway under the jurisdiction of the PA Department of Transportation (PennDOT) shall be finally approved unless the plat contains a notice that a highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 (P.L.1242, No.428), known as the "State Highway Law," before Driveway access to a State highway is permitted. The Department shall, within sixty (60) days of the date of receipt of an application for a highway occupancy permit:
- a. Approve the permit, which shall be valid thereafter unless, prior to commencement of construction, the geographic, physical or other conditions under which the permit is approved change, requiring modification or denial of the permit, in which event the Department shall give notice thereof in accordance with the specified regulations:
 - b. Deny the permit;
 - c. Return the application for additional information or correction to conform with Department regulations; or
 - d. Determine that no permit is required in which case the department shall notify the Township and the Applicant in writing. If the department fails to take any action within the sixty (60) day period, the permit will be deemed to be issued. The plat shall be marked to indicate that access to the State highway shall be only as authorized by a highway occupancy permit. Neither the department nor any municipality to which permit-issuing authority has been delegated under Section 420 of the "State Highway Law" shall be liable in damages for any injury to persons or property arising out of the issuance or denial of a Driveway permit, or for failure to regulate any Driveway. Furthermore, the municipality from which the building permit approval has been requested shall not be held liable for damages to persons or property arising out of the issuance or denial of a Driveway permit by the department.
- (l) Procedure Following the Township Board of Commissioners Decision. When the Township Board of Commissioners makes a decision on a Final Plan, one of the following procedures will be followed, depending on the type of decision:

1. Denial. If the Township Board of Commissioners denies a Final Plan, then the written notification to the Applicant shall specify the defects found in the application and describe the requirements which have not been met and shall cite the provisions of the statute or ordinance relied upon.
2. Approval. If the Township Board of Commissioners approves a Final Plan, as filed by the Applicant, then the Secretary will so certify thereon, and a copy of the approved plan will be forwarded to the Applicant. The Applicant shall then submit two (2) paper copies of the approved plan for Township seal and signature.
3. Approval Subject to Conditions. If the Township Board of Commissioners approves a Final Plan, conditioned upon the performance of any act or the obtaining of any other approval or permit by the Applicant, the Applicant shall be given the opportunity to accept or reject the conditions within a ten (10) business day period. The approval of the plan shall be rescinded automatically without action of Township Board of Commissioners, at the end of ten (10) days from the date at which conditional approval was granted or notice received by the Applicant regarding the conditional approval, upon either the Applicant's failure to execute the written acceptance or upon rejection of such conditions by the Applicant. Written notice will be provided to the Applicant in the following manner:
 - a. Specify the conditions of approval and request the Applicant's written agreement to the conditions.
 - b. State that the application will be denied if the Applicant does not agree to the conditions, and specify the defects found in the application, describe the requirements which have not been met, and cite the provisions of the statute or ordinance relied upon for denial of the plan.
 - c. State that the plan approval shall be rescinded automatically upon the Applicant's failure to accept or reject the conditions within ten (10) business days following the decision by Township to grant conditional approval.
 - d. Following submission of written agreement to the conditions specified by Township Board of Commissioners the Applicant shall submit two (2) paper copies of the Final Plan, which show compliance with the conditions, by plan revision or notation, for Township seal and signatures.
4. Written notification of the Township Board of Commissioners decision shall be hand delivered to the Applicant or be mailed to the Applicant's last known address not later than fifteen (15) business days following the decision.
5. Failure of the Board of Commissioners to render a decision and communicate it to the Applicant within the time and in the manner required herein shall be deemed an approval of the application in terms as presented unless the Applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision, in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect (A sample Agreement to Extend the Time for Rendering and Communicating a Decision on Certain Final Subdivision Plans is contained in Exhibit B herein). An extension of time shall not be exceeded more than twice in one year from the original date of filing without a refilling fee of fifty (50) percent of the first fee.

6. Approval of the Final Plan.

- a. Approval of the Final Plan constitutes conditional approval of the proposed subdivision or land development with respect to the general design, character, intensity, layout, and the approximate dimensions and other planned features including streets and lots. Final approval binds the developer to the general scheme of the plan as approved.
- b. Approval of the final approval does not constitute approval of the final plan, nor does it authorize recording of the Final Plan to proceed with the construction of proposed improvements or the sale of any lots. However, such approval does authorize the developer to proceed with the recording, sale or transfer of lots or the installation of improvements.
- c. Where a proposed subdivision or land development is located in more than one municipality, the Board of Commissioners may defer action on the plan until approval from the adjacent municipality is granted.

(H) Effective Period of Approval. Approval will be effective for a period of five (5) years from the date of plan approval in accordance with the MPC, unless extended in writing by the Township Board of Commissioners.

- 1. No subsequent change or amendment to this Chapter, the Township's Zoning Ordinance (Chapter 27), or other governing ordinance or plan shall be applied to affect adversely the right of the Applicant to commence and to complete any aspect of the approved development in accordance with the terms of approval within that five (5) year period.
- 2. In a case of a Final Plan calling for the installation of improvements beyond the five (5) year period, a schedule shall be filed by the Applicant with the Final Plan delineating all proposed sections as well as deadlines within which applications for Final Plan approval of each section are intended to be filed.
 - a. Such schedule shall be updated annually by the Applicant on or before the anniversary of the Final Plan approval, until Final Plan approval has been granted to the final section.
 - b. Any modification in the aforesaid schedule shall be subject to approval of Township at its discretion.
 - c. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of twenty-five (25) percent of the total number of dwelling units as shown on the Final Plan, unless a lesser percentage is approved by the Township Board of Commissioners in its discretion.
 - d. For any section or sections, beyond the initial section, in which the required improvements have not been substantially completed within the initial five (5) year period, no subsequent change or amendment in the zoning, subdivision, or other governing ordinance or plan shall be applied to affect adversely the right of the Applicant to commence and to complete each subsequent section for an additional term of three (3) years from the date of Final Plan approval of each section.

§22-209 Recording the Final Plan

- (A) Within ninety (90) days following Final Plan approval or ninety (90) days following the delivery of the signed plans to the Applicant by the Township or following completion of conditions imposed for such approval, the Applicant shall record the Final Plan in the Office of the Recorder of Deeds of Dauphin County.
- (B) In accordance with the MPC, whenever Final Plan approval is required by a municipality, the Recorder of Deeds shall not accept any plan for recording unless it contains the official approval of Township Board of Commissioners and certification of review by the County Planning Commission.
- (C) Prior to recording, the Applicant shall present the approved plan to the Dauphin County Planning Commission for its stamp and seal, with (1) one paper copy given to the County Planning Commission for its files.

§22-210 Minor Plan Filing Requirements and Review Procedure

- (A) General. Minor Plans may be filed and processed only for Lot Line Adjustments, Simple Conveyances, Minor Subdivisions, Mortgage Subdivisions, or Minor Land Developments as characterized herein, in accordance with the standards and requirements in this Section.
- (B) Standards for Qualification as a Minor Plan Submission.
 - 1. Lot Line Adjustment.
 - a. A proposal between two abutting, existing, legally approved and recorded lots.
 - b. A common lot line is proposed to be adjusted in terms of its location or configuration or eliminated.
 - c. The land area of each lot may be different after adjustment, but the total lot area of the two (2) lots will be unchanged.
 - d. No alteration will occur to the perimeter boundary lines of the two (2) lots.
 - e. Neither lot shall violate the applicable dimensional requirements of the Township Zoning Ordinance (Chapter 27) as a result of the lot line adjustment, unless a pre-existing legal nonconformity exists on the lot(s).
 - f. Possible reasons for lot line adjustments include, but are not necessarily limited to:
 - (1) Correcting errors regarding locations of existing improvements.
 - (2) Relating the line to definitive physical characteristics.
 - (3) Preferences of the landowners involved.
 - 2. Simple Conveyance.
 - a. A proposal between two abutting, existing, legally approved and recorded lots.
 - b. A portion of one (1) lot is being divided off to be conveyed to the owner of the abutting lot.

- c. The land area of each lot will be different after conveyance, but the total lot area of the two (2) lots will be unchanged.
- d. The lot from which the land is being conveyed must be suitable in terms of the applicable dimensional requirements of the zoning ordinance, so that after conveyance, it will remain in compliance with those requirements.
- e. The land area being conveyed need not satisfy any of the dimensional requirements applicable to lotting in the district in which it is located, nor the Street frontage requirements of the zoning ordinance, provided that it shall be deed restricted to the extent that it may not be transferred independently but must be transferred together with the lot to which it is being functionally added by the process of simple conveyance.

3. Minor Subdivisions.

- a. A subdivision plan where six (6) or fewer lots are proposed to be subdivided from a tract of land or where land is being transferred to be combined with an existing lot or lots, each of which will comply with the dimensional requirements of the applicable zoning district(s) in which the existing lot is located.
- b. The existing lot has sufficient frontage on an existing, improved public Street to satisfy the applicable Township requirements for lot frontage and access to a public Street for both proposed lots.
- c. The existing lot has not been a part of an approved subdivision plan during the five (5) years previous to the current application.
- d. The subdivision will not require new road construction, road improvements, or the extension of existing public utility lines.
- e. The proposal will not involve significant stormwater and/or erosion control issues, as determined by the Township Engineer.
- f. Disqualification. The Township Board of Commissioners may require standard Preliminary Plan submission in place of a Minor Plan when conditions warrant it, at the advice of the Planning Commission or Township Engineer.

4. Mortgage Subdivisions.

- a. A subdivision established for the sole purpose of granting separate and distinct mortgages on each parcel within a commonly managed and maintained land development. The individual parcels created as a result of the mortgage subdivision may not individually meet the required yard setbacks, ground cover, limitations, or other bulk and area requirements of the zoning district in which the property is situate provided that the Applicant documents to the satisfaction of the Township the following:
 - (1) The responsibility for the construction, control, and maintenance of development shall be carried by an entity irrespective of parcels to be established through the mortgage subdivision.
 - (2) Irrevocable cross easements shall be established in favor of all parcels created through the mortgage subdivision within the land development as

respect to the use, control, and maintenance for the facilities and areas to be used in common so that each parcel becomes an integral of the land development.

(3) Declaration that the interest of any mortgagee and that of any transferee of the mortgaged property upon any default of the mortgage, shall be subject to the obligations and responsibilities as to the facilities and areas to be used in common and the requirements of the cross easements so that such a mortgagee or transferee, in the event of such default or transfer of title to the property, shall be bound thereby.

b. In the event of a subdivision for mortgage purposes, the entire area included within the plan shall continue to be treated by the Township as a single parcel for the purposes of maintaining compliance with the Township Zoning Ordinance (Chapter 27).

5. Minor Land Developments.

a. A land development proposal where it is found that the intended development or modification of a site or use and occupancy of an existing structure will create a minimal impact upon traffic, drainage, visual image, landscaping, buffering, lighting, or other elements described within the purposes of this Chapter.

b. Parking lot expansions.

c. Additions to existing non-residential buildings provided that the addition is less than five thousand (5,000) gross square feet and involves no more than a twenty-five (25) percent increase in the size of the existing building.

d. The conversion of a residential dwelling that results in the creation of no more than four (4) new dwelling units.

e. The addition of tenants to an existing non-residential building when minimal structural improvements are required.

(C) Submission Requirements and Review Procedure.

1. The Planning Commissioner, being advised by the Township Staff and the Township Engineer, in response to a written request by the Applicant for a Minor Plan submission meeting any of the above stated qualification standards, may waive the requirements of this Chapter for Preliminary Plan requirements, provided such Minor Plan proposal is on an existing Street and no new streets are involved. In such cases the Applicant shall submit a Final Plan as follows:

a. The Final Plan shall be submitted and processed as required by §22-208, Final Plan Filing and Review Procedure, and contain the following data and plan specifications:

(1) Submit an erosion and sedimentation control plan as required by the Pennsylvania Clean Streams Law, and the Pennsylvania Department of Environmental Protection, Erosion Control Rules and Regulations (Title 25, Part 1, Subpart C, Article II, Chapter 102), with the erosion control measures set forth in the Erosion and Sediment Pollution Control Manual prepared by the Department of Environmental Protection.

- (2) Three (3), twenty-four (24) inches by thirty-six (36) inches copies, ten (10) reduced sized copies, and an electronic PDF copy of the plan prepared by a registered surveyor or engineer clearly labeled "Final Plan" shall be submitted containing the following information:
- (a) Outline of the property from which the lot or lots are being subdivided.
 - (b) Bearings and distances of the property taken from the property deed, including the primary control point.
 - (c) Adjacent landowners' names.
 - (d) Location on the property map of existing streets, streams, and woods.
 - (e) A separate drawing of the proposed lot scaled to one (1) inch equals one hundred (100) feet (1:100) with lot area, lot number, lot dimensions, bearings and distances of lot lines, existing Street right-of-way, Street name and route number, building setback lines, and contours with a five-foot interval.
 - (f) A location map on the plan scaled to a minimum one (1) inch equals one thousand (1,000) feet (1:1,000) showing property location, streets, and other pertinent information.
 - (g) Name of the Zoning District in which the site is located.
 - (h) Additional data required on the plan.
 - (i) Name, address, and telephone number of owner or Applicant.
 - (j) Name, address, and telephone number and seal of professional engineer certifying engineering aspects and professional land surveyor certifying the accuracy of plan survey (See Exhibit C, Sample Plat Approval Blocks).
 - (k) Date of plan preparation.
 - (l) Municipality where the property is located.
 - (m) North point and scale.
 - (n) Certification of ownership and a dedicatory statement signed by the Applicant/owner (See Exhibit D for Sample Certification and Dedicatory Blocks).
 - (o) Notary public and recording statement (See Exhibit D for Sample Certification and Dedicatory Blocks).
 - (p) Approval blocks to be signed by the Township Planning Commission. (See Exhibit D for Sample Certification and Dedicatory Blocks).

- (q) Location and description of survey monuments shown on the plan.
- (r) Proposed protective covenants running with the land, if any.
- (s) Reference to recorded subdivision plans of adjoining planned land and by recorded name, date, and number.
- (s) When applicable, a copy of the Sewage Module for Land Development or other equivalent documentation approved by the Department of Environmental Protection in compliance with the requirements of the Pennsylvania Sewage Facilities Act and Chapter 71 of Title 25 of the Pennsylvania Code.
- (t) Compliance with § 22-405(1)(A)(13) and § 22-405(1)(A)(14) of this Chapter pertaining to applications located in a flood hazard area.
- (u) Such other data as may be required by the Township Planning Commission or Board of Commissioners in the enforcement of this Chapter.

§22-211 Excluded Land Developments

- (A) The following activities shall be excluded from the land development review and approval requirements:
 - 1. The conversion of single family detached or semi-detached homes into not more than three (3) residential units unless they are intended to be condominium.
 - 2. The addition of an accessory building less than five thousand (5,000) square feet in size that is proposed on a lot or lots subordinate to an existing principal building at that same location.
 - 3. An addition or conversion of buildings or rides within the confines of an amusement park.

§22-212 De minimis Improvement Process

- (A) No subdivision or land development approval is needed for a De Minimis Improvement as defined in Part 7, Definitions, of this Chapter. An Applicant who wishes to proceed under these provisions shall submit to the Township Zoning Officer the following for their review:
 - 1. A building permit application setting forth the proposed improvement, the cost thereof, and any changes to be made to the land.
 - 2. Where the project has a previously recorded land development plan, the applicants must file an amended land development plan for the record.
 - 3. The Plan, when filed, shall undergo engineering and zoning review to address all zoning issues such as trash enclosures, landscaping, site access, and stormwater management. An escrow shall be established with the Township to cover appropriate fees for plan review as determined by staff.
 - 4. Any given building may have no more than three (3) de minimis improvements including the current application, provided that, when taken together, require less than (5) five additional

parking spaces and the total footprint of the de minimis additions does not exceed one thousand (1,000) square feet.

5. Upon completion of the appropriate staff review, if the Applicant agrees in writing to the conditions, improvements, and/or requirements determined by the review, the application will be approved, and the appropriate permits will be issued. In the event that the Applicant does not agree with the review conclusions, the application is deemed denied, and the Applicant may elect to resubmit the application under the standard land development procedures as set forth herein.

§22-213 Other Approvals

The Applicant is responsible for making the appropriate applications for various federal, state, county, and municipality permits or other approvals from governments or private utilities or service providers. These shall be sought in a timely manner that fits into the overall plan review and approval process described in this Part. To the extent that the Applicant is required to modify the plan as a result of permits or other approvals, the Applicant is still required to comply fully with this Chapter and other applicable regulatory requirements.

§22-214 Development Disclosure

- (A) All developers, owners, builders, or agents representing them who are selling a vacant subdivided residential lot or a newly constructed home to a member of the general public shall adhere to the following disclosure requirements:
 1. The seller of any newly constructed residential property or subdivided lot for a residential building shall prominently display the approved subdivision or land development in the location where property sales are transacted so as to be plainly visible to all potential buyers. The approved subdivision or land development plan shall include the record plan complete with all approval notations and all accompanying plans approved with the record plan.
 2. Before signing a sales agreement for a newly constructed property or a newly subdivided lot for a residential building, buyers shall sign a disclosure statement that verifies that the seller has been provided all relevant information described below and limitations or restrictions associated with them, which is clearly displayed on plans with appropriate narrative materials including:
 - a. Common areas such as park lands, streets, and open space which is part of or adjacent to the subdivision or land development. Any improvements to these common areas that may occur in the future as described during the development process or as noted on the plans should be discussed.
 - b. All lot lines in the development.
 - c. All limits to the use of the lot subject to purchase including the setbacks for building, building coverage restrictions, and height restrictions.
 - d. All uses permitted in the development under the Township's current Zoning Ordinance (Chapter 27).
 - e. All dimensional requirements for accessory structures on the lot to be purchased.

- f. Any easements, deed restrictions, or conservation areas in the development and what limitations they make to the property.
- g. Membership requirements for the homeowner's or condominium association. A copy of the homeowner's association or condominium agreement shall be provided.
- h. The location of all wetlands in the development.
- i. The location of all 100-year floodplains in the development.
- j. The location of steep slopes.
- k. The location of all stormwater management facilities including maintenance requirements and drainage easements.
- l. Public pathways and trails.
- m. The zoning of the land that adjoins the development.
- n. Proposed new road rights-of-way in or adjoining the development including the extension of temporary cul-de-sacs.

PART 3 SITE PLANNING AND DESIGN SPECIFICATIONS

§22-301 General

- (A) The following principles, standards, and design requirements shall be used by the Township in the evaluation of all subdivision and land development applications submitted under the requirements of this Chapter. The standards and requirements contained herein shall be considered the minimum for the promotion of public health, safety, convenience, and general welfare. Other design requirements as established in the Township Municipal Code or other municipal ordinances shall be used in addition to the following:
1. Proposed land uses shall conform to the Susquehanna Township Zoning Ordinance (Chapter 27 of the Township Municipal Code), as amended.
 2. All portions of a tract shall be designated as to its proposed use, such as lots, roads, open space, parking areas, etc.
 3. Applicants shall preserve scenic areas, historic sites, other community assets and landmarks, and natural amenities such as trees and waterways.
 3. Plans shall be designed to avoid excessive disturbance of vegetation and movement of earth.
 4. Development and disturbance of floodplain land areas shall be governed by additional standards contained in this Chapter, the Township Municipal Code, and the Township Building Code.
 5. The Applicant shall construct, install, and guarantee, at no expense to the Township or its authorities, all improvements required as part of plan approval, including, but not limited to, streets, curbs, sidewalks, water and sewage facilities, stormwater management facilities, streetlight, fire hydrants, parking lots, road signs, monuments, lot pins, utilities, and shade trees.
 6. The standards contained within this Part are the minimum standards and requirements for the protection of the health, safety, and welfare of the residents of the Township and are to be used in all subdivisions and land developments. In addition, the Township Board of Commissioners reserve the right to require standards that exceed the minimum requirements if warranted to protect the health, safety, and general welfare of the community.
 7. Whenever a subdivision or land development plat or plan is submitted and sets forth new streets or other ways of ingress and egress, two separate points of ingress to and egress from the land affected must be designated thereon. Such points of ingress and egress must be designed and built to conform to the Township's standards for public streets as specified in this Part. If it is impractical to have a second way of ingress and egress, an Applicant may request in writing modifications of this requirement and shall present evidence regarding topography, site distance, wetlands, environmental constraints, configuration of land, distance between intersections, or other factors. Upon due consideration of these factors, the Board of Commissioners, in their sole discretion, may grant a waiver to the Applicant's writing modification of requirements request.

§22-302 Conformance with Plans

- (A) Comprehensive Plans. Proposals for land development or subdivision shall be generally consistent with the Township Comprehensive Plan, especially as to the use of land, intensity of development, transportation, community facilities, and resource protection. Residential development should also be consistent with the housing element of the plan. All proposals should be located in areas designated for development in the future land use plan element and be serviced by currently available infrastructure or infrastructure that will be developed concurrent with the development.
- (B) Other Plans. Proposals shall be generally consistent with the appropriate state, regional, county, and the municipally adopted comprehensive plan and other plans. Where regional facilities are proposed in the plan, such as highways, effort shall be made to preserve needed right-of-way for future infrastructure projects in the proposed land development or subdivision.
- (C) Public Service Improvements. Proposals shall be consistent with the location and timing of public service improvements, such as water and sewage facilities, in accordance with the appropriate infrastructure plans governing those facilities. In addition, the location of public service facilities as outlined in a capital improvement program or official map should be considered.
- (D) Official Map. Proposals shall be generally consistent with the Township Official Map, especially as to existing and proposed public Street widenings and narrowings, existing and proposed public parks and open space reservations, and pedestrian ways and easements.

§22-303 Site Organization

- (A) Proposed land developments and subdivisions shall be designed to address the opportunities and limitations present on a site and its adjacent surroundings. The plan shall use site opportunities to enhance the overall quality of the development and lessen potential negative impacts upon a site and the surrounding community. The physical, social, and psychological needs of the users of the site should be evaluated and appropriately incorporated into the final subdivision layout or site design. The impacts of the proposed development on the natural environment and surrounding land uses shall be given a high priority and made an integral part of the overall design for the land development and subdivision. The following site organization guidelines shall be used:
 - 1. Site Improvement Layout. The buildings shall be placed in consideration with the site's topography, existing vegetation, and surrounding land uses, taking into account energy conservation, solar access, and pertinent natural features.
 - 2. Existing Natural Features. Existing natural features should be recognized and integrated into the site layout. Natural features such as streams, hillsides, wetlands, unique habitat, woods, and similar natural resources should be considered strong design determinants and be incorporated into the overall site plan to strengthen the unique quality of the land.
 - 3. Open Space and Scenic Views. The placement of open space and preservation of scenic views should be a fundamental design decision. Open space lands should provide for a variety of benefits, including recreation, natural resource protection, scenic views, and vistas, and buffers for site elements and land uses.
 - 4. Circulation. Movement within a site and access to the site should be designed for the safety and convenience of various types of users. Cross access between properties and joint access are encouraged to improve circulation and improve access safety.

5. Relationship to Surrounding Uses. The proposed design should complement appropriate surrounding uses through building setbacks, buffers, and separation of uses. Various potential negative impacts upon surrounding land uses, including noise, light, and loss of privacy, should be mitigated.
6. Sustainable Development. The development of a site should use methods that reduce energy, water, and fuel consumption needs of the property. Opportunities to utilize renewable energy sources, conserve and reuse water resources, and reduce fuel consumption are strongly encouraged.
7. Health Hazards. The configuration of a subdivision or land development should reduce potential health hazards to the future users of the subdivision or land development and to the community as a whole.

§22-304 Lots

(A) Lot Size and Width.

1. Each lot shall comply with the minimum area and width requirements of the Township Zoning Ordinance (Chapter 27 of the Township Municipal Code) and be generally sufficient in size and shape to adequately accommodate the development or use proposed for it.
2. Lots that contain natural restrictions such as wetlands, water bodies, steep slopes, or other features shall be made large enough to provide a suitable area for the intended use of the lot without requiring encroachment upon natural amenities.
3. Lots with existing or planned public improvements such as fuel pipelines, underground utility easements, stormwater detention basins, high voltage power lines, or other facilities should be sized to allow suitable room for the intended use of the lot without requiring encroachment on the public facilities or easements.

(B) Lot Shape.

1. Deep, narrow lots and wide, shallow lots are to be avoided except that lots containing uniquely designed structures, such as certain types of attached dwelling units, may receive special consideration.
2. The depth of a lot for a single family detached home should not exceed two and one-half (2.5) times its width at the building line.
3. Every lot shall contain a building envelope suitable for the type(s) of development proposed.

(C) Lot Frontage.

1. Every lot shall have a minimum of twenty (20) feet of frontage along the right-of-way of a public, private, or common Street.
2. Sufficient frontage is the minimum width required to site a Driveway into the property in accordance with the design requirements in this section, the Township Zoning Ordinance, and other appropriate state, federal, and local regulations. Corner lots will meet lot frontage requirements on two streets.

(D) Lot Lines.

1. Lot lines shall be drawn parallel, concentric, at right angles, or radial to the Street right-of-way line unless not feasible or undesirable due to existing, permanent, natural, or man-made features or need for solar access.
2. Where possible, lot lines shall coincide with abutting lot lines and lot lines across streets. Generally, lot corners of multiple lots should coincide.

(E) Reverse Frontage Lots.

1. Reverse frontage lots may be used as an alternative to marginal access streets or normal lotting when the lots abut a major collector Street or Street of a higher classification or have natural conditions along one Street that prevents safe access.
2. When reverse frontage lots are used, an additional twenty-five (25) feet shall be added to the minimum rear yard setback abutting a major collector Street or Street of a higher classification to provide a landscaped buffer area in the rear yard in accordance with §22-333, Buffering and Landscaping.

(F) Flag Lots. Flag Lots, as defined under the Susquehanna Township Zoning Ordinance (Chapter 27 of the Township Municipal Code), are prohibited.

§22-305 Blocks

- (A) Unless stipulated otherwise in the Township Zoning Ordinance (Chapter 27 of the Township Municipal Code), the minimum block length shall be four hundred (400) feet length, and the maximum block length shall be fourteen hundred (1,400) feet in length. Where practical, blocks along collector or arterial streets shall not be less than one thousand (1,000) feet in length.
- (B) Residential blocks shall generally be of sufficient depth to accommodate two tiers of lots, except where reverse frontage lots bordering an arterial or collector Street are used or, where due to the contour of the land or the necessary layout of the subdivision, there is insufficient depth between intersecting streets for such two-tier design.
- (C) Blocks for commercial and industrial areas may vary from the elements of design contained in this Part if the nature of the use requires other treatment. In such cases, off-Street parking for employees and customers shall be provided along with safe and convenient limited access to the Street system. Space for off-Street loading shall also be provided with limited access to the Street system. Extension of streets, railroad access rights-of-way, and utilities shall be provided as necessary.
- (D) Crosswalks or interior pedestrian walks shall be required in blocks exceeding one thousand (1,000) feet in length to provide for pedestrian circulation or access to community facilities. Such walkways shall be designed pursuant to the standards specified under §22-324 of this Chapter and be located in the center of any such block.
- (E) A block shall be two (2) lots in depth when the lots are laid out back to back according to the requirements of the Township Zoning Ordinance (Chapter 27 of the Township Municipal Code). When reverse lots are used, the block width shall be in accordance with the reverse frontage lot standards specified under §22-304(E) of this Chapter.

- (F) Blocks shall be designed to continue the Township's existing Street pattern and provide efficient, convenient, and safe pedestrian and vehicular circulation, including the reduction of intersections with arterial streets.
- (G) Blocks shall be designed to reflect natural features that may constrain subdivision and land development. Unless a watercourse is located along the rear of lots in the block, drainage should be away from the interior of the block toward the abutting streets.
- (H) Where blocks are longer than twelve hundred (1,200) feet, direct pedestrian access to commercial, institutional, or open space/recreation areas as determined by the Township, walkways should be designed into the block area. The walkways should extend straight from one Street to the other on an easement or public right-of-way at least fifteen (15) feet in width.

§22-306 Community Facilities

- (A) The Township Board of Commissioners shall determine the need for additional community facilities to serve the proposed subdivision or land development.
- (B) Where identified in the Township Official Map, or otherwise deemed essential by the Township Board of Commissioners upon consideration of the particular type of development proposed, and especially in large-scale residential developments, the Township Board of Commissioners may seek the dedication or reservation of such areas or sites of an extent and location suitable to the needs created by the development for schools, parks, roads, emergency services, and other facilities to serve the community.
- (C) Areas provided or reserved for such community facilities shall be adequate to provide for building sites, related activity areas, landscaping, and off-Street parking as appropriate to the use proposed.

§22-307 Open Space

- (A) Open Space Criteria. Open space preserved in fulfillment of the requirements of this Article shall be in accordance with the following standards and principles.
 - 1. Applicants shall provide open space, including appropriate recreation facilities and trails pursuant to the Township Comprehensive Recreation and Parks Plan, Township Comprehensive Plan, and Township Official Map as adopted and amended by the Township Board of Commissioners. The Township Board of Commissioners shall review the consistency of the proposed open space with the recommendation of both the Township Planning Commission and Township Recreation Advisory Committee.
 - 2. Open space shall connect to permanently preserved land on abutting property, if possible, including provisions for access ways for public use to permit residents safe and easy access to open space.
 - 3. Open space areas shall be contiguous, except that two or more separate open space parcels may be connected by other legal public access means.
 - 4. Open space shall have frontage on a public or private road or easement capable of providing suitable grade for access to the open space from the roads for maintenance vehicles and equipment traffic.
 - 5. Open space may include land within utility corridors only if the utility companies having legal rights to these corridors do not prohibit their use for such purposes.

6. Open space shall have the physical characteristics capable of serving the purposes intended for such areas, including recreational use.
7. Open space shall be visible from dwelling units and roadways.
8. Open space shall protect environmentally sensitive and/or aesthetic features and be landscaped to provide sufficient screening or buffer areas to minimize any negative impacts from or upon adjacent development.

(B) Conservation of Natural Resources in Open Space.

1. Environmentally sensitive features shall be conserved based on the minimum requirements specified in Table 3-1.

Table 3-1, Environmentally Sensitive Features Conservation Requirements.

Environmentally Sensitive Feature	Minimum % to be Preserved
Flood Plains and Watercourses	100%
Wetlands	100%
Ponds	100%
Steep Slopes (15-25%)	70%
Very Steep Slopes (>25%)	80%
Woodlands	50%

2. Where features overlap, the greater percentage shall be conserved. The percentage of each feature is the extent that it shall not be altered, regraded, filled, or built upon. The land shall be permanently restricted by an easement preventing further development. The deed restrictions shall be in a form acceptable to the Township.

(C) Open Space Designation. All land held for open space shall be so designated on the Applicant’s land development plans. The plans shall contain the following statement for applicable lands specified in categories 1 – 8 below: “Open space land may not be separately sold, nor shall such land be further developed or subdivided.” All plans shall further designate the use of open space, the type of maintenance to be provided, and a planting plan or schedule. In designating use and maintenance, the following classes may be used.

1. Natural Area. Land which is left predominately in a natural condition and managed to protect significant natural resources in accordance with a natural areas management plan.
2. Farmland. Land which will be used to grow agricultural crops or for the pasturing of farm animals maintained in accordance with the Agricultural Erosion and Sediment Control / Whole Farm Conservation Plan as approved by the Dauphin County Conservation District.
3. Lawn. A grass area with or without trees that may be used by the residents for a variety of informal purposes and shall be mowed regularly to ensure a neat and orderly appearance.
4. Recreation Area. An area designated for specific recreational use(s) including, but not limited to, tennis, athletic fields, and tot lots. Such areas shall be maintained so as to avoid creating a hazard or nuisance and shall perpetuate the proposed use.

5. Garden Area. An area designated for community vegetable plots.
6. Stormwater Management. Stormwater management structures may not be counted toward required open space.
7. Park. A small area designated for use for a variety of outdoor activities. It may include lawn areas, decorative plantings, seating areas, or walking paths.
8. Public Plaza. An area in an urban or village center designated as a meeting place for community residents. May include gazebos, information stands, seating areas, decorative plantings, fountains, or other similar elements.

(D) Open Space Ownership and Perpetuation.

1. Any of the methods cited under this Part may be used individually or in combination to own and perpetually preserve open space that is provided in fulfillment of this Chapter, the Township Comprehensive Recreation and Parks Plan, Township Comprehensive Plan, and Township Official Map as adopted and amended by the Township Board of Commissioners.
2. The final subdivision and or land development plan shall clearly indicate the manner in which open space will be owned and administered. Following Final Plan approval, the open space ownership shall be established as outlined below. Written notice of any proposed transfer of open space shall be given to the Township Board of Commissioners for approval no less than thirty (30) days prior to such event.
 - a. The Township may, but is not required to, accept fee simple dedication of recreation land portions of open space in accordance with §22-308 of this Chapter.
 - (1) There shall be no cost of acquisition except for transfer costs mutually agreed upon by the Township.
 - (2) The Township shall agree to maintain the open space.
 - (3) The open space shall be in an acceptable condition to the Township at the time of its dedication with regard to size, shape, location, and that any improvements are certified as satisfactory by the Township Engineer.
 - (4) The Applicant shall prepare, at no expense to the Township, the legal description, with metes and bounds, of the land being offered for dedication.
 - (5) The Township shall accept the dedication by means of a signed municipal resolution to which a property description, deed, and plan of dedication area or areas shall be attached.
 - (6) All dedications in fee simple shall be free and clear of any liens or encumbrances.
 - (7) An agreement citing all Applicant obligations serving as a condition to plan approval shall be approved by the Township Board of Commissioners and recorded with the plan at the same time as the plan is approved.
 - b. A public agency acceptable to the Township including county, state, or federal government or municipal authority may, but shall not be required to, accept the fee

simple dedication of open space, provided that the Township approves a maintenance plan whereby the grantee agrees to and has access to maintain the open space.

3. Open space may remain or be placed in the ownership of the individual property owners and shall be restricted from further subdivision and/or land development by deed restriction, provided that:
 - a. The Township Board of Commissioners shall agree to the boundaries of the open space that shall be held in private ownership.
 - b. Restrictions providing for the protection and continuance of the open space which meets Township specifications shall be placed in the deed for each property that has the open space area within its boundaries.
 - c. A maintenance agreement suitable to the Township shall be established, and the deeds to the properties that are located within the deed-restricted open space areas shall clearly state that the maintenance responsibility for the open space lies with the individual property owner.
4. A private, non-profit conservation organization, among whose purposes is to conserve open space land and/or natural features, may, but shall not be required to accept the conveyance of fee simple or less-than-fee simple interests in any portion of the open space, provided that:
 - a. Any private, non-profit conservation organization intended to be the grantee of a conveyance shall be acceptable to the Township as a bona fide conservation organization with perpetual existence.
 - b. Any conveyance shall contain appropriate provisions for proper reverter or retransfer in the event that the grantee becomes unwilling or unable to continue carrying out its function.
 - c. A maintenance agreement acceptable to the Township shall be established between the owner and the conservation organization.
5. Open space may be controlled with condominium agreements that shall be approved by the Township and be in conformance with the Pennsylvania Uniform Condominium Act (68 Pa. C.S. §§ 3101 to. 3414). All open space land and facilities shall be held as a common element.
6. Open space may be held in common ownership by a homeowners' association pursuant to the Pennsylvania Uniform Planned Community Act (68 Pa. C.S. §§ 5101 to 5414). In addition, the homeowners' association shall be governed according to the following:
 - a. The owner or Applicant shall provide to the Township a description of the organization, including its by-laws, and all documents governing maintenance requirements and use restrictions for open space. The homeowners' association agreement shall be recorded.
 - b. The organization shall be established (with financial support by the Applicant if necessary) before any lot in the subdivision or building in the development is sold.
 - c. Membership in the organization and fees shall be mandatory for all purchasers of property therein and their successors.

- d. The organization shall be responsible for the maintenance of suitable insurance on the open space.
- e. The members of the organization shall share equitably in the costs of maintaining, insuring, and operating the open space.
- f. The Applicant proposing any plan containing open space shall arrange with the County Board of Assessment a method of assessment of the common facilities which will allocate to each tax parcel in the development a share of the total assessment for such open space. Where this alternative is not utilized, the organization shall be responsible for applicable real estate taxes on common facilities.
- g. The organization shall have or hire adequate staff, as necessary, to administer, maintain, and operate the open space.
- h. The organization shall have the power to compel fees from property owners therein to cover their proportionate shares of the initial cost and costs associated with the maintenance and upkeep of the open space.

(E) Open Space Restrictions. Every property proposed for open space shall be restricted in the following manner:

1. The property deed shall contain the following deed restriction:

This property was established as permanent open space through the approval of the [subdivision or land development name] and recorded in Deed Book ____ and Page ____ (or Instrument No.), and shall be maintained as open space in accordance with the approved plan. No change of use, transfer of ownership, or sale of this property shall occur without the written consent of the Susquehanna Township Board of Commissioners. This restriction shall have the effect of a covenant running with the land, and shall otherwise be binding upon the Grantee, and shall be enforceable only by Susquehanna Township, its residents, or former owners of the property.

2. The Township is authorized to make random inspections of any open space property created through municipal actions to ensure that the owner and any successors duly perform, abide by, and complete any duties, obligations, or requirements as set forth in the Final Plan and/or deed restrictions.
3. The Township may require financial security to ensure appropriate long-term maintenance of the open space depending upon the ultimate owner of the open space. The amount of financial security shall be established necessary to reimburse the Township for its expense of performing remedial measures if not performed by the owner.
 - a. In the event that the entity charged with maintenance responsibilities, or any successor thereto, fails to maintain all or any portion of the open space in reasonable order and condition in accordance with the development plan and all applicable laws, rules, and regulations, the Township may serve written notice upon such entity, upon the residents and owners of the uses relating thereto, setting forth the manner in which the entity has failed to maintain the open space in reasonable condition.
 - b. Such notice shall set forth the nature of corrections required and the time within which the corrections shall be made. Upon failure to comply within the time specified, the organization, or any successor organization, shall be considered in

violation of their responsibilities, in which case the Township may enter the premises and take corrective action.

- c. The financial security funds in the Applicant's escrow account, if any, may be forfeited, and any permits may be revoked or suspended. If the funds of the escrow account are insufficient to pay the costs of remedial maintenance, the costs of corrective action by the Township shall be assessed ratably, in accordance with the Township's Fee Schedule, against the properties that have the right of enjoyment of the common facilities and shall become a lien on said properties. The Township, at the time of entering upon such common facilities for the purpose of maintenance, shall file a notice of such lien upon the affected properties in the Office of the Prothonotary of Dauphin County.

§22-308 Recreation Land Dedication

- (A) Suitable recreation land shall be dedicated to the Township according to the requirements of this Subpart and may be used for parks and recreation purposes.
 1. Single-Family Detached. 2,500 square feet per unit.
 2. Single-Family Attached and Two-Family Attached. 2,000 square feet per unit.
 3. Multi-Family Apartments. 1,500 square feet per unit.
 4. Non-Residential. One (1) percent of gross acreage.
- (B) Should the amount of land required to be used for parks and recreation purposes exceed the required land for dedication regarding open space requirements, the lesser amount shall apply.
- (C) Nothing herein shall be construed as limiting the ability of the Township, based upon the recommendations of the Township Planning Commission and Recreation Advisory Committee, to waive all or a portion of the recreation land set aside requirements.
- (D) Location and Criteria for Dedicated Recreation Land. Lands to be dedicated shall:
 1. Comply with the minimum recreation and open space criteria specified in §22-307 and §22-308 of this Chapter.
 2. Implement the findings of the Township's Comprehensive Recreation and Parks Plan, Township Comprehensive Plan, and Township Official Map as adopted and amended by the Township Board of Commissioners.
 3. Be suitable for the location of facilities that can meet the various recreational needs of the residents, businesses, and industries.
 4. Consist of a single contiguous tract of land.
 5. Be readily accessible with at least fifty (50) feet of public road frontage.
 6. Be generally well-drained and suitable for different forms of active and passive recreation with the following features:

- a. No more than fifteen (15) percent of the area consisting of environmental constraints such as wetlands, the one (1) percent chance of flood floodplain, or areas with greater than fifteen (15) percent slopes.
- b. No more than fifty (50) percent of the area should be wooded.
- c. The area shall not be divided by a public or private road.
- d. No more than fifteen (15) percent of the area should be encumbered by easements, utilities, or stormwater management facilities. Land within utility easements may be used for recreation purposes only if the utility companies possessing legal rights to the easements do not prohibit their use for such purposes.

(E) Acceptance and Use of Park and Recreation Land.

1. Any land dedicated to the Township shall be used only for the purpose of providing park and recreational facilities and for the preservation of open space and shall be available for use by all residents of the Township.
2. When land is dedicated, acceptance by the Township shall be by means of a signed resolution to which a property description of the dedicated area shall be attached. A fee simple warranty deed conveying the property shall be delivered to the Township with title free and clear of all liens, encumbrances, and conditions excepting public utility easements.

(F) Alternatives to the Dedication of Park and Recreational Land. Upon agreement of both the Township and the Applicant, the Applicant may pursue the following alternatives:

1. Fee in Lieu. The Applicant may pay a fee in lieu of dedication of park and recreational land. The amount of the fee shall be established by resolution of the Township Board of Commissioners and modified from time to time, based upon the estimated market value of suitable recreation land.
2. Improvements to Other Recreation Sites. The Applicant may, through an agreement with the Township, construct recreational facilities on existing or proposed parkland that is readily accessible to residents of the proposed development as defined in this Part. The value of such improvements shall be comparable to the fee in lieu of dedication that would have otherwise been required, based upon the Applicant's estimates, as reviewed by the Township Engineer.
3. Private Preservation of Land. The Applicant may reserve land in the amount required under this Chapter. The land shall meet all the standards in this Part, be available for use by Township residents, and be managed and maintained in conformance with §22-307(F) Open Space Ownership and Perpetuation of this Part.
4. A combination of land dedication and/or alternative approaches listed herein may be pursued based upon an agreement between the Applicant and the Township Board of Commissioners.

(G) Use of Fees.

1. Fee in lieu payments shall be used only for the purpose of providing, acquiring, operating or maintaining park or recreational facilities reasonably accessible to the development.

2. A fee authorized by this Chapter shall, upon receipt by the Township, be deposited in an interest-bearing account, designated as the Susquehanna Township Parks and Recreation Fund. Interest earned on such accounts shall become funds of that account. Funds from such accounts shall be expended only upon the design, construction, or acquisition of specific recreational facilities as approved by the Township Board of Commissioners.
3. Upon request of an Applicant who has paid fees under this Chapter, the Township shall refund such fee, plus the interest accumulated thereon from the date of payment, if the Township has failed to utilize said funds for recreation purposes.

§22-309 Grading and Excavation

(A) General.

1. Permit Required. It shall be unlawful for any Person to make, cause or permit to be made any excavation or fill in the Township except in accordance with a permit issued as specified herein; provided, however, that no permit shall be required to fill or excavate:
 - a. By the Federal government, the Commonwealth of Pennsylvania, or any political subdivision thereof.
 - b. Where less than twenty-five (25) cubic yards of earth or material are moved, and no drainage is involved.
 - c. Where excavation or fill for a building site is being done for the purpose of immediate construction of a building or improvement thereon for which a building permit has been issued, if, in the opinion of the Subdivision Administrator evidenced, in writing, on such building permit, no hazard to property rights of the Township or adjoining landowners will be encountered or created by such excavation or fill.
 - d. Trenching for utilities covered by other Township ordinances.
2. Permit Application and Required Fees.
 - a. Requirements. An application for a permit to excavate or fill shall be made in duplicate by the contractor and owner, in writing, on forms furnished by the Township, filed with the Subdivision Administrator, who shall forthwith deliver one copy to the Township. Said application shall set forth the following information:
 - (1) The name, identity, address and telephone number of the owner.
 - (2) The name, identity, address and telephone number of the contractor.
 - (3) The description, location of the property involved, and grading plan shall be furnished in triplicate to the Subdivision Administrator.
 - (4) Grading Plan. A scaled drawing illustrating the exact nature of the proposed grading, excavation, or fill, indicating the slope of the sides and the level of the finished surface, the type of earth or material to be moved, the method, manner and equipment to be used in the work and the disposition of material at the site.
 - (5) Proposed time of commencement and completion of the work.

- (6) An agreement that if the excavation of fill is not completed in accordance with the plans and specifications therefor and the permit issued therefor, then the work may be completed by the Township, the cost thereof to be paid by the owner. Failure to execute such agreement shall not constitute a waiver of this provision.
- (7) An agreement to indemnify and save harmless Susquehanna Township and its agents from all liabilities, costs and expenses which may result from, or be a consequence of, the granting of such permit. Failure to execute such agreement shall not constitute a waiver of this provision.

b. Required Fee(s).

- (1) Schedule of Fees. At the time of filing the application for a permit to excavate or fill, the Applicant shall pay a filing fee as set by resolution of the Board of Commissioners, which fee schedule shall be posted for public inspection in the office of the Subdivision Administrator and shall be based on costs.
- (2) Additional Costs in Special Cases. When, in the opinion of the Subdivision Administrator, the proper investigation of an application for a permit to excavate or fill will require the services of the Township Engineer for technical help and advice, the Subdivision Administrator may consult with the Engineer and require him to make inspections of the work in progress. In such cases, prior to the issuance of the permit, the Subdivision Administrator shall notify the Applicant of the necessity for engineering inspection, and the Applicant shall pay, prior to commencing work, reasonable engineering fees at current rates, to be determined in advance of the issuance of the permit, and the amount thereof shall be deposited with the Township.

c. Permit Application Review and Issuance.

- (1) Investigation of Application. Within ten (10) calendar days after the filing of the application for a permit to excavate or fill, the Subdivision Administrator shall cause an investigation to be made and shall either issue the permit upon such conditions expressed in the permit as he shall deem necessary to comply with all of the provisions of this Part or deny such permit.
- (2) In investigating and taking action on applications for a permit to excavate or fill, the Subdivision Administrator shall consider the public health, safety and general welfare and the effect thereof upon neighboring properties; and he shall deny such permit if, in his opinion, the excavation or fill would:
 - (a) Unlawfully remove the lateral or subjacent support of any adjacent land;
 - (b) Create a dangerous topographic condition;
 - (c) Cause seepage or slides;
 - (d) Improperly divert the flow of drainage waters or increase the velocity thereof;

- (e) Create a nuisance; or
 - (f) In any manner endanger the health, safety or property of any other person.
- d. Notice of Action on Application and Appeal. The Subdivision Administrator shall forthwith notify the Applicant of the issuance or denial of the permit, and if the Applicant shall be dissatisfied therewith, he may appeal to the Board of Commissioners by filing a written notice of appeal with the Township Manager within thirty (30) calendar days after such notice from the Subdivision Administrator, and at the same time, the Applicant shall deliver to the Township Manager a list of the names and addresses of all owners of property within a radius of three hundred (300) feet from the exterior boundaries of the proposed excavation or fill.
- e. Hearing on Appeal. The appeal shall be heard at the next succeeding regular meeting of the Board of Commissioners held not more than forty-five (45) calendar days after the filing of the appeal. The Township Manager shall mail notice of such hearing at least ten (10) calendar days prior thereto, to all owners within a radius of three hundred (300) feet of the exterior boundaries of the proposed excavation or fill. The hearing on the appeal may be continued from time to time. At the conclusion of the hearing, the Board of Commissioners may deny or issue a permit upon such terms and conditions as it shall deem necessary to conform to the provisions of this Part. The action of the Board of Commissioners shall be final and conclusive, and no similar application may be filed for the same property for a period of twelve (12) months.
- d. Insurance. The Code Official shall require, as a condition to the granting of any permit under this Part, that the contractor deposit with the Township the certificate of a responsible insurance company, certifying the contractor is insured for an amount of not less than the sum of \$300,000 against any injury or damage to persons or property arising directly or indirectly from the performance of the contractor in making the excavation or fill for which such permit is issued.
- e. Revocation or Suspension of Permit. Any permit granted under this Part may be revoked by the Code Official for any reason for which the issuance of a permit might be lawfully denied or for the failure of the contractor to comply with any of the terms or conditions of the permit. Revocation shall be made only after a hearing before the Code Official after five days written notice to the applicants, given by personal service or deposited in the United States mail, addressed to the applicants at the addresses given in the application, the action of the Code Official may be appealed to the Board of Commissioners as heretofore. If, in the opinion of the Code Official, public health, safety or welfare is endangered, the Code Official may suspend any permit. Such revocation or suspension shall be in addition to any other penalties provided in this Part.
- f. Expiration and Issuance of Supplemental Permit. In the event that any excavation or fill for which a permit has been granted under this Part is not commenced within six months from the date of such permit, or in the event that the work of excavation or fill is at any time abandoned for a period of six consecutive months, such permit shall automatically terminate, without notice, and no further excavation or fill shall be made; provided, however, that the conditions and responsibilities in such permit shall remain binding upon the person or firm to whom such permit was issued, and

all legal and equitable remedies shall be available against such person or firm for any breach thereof. When the amount of material excavated or filled equals the number of cubic yards authorized by the permit, no further excavation or fill shall be made until a supplemental permit has been issued. All excavation or fill shall set forth the same information required in the original application correcting, however, the quantity of excavation or fill and paying the proper fee therefor.

- (B) Grading and Excavating Standards. All permanent and temporary cutting, excavating, filling, grading, regrading, and/or other forms of earth-moving activities shall be known as “grading” and shall be conducted only in compliance with the standards as described below.
1. All grading shall be set back from property lines at least three (3) feet, or a sufficient distance to prevent any adverse effects on adjacent properties.
 2. No permanent excavation shall be made with a cut face steeper in slope than three (3) horizontal to one (1) vertical. For steeper slopes, a soils report prepared by a licensed engineer or geologist experienced in performing such studies and registered in the Commonwealth of Pennsylvania shall be prepared to document the soil stability.
 3. Wherever grading will increase the volume or velocity of stormwater flow toward a property line, the Applicant shall install and maintain drainage facilities sufficient to prevent adverse effects on the adjoining property. The construction and operation of these drainage facilities shall not cause any adverse effects on abutting properties.
 4. Within the property proposed for development or along property lines, where grading creates an abrupt drop-off in contrast to a previously existing gradual change or where a wall is being installed, the Applicant shall be required to install a fence or other suitable protective barrier.
 5. The bottom of the excavation shall not be lower than the level specified in the permit and shall be capable of being drained.
 6. If, in the opinion of the Subdivision Administrator, any excavation will create or aggravate a dangerous condition if left open, such excavation shall be enclosed by a fence sufficiently high, tight and strong to eliminate such dangerous condition.
 7. Any rock, earth or other material which may be dropped or deposited on any public road or place from any vehicle transporting such materials from any such excavations shall be immediately removed in a manner and to an extent satisfactory to the Subdivision Administrator at the expense of the Applicant.
 8. The Applicant shall agree to indemnify and save the Township and its agents harmless from all liabilities, judgments, costs and expenses which may result from or be a consequence of the granting of such permit.
 9. The Applicant shall submit said plan to the Dauphin County Conservation District for its review and approval of an erosion and sedimentation control plan. For plans involving greater than five acres, a Chapter 102 permit from the Pennsylvania Department of Environmental Protection is required. Any such activity taking place within the floodplain or affecting wetlands shall be in compliance with and receive approval of the appropriate State and Federal regulatory agencies as required. No permit shall be issued until said approvals have been obtained.

- (C) Topsoil Protection. The top six (6) inches of soil that existed naturally on the site prior to subdivision or land development shall be managed in the following way:
1. In areas to be graded, the topsoil shall be stripped off and stockpiled on the site in accordance with the erosion and sediment control plan.
 2. Following construction, the stockpiled soil shall be redistributed uniformly on the site to a minimum depth of six (6) inches.
 3. Any topsoil in excess of soil needed for the reestablishment of six (6) inches depth in areas of the site that will not be paved may be removed from the site based upon the determination of the Township Engineer.

§22-310 New and Existing Streets Design Standards

- (A) All new streets and additions to existing streets shall:
1. Be offered for dedication to the Township pursuant to Chapter 21, Part 3 Dedication of Streets, of the Township Municipal Code. The Township Board of Commissioners may accept or refuse the dedication of any Street.
 2. Conform with the Township Official Map and county or state highway plans and be designed to conform with the existing Street system.
 3. Provide appropriate access between abutting tracts of land for immediate or future use.
 4. Create a road hierarchy among interior subdivision and land development streets and exterior streets to ensure proper through-traffic flow, local access, and internal traffic distribution and flow.
 5. Conform to existing topography to assure reasonable grades, alignment and drainage, appropriate access to lots, and minimize regrading and removal of vegetation.
 6. Be designed to continue existing streets at equal or greater right-of-way and cartway width, as recommended by the Township Engineer and Planning Commission.
 7. Include curbs and sidewalks installed along all existing and proposed public and private streets and common parking areas except when this requirement is waived at the discretion of the Township Board of Commissioners, upon recommendation of the Township Planning Commission and Engineer.
 8. Curvilinear streets and cul-de-sacs should be used only where their use will be consistent with adjoining development patterns, topography, and natural features of the site. Curvilinear streets shall not be used immediately adjacent to an existing grid Street system without providing a transition that continues and protects the existing grid pattern. New Street systems platted adjacent to an existing village shall not be merely looped back on local access streets but shall connect with, or be designed to connect with in the future, streets of a higher class. Consideration shall be given to the dispersal of traffic from commercial and employment centers and to the ultimate functioning of the Street system.
 9. Where a development abuts an existing or proposed arterial Street, the Township Board of Commissioners may require the use of marginal access streets, reverse frontage lots, or other such treatment that will provide protection for abutting properties, reduce the number of intersections with the arterial Street, and separate the local and through traffic.

10. Snow Plowing. It shall be the responsibility of the developer to properly maintain all roads and keep them reasonably free and clear of snow and ice and other debris until such time as the Township has accepted an offer of public dedication thereon. In the event the developer should at any time fail to reasonably fulfill this responsibility, the Township and its agents in its discretion may enter the premises to properly maintain the road or remove any snow and ice, and the developer shall be held liable for all costs incurred by the Township therefore, including, but not limited to, costs associated with labor, equipment and any damage that may occur to the Township equipment. In addition, the Applicant/developer and/or owner agree to hold the Township harmless in the event of damage to the property or improvements and to indemnify the Township for any loss incurred by the Township. Such actions by the Township shall not in any way be construed to constitute an acceptance of the road for public dedication or otherwise require the Township to regularly maintain any of the roads.

(B) Street Signs and Names.

1. Signs. In all new residential developments, the owner/developer shall be responsible for the installation of "Watch Children" signs at each entrance to the development and "stop" signs at the intersections of local streets. Residents may request additional signs that, if appropriate, the Township may install at the residents' cost. Installation of Street name signs shall also be the responsibility of the owner/developer.
2. Street Names. Street names shall be assigned in accordance with §22-311 of this Chapter.

§22-311 Street Signs, Street Naming, and Address Numbering

- (A) Street Signs. The subdivision or land development shall be provided with Street signs to include but not be limited to Street name signs at all intersections, directional and informational signs. Such signs shall conform to PennDOT and Township specifications and shall be installed by the developer in a manner specified by the Township Engineer.

(B) Street Naming and Address Numbering.

1. Names of Streets. Names of new streets shall not duplicate or approximate existing or platted Street names or approximate such names by the use of suffixes as "lane", "way", "drive", "court", "avenue". In approving the names of streets, cognizance may be given to existing or platted Street names within the postal delivery district served by the local post office. New streets shall bear the same name number of any continuation or alignment with an existing or platted Street.
2. Street Address Number Required. Every occupied building shall have, and shall be maintained thereon, the legally assigned Street address number, upon or near each entrance from a Street of the township or state, or from any other access way in the manner and location designated by this article.
3. Placement of Street Address Number.
 - a. A Street address number shall be affixed to all occupied single-family residential buildings by the owner or occupant. Such number shall be prominently placed on or to the left or right of the main entry door that faces the public or private Street providing access to the building. The Street address numbers shall not be affixed behind a glass storm door. Alternatively, the numbers can be placed by the garage door if more visible from the Street.

- b. A Street address number shall be affixed to all occupied multi-tenant commercial, office, or industrial buildings with front and rear entrances by the owner or occupant of all establishments contained therein. Such number shall be prominently displayed on or immediately adjacent to both front and rear doors.
 - c. A Street address number for an occupied building that is not visible from a public or private Street shall, in addition to Subparagraphs 3.a or 3.b, be prominently displayed by the owner or occupant at the intersection of the Driveway entrance to the occupied building and the main roadway.
 - d. For any business located within an occupied mall or shopping center building having a common Street address and multiple entranceways, the owner or occupant shall affix, on or adjacent to each door, the name of the business accessed through each rear door entryway in letters which are not less than four inches in height, with a minimum stroke width of one-half (1/2) inch and contrasting in color with the background on which they are affixed. The Street address number shall be displayed in Arabic numerals.
4. Time Limitation for Installation, Change, Etc. A Street address number shall be installed prior to occupancy of any building. A Street address number shall be installed or corrected within thirty (30) days after receipt by the owner or occupant of an occupied building, or any person or agent in charge thereof, of a written notice from the Township containing instructions for compliance with these regulations.
5. Minimum Dimensions and Characteristics. The minimum dimensions of a Street address number designated by the township shall be as follows:
- a. A Street address number affixed to an occupied building shall be displayed at least forty-eight (48) inches from the ground. The number shall be a minimum of four inches in height, with a minimum stroke width of one-half (1/2) inch and contrasting in color with the background on which they are affixed. A Street address number shall be displayed in Arabic numerals.
 - b. Any occupied building not visible from a public or private Street shall place a Street address number on a post or other means of support at least thirty-six (36) inches above the ground at the main Driveway entrance, so as to be easily visible from the Street. Said number shall not be less than four inches in height, with a minimum stroke width of one-half (1/2) inch and contrasting in color with the background on which they are affixed. A Street address number shall be displayed in Arabic numerals.
 - c. Design (including shape and style) and the location of a Street address number shall be such that it is legible and easily readable.
6. Display of Street Address Numbers.
- a. Every person or legal entity having ownership, possession, custody, control or charge of any occupied building shall maintain the clearly visible display of a Street address number as required by these regulations.
 - b. Should at least one (1) Street address number be affixed to an occupied building in conformance with these regulations, then additional noncompliant Street address numbers may also be affixed to the occupied building or placed upon the property

of the occupied building. Owners or occupants are reminded that said additional Street address numbers shall comply with the Susquehanna Township Ordinance.

- c. In the event that a Street address number, affixed to an occupied building prior to the effective date of these regulations, is not in compliance as required herein, it may remain in place until such time as either modified by the owner or occupant or until such time as the owner or occupant receives written notice from the Township indicating that the Street address number is in violation of these regulations.

7. Enforcement.

- a. The enforcement of these regulations as they pertain to existing occupied buildings shall be the responsibility of the Susquehanna Township Police Department.
- b. The enforcement of these regulations, as they pertain to occupied buildings for which a building permit has been issued after the effective date of these regulations, shall be the responsibility of the Township. No certificate of occupancy shall be issued for an occupied building under said building permit until such time as a Street address number is installed in accordance with these regulations.

§22-312 Traffic Impact Studies

(A) Purpose.

1. Whenever a proposed development will generate one hundred (100) new vehicle trips in the peak direction (inbound or outbound) during the peak traffic hour of the development, the Applicant shall perform a traffic impact study. Based on this study, certain improvements may be identified to provide safe and efficient access to the development.
2. In addition, a traffic impact study shall be prepared whenever either one of the following conditions exist within the impact study area:
 - a. Current traffic problems exist in the local area, such as a high accident location, confusing intersection or a congested intersection, which directly affects access to the development.
 - b. The ability of the existing Street system to handle increased traffic, or the feasibility of improving the Street system to handle increased traffic, is limited.

(B) Traffic Impact Study.

1. Area of Traffic Impact Study. The traffic impact study area shall be based on the characteristics of the surrounding area. The intersections to be included in the study shall be adjacent to the subject tract or have direct impact upon the access to the development. The intersections shall be established by the Township Board of Commissioners.
2. Preparation by Transportation Engineer Required. Traffic impact studies shall be prepared under the supervision of qualified and experienced transportation engineers with specific training in traffic and transportation engineering and at least two (2) years of experience related to preparing traffic studies for existing or proposed developments.
3. Horizon Year. The traffic forecasts shall be prepared for the horizon year.

4. Non-site Traffic Estimates. Estimates of non-site traffic shall be made and shall consist of through traffic and traffic generated by all other developments within the study area for which preliminary or Final Plans have been approved. Non-site traffic may be estimated using any one of the following three methods: "Buildup" technique, area transportation plan data or modeled volumes, and trends or growth rates.
5. Trip Generation Rates Required. The traffic impact study report shall include a table showing the categories and quantities of land uses, with the corresponding trip generation rates or equations (with justification for selection of one or the other) and resulting number of trips. The trip generation rates used shall be either from the latest edition of Trip Generation by ITE, or from a local study of corresponding land uses and quantities. All sources shall be referenced in the study.
6. Consideration of Pass-By Trips. If pass-by trips or shared trips are a major consideration for the land use in question, studies and interviews at similar land uses shall be conducted or referenced.
7. Rate Sums. Any significant difference between the sums of single-use rates and proposed mixed-use estimates shall be justified in the study report.
8. Explanations Required. The reasoning and data used in developing a trip generation rate for special or unusual generators shall be justified and explained in the study report.
9. Definition of Influence Area.
 - a. Prior to trip distribution of site-generated trips, an influence area shall be defined that contains eighty (80) percent or more of the trip ends that will be attracted to the development. A market study can be used to establish the limits of an influence area, if available. If no market study is available, an influence area should be estimated based on a reasonable documented estimate. The influence area can also be based on a reasonable maximum convenient travel time to the development, or delineating area boundaries based on locations of competing developments.
 - b. Other methods such as using trip data from an existing development with similar characteristics or using an existing origin-destination survey of trips within the area can be used in place of the influence area to delineate the boundaries of the impact.
10. Estimates of Trip Distribution Required. Trip distribution can be estimated using any one of the following three methods. Whichever method is used, trip distribution shall be estimated and analyzed for the horizon year. A multi-use development may require more than one distribution and coinciding assignment for each phase (for example, residential and retail phases on the same site). Consideration shall also be given to whether inbound and outbound trips will have similar distributions.
 - a. Analogy.
 - b. Trip distribution model.
 - c. Surrogate data.

11. Trip Assignments.
 - a. Assignments shall be made considering logical routings, available Street capacities, left turns at critical intersections, and projected (and perceived) minimum travel times. In addition, multiple paths should often be assigned between origins and destinations to achieve realistic estimates rather than assigning all of the trips to the route with the shortest travel time. The assignments shall be carried through the external site access points and in large developments producing five hundred (500) or more additional peak direction trips to or from the development during the peak hour of the development, through the internal vehicular circulation system. When the development has more than one vehicular access, logical routing and possibly multiple paths should be used to obtain realistic Driveway volumes. The assignment should reflect conditions at the time of the analysis. Assignments can be accomplished either manually or with applicable computer models.
 - b. If a thorough analysis is required to account for pass-by trips, the following procedure should be used:
 - (1) Determine the percentage of pass-by trips in the total trips generated.
 - (2) Estimate a trip distribution for the pass-by trips.
 - (3) Perform two (2) separate trip assignments, based on the new and pass-by trip distributions.
 - (4) Combine the pass-by and new trip assignment.
 - c. Upon completion of the initial development traffic assignment, the results should be reviewed to see if the volumes appear logical given characteristics of the Street system and trip distribution. Adjustments should be made if the initial results do not appear to be logical or reasonable.
12. Total Traffic Impacts. Traffic estimates for any development with current traffic activity shall reflect not only new traffic associated with the development, but also the trips subtracted from the traffic stream because of the removal of a land use. The traffic impact report should clearly depict the total traffic estimate and its components.
13. Capacity Analysis.
 - a. Capacity analysis shall be performed at each of the major Street and development access intersection locations (signalized and unsignalized) within the study area. In addition, analyses shall be completed for Street segments deemed sensitive to traffic from the development within the study area. These may include such segments as weaving sections, ramps, internal vehicular circulation patterns, parking facility access points, and reservoirs for vehicles queuing off-site and on-site. Other locations may be deemed appropriate depending on the situation.
 - b. The recommended level of service analysis procedures detailed in the most recent edition of the *Highway Capacity Manual* by the Transportation Research Board, Washington, DC, shall be followed. The overall level of service ratings A, B, C and D are considered to be acceptable for signalized intersections (levels C or better are considered desirable); level of service E or F is considered to be unacceptable.

- c. The operational analyses in the Highway Capacity Manual by the Transportation Research Board, Washington, DC, shall be used for analyzing existing conditions, traffic impacts, access requirements, or other future conditions for which traffic, geometric and control parameters can be established.
14. Required Levels of Service. The recommendations of the traffic impact study shall provide safe and efficient movement of traffic to and from and within and past the proposed development, while minimizing the impact to non-site trips.
 - a. The current levels of service shall be maintained if they are C or D, not allowed to deteriorate to worse than C if they are currently A or B, and improved to D if they are E or F.
 - b. Where new intersections involving streets or access drives are being established to serve as access to the proposed development, these intersections shall be designed to at least operate at level of service C or better.
15. Documentation Required. A traffic impact study report shall be prepared to document the purpose, procedures, findings, conclusions and recommendations of the study. The documentation for a traffic impact study shall include, at a minimum:
 - a. Study purpose and objectives.
 - b. Description of the development and study area.
 - c. Existing conditions in the area of the development.
 - d. Recorded or approved nearby development.
 - e. Trip generation, trip distribution and modal split.
 - f. Projected future traffic volumes.
 - g. An assessment of the change in Street system operating conditions resulting from the development traffic.
 - h. Recommendations for development site access and transportation improvements needed to maintain traffic flow to, from, within and past the development site at an acceptable and safe level of service.
 - i. The need for emergency traffic signal preemption shall be addressed.
16. The analysis shall be presented in a straightforward and logical sequence. It shall lead the reader step-by-step through the various stages of the process and resulting conclusions and recommendations.
17. The recommendations shall specify the time period within which the improvements should be made (particularly if the improvements are associated with various phases of the development construction) and any monitoring of operating conditions and improvements that may be required.
18. Data shall be presented in tables, graphs, maps and diagrams wherever possible for clarity and ease of review.

19. An executive summary of one or two pages shall be provided, concisely summarizing the purpose, conclusions and recommendations.
20. The report documentation outlined above provides a framework for traffic impact study reports. Some studies will be easily documented using this outline. However, the specific issues to be addressed, local study requirements and the study results may warrant additional sections.

(C) Improvements.

1. Responsibility for Improvements.

- a. Where the traffic impact study indicates that improvements are necessary or advisable to existing Township and/or state streets and/or intersections within the traffic impact study area in order to:
 - (1) Assure adequate, safe and convenient access to each lot and/or structure and/or parking compound proposed as part of the development of the subject tract.
 - (2) Accommodate the traffic due to the proposed development.
 - (3) Provide for a level of service and delay for the design year, or years for phased projects, with the development that is at least equivalent to the projected level of service and delay for the design year(s) without the proposed subdivision or development.
 - (4) Preserve the existing convenience of access to or ability to exit from abutting lots that gain access from the existing Street, the developer shall install all such indicated improvements. The developer shall install additional traffic lanes, traffic dividers, traffic control devices, traffic signals, and other measures as appropriate to ensure that the development of the subject tract does not adversely impact the existing Street system and/or access to or the ability to exit from lots gaining access from an affected Street. If the traffic impact study indicates that improvements shall be made to a state Street, the developer shall also take all action necessary to obtain any PennDOT permits and/or approvals to install the necessary Street widening and/ or traffic signals or traffic control devices.
- b. If the traffic impact study recommends installation of traffic signals or traffic signal modifications, the developer shall prepare all studies and submit all necessary applications to enable the installation of the traffic signal or modifications and shall install the traffic signal or modifications at their cost and expense.
- c. If the traffic impact study indicates that traffic control devices or regulations, including, but not limited to, stop intersections, speed limit reductions, or parking prohibitions, are required, the developer shall prepare all studies necessary to justify imposition of such regulations in accordance with PennDOT regulations and shall pay all costs associated with the preparation and enactment of an ordinance to establish such regulations.
- d. The developer shall bear all costs and expenses in connection with the improvements required by this subsection. If the developer requires the Township to submit any permit applications or requests for approvals in the name of the Township, the

developer shall reimburse the Township for all costs and expenses incurred by the Township in connection with its review of the application and submission of the application to PennDOT or any other governmental agency.

- e. When the Township determines that the required improvements are not feasible at the present time, the developer shall deposit funds with the Township in the amount of one hundred ten (110) percent of the cost of the improvements computed in accordance with the provisions of §509 of the Municipalities Planning Code, 53 P.S. §10509. Such funds shall be maintained by the Township in a general account to be used for traffic improvements. The developer may request a modification to reduce the amount of funds to be deposited with the Township under this provision. In order to warrant the granting of such modification, the developer shall make application to the Township in accordance with Part 9. The developer shall establish the particular circumstances, which are applicable to the development and shall demonstrate good cause for such modification. The Township Engineer shall make a recommendation to the Township Planning Commission and Board of Commissioners whether and to what extent such requested modification should be granted.
2. Coordination with Municipal Requirements. The Applicant shall be responsible for other improvements as may be required by any municipal impact fee ordinance consistent with provisions of the MPC, 53 P.S. §10101 et seq.

§22-313 Private Streets

(A) General.

1. Whenever an Applicant proposes to establish a Street that is not offered for the dedication of public use or when dedication is not accepted, the Township Board of Commissioners shall require the Applicant to submit and to record with the plan, a copy of the agreement made with the Township addressing the ownership, access rights, and maintenance responsibilities for that Street.
2. Such streets shall be constructed in conformance with the Township engineering standards for public streets. Maintenance responsibility shall be outlined and defined by the Applicant and reviewed by the Township prior to final approval. When, in the determination of the Township Board of Commissioners, it becomes necessary for the Township to assume responsibility for a private Street in order to maintain the health, safety, and welfare of the residents of the Township, the Township may do so in accordance with Part 3 Dedication of Streets of the Township Municipal Code and assess the property owner(s) or abutting owners who use the Street for any improvements necessary to restore the Street to conformance with Township specifications.

(B) Residential Private Streets. Private streets may be permitted by the Township Board of Commissioners to provide access to land which abuts its right-of-way. Private streets shall comply with the following standards:

1. The minimum right-of-way or equivalent right-of-way shall be fifty (50) feet.
2. Minimum paved cartway width shall be eighteen (18) feet.
3. Streets shall be constructed pursuant to the Construction and Engineering Standards specified in Part 5 of this Chapter.

4. An irrevocable right-of-access shall be guaranteed to all properties whose access depends upon the private Street, by means of legal agreement or covenants, subject to approval by the Township Board of Commissioners as advised by the Township Solicitor.
5. The legal access agreements and/or covenants shall be:
 - a. Clearly noted on the subdivision or land development plans for all properties using private streets for access.
 - b. Included in the deeds for all properties having these access rights.
 - c. Recorded in the Dauphin County Office of the Recorder of Deeds.
 - d. Clear and specific notation on the subdivision or land development plans the property owner's rights to further subdivision or land development, especially in regard to the need to receive approval from the private Street owner and/or waiver from the requirement of this Chapter.
6. The private Street may be owned by one or more of the property owners who have right-of-access or jointly owned by an association of these property owners.
7. When several properties use a private Street, maintenance shall be guaranteed by the formation and administration of an association or other legally binding organization of all landowners with access rights.
 - a. Documents governing such associations shall be subject to the approval of the Township Board of Commissioners upon the advice of the Township Solicitor, shall be filed with the Township, and shall be recorded with the deed for each property with access rights.
 - b. All property owners in such an association or other type of organization shall have a share in the rights and bear a share of the costs and other burdens of maintenance, as specified in the access agreements and/or covenants. This share shall also apply to the assessed costs for upgrading to public Street standards, in accordance with the Construction and Engineering Standards in Part 5 of this Chapter.
 - c. If one or more property owners in the association or other type of organization believe that the Street is not being properly maintained and cannot succeed in having the association or other type of organization authorize or conduct proper remedies, then that/those property owner(s) may request the Township to authorize an inspection of the Street by the Township Engineer. The cost of the inspection shall be paid by those property owners requesting the inspection. If the Township Engineer determines that the Street is not being properly maintained, the Township may take corrective actions against the entity maintaining the Street.
8. The Township Board of Commissioners reserves the right to order the private Street to be upgraded to meet all of the standards and requirements for a public Street, if, at any time, they deem the road to be a health or safety hazard for reasons of improper or inadequate maintenance.
 - a. The full costs of upgrading the Street, including engineering, legal and related costs, shall be assessed against the owner(s) of the road. The share of the assessment is

to be determined by the association's legal access agreements and/ or covenants recorded for the private Street.

- b. Prior to such action by the Township Board of Commissioners, the landowners with access rights shall be notified, in writing, by certified mail, of the pending action. The landowners will have thirty (30) days from the date of such notice to propose an alternative solution acceptable to the Township Board of Commissioners.

9. Additional Provisions.

- a. Any vehicular access way which provides the primary access to more than three (3) lots or housing units but is not offered for dedication as a public Street, shall be considered a private Street subject to these requirements.
- b. Not more than ten (10) dwelling units may be served by a private Street that has access to a public Street (private dead-end or cul-de-sac Street) if the Street is not owned and managed by a homeowners association or owner of the entire property.
- c. Emergency access to a private Street that has only one public Street access may be required.
- d. Privately owned cul-de-sac Streets shall be designed pursuant to §22-317(D) of this Chapter.

10. Further subdivision or land development of any lot depending upon a private road for vehicular access where properties and streets are under multiple ownership or not subject to a homeowner's association is prohibited if it would exceed the number of lots permitted, maximum length of a cul-de-sac, or any other applicable requirements contained in this Chapter. If an Applicant requests such further subdivision, the following standards shall apply:

- a. The Street must be upgraded to meet all the standards and requirements for public Street construction and must be offered for dedication to the Township, or
- b. Further subdivision may be permitted, and the Street may remain private, provided the Township Board of Commissioners approves the waiver of necessary design standards.
- c. The Applicant shall apply in writing to the Township Board of Commissioners for approval to upgrade the Street or be granted appropriate waivers.
- d. Application to the Township Board of Commissioners shall include written approval from the association or organization which controls the Street for the Applicant to seek Township approval for upgrading or waivers.
- e. Upgrade of the Street or waivers should not be approved by the Township Board of Commissioners unless approval is first received from the association or other organization which controls the Street.
- f. The costs of upgrading a private Street to public Street standards, including the dedication and/or costs involved in granting waivers, shall be borne by the association of individual property owners in accordance with the association's legal access agreements and/or covenants.

11. An individual private Driveway may be legally reclassified, physically upgraded, and improved to become a private Street upon approval of the Township Board of Commissioners.
 - a. A right-of-way shall be established to contain the private Street in compliance with the minimum requirements herein.
 - b. The private Driveway shall be physically improved to comply with private Street construction and paving width standards, as well as applicable dimension standards.
 - c. Maintenance shall be guaranteed as established for a private Street in this Chapter.
 - d. Upgrading of existing individual driveways to private Street status is encouraged where it would take the place of several individually owned and maintained access strips.

12. Parking shall not be permitted within the minimum eighteen (18) foot wide cartway of a private Street. However, it may be permitted outside the cartway in a manner that does not interfere with the free movement of emergency vehicles along the private Street.
 - a. The legal access agreements and/or covenants shall guarantee free unobstructed access throughout the minimum eighteen (18) foot wide cartway. If violations occur, attempts should be made to resolve the problems within the structure of the association or organization which controls the Street. Under situations of repeated and/or flagrant violations, individual property owners may request police enforcement of free and unobstructed access.
 - b. If there is a continuing access problem caused by improper parking, the Township Board of Commissioners shall notify the owner of the private Street or homeowners association, in writing, that the problem must be corrected by some means satisfactory to the Township Engineer or Solicitor, depending upon whether the solution is a physical or legal remedy.
 - c. If, after written notification, the owner or association, or organization that controls the Street fails to correct the parking problem, the Township Board of Commissioners may order the upgrading of the private Street to public Street standards as specified herein. The owner or association, or organization that controls the road shall have thirty (30) days from the date of written notification to propose a solution to the parking problem.

13. In considering applications for waivers of private Street standards, the Township Board of Commissioners shall consider the following:
 - a. Number of lots and/or dwelling units in excess of the permitted maximum.
 - b. Whether or not more lots could be proposed along the private Street, in conformance with the applicable zoning, in addition to those proposed in conjunction with the waiver application. The Township Board of Commissioners may request the following information from the Applicant:

- (1) A Sketch Plan showing the approximate maximum number of lots and/or dwelling units that could be created under the applicable zoning requirements on all lands serviced by the private Street.
 - (2) When conditions are considered favorable for limited additional subdivision under the private Street access, the Township Board of Commissioners may request deed restrictions against further subdivision as a condition of final approval of the subdivision.
- c. Ability of a private Street to be served by emergency access as a condition of granting a waiver.
 - d. Characteristics of properties, neighborhood, and private Street(s) involved:
 - (1) Configuration of the properties.
 - (2) Lot sizes and development characteristics, with particular regard to avoiding congested appearance and functioning.
 - (3) Topography, including vegetation and other environmental characteristics.
 - (4) Character of land and development surrounding the properties in question, including their development status and potential development.
 - e. Whether or not requiring a public Street would have an appreciable benefit to the properties and/or the Township in terms of access and traffic circulation.
 - f. The economic impact of permitting the waiver compared to requiring a public Street.
- (C) Non-residential Private Streets. Private streets may be permitted by the Township Board of Commissioners to provide access to various non-residential developments or lots.

§22-314 Street Classifications

- (A) General. Every Street, road, or highway within the Township shall be classified by its function and shall be subject to the requirements for its classification as contained in this Article. These classifications are based on the PennDOT's functional classifications that incorporate standards established by the American Association of State Highway and Transportation Officials (AASHTO). Street classifications are intended to provide appropriate standards for each road, as well as to coordinate Street functions and improvements among neighboring municipalities, the region, and the state. The classifications are as follows:
1. Interstate Highways/Expressways. The highway carrying the largest traffic volume is an expressway which is a multi-lane divided highway with fully controlled access provided only at grade-separated interchanges. Interstate Highways/Expressways serve high volumes of traffic at high speeds while providing high levels of safety and efficiency. The typical posted speed is fifty-five (55) miles per hour or greater.
 2. Arterials. Arterial roads provide a high degree of mobility in order to better serve trips of longer length. Since access to abutting property is not their major function, access controls are desirable to enhance mobility. They are further classified as follows:

- a. Principal Arterials. The design standards for principal arterials are contained in Table 3-2. Principal arterials generally provide between two (2) and four (4) lanes of travel depending upon traffic volume and land use density. Urban Principal arterials may have wider travel lanes and should have parking lanes. Both urban and rural principal arterials generally have posted speeds of forty-five (45) miles per hour dependent upon local site conditions.
 - b. Minor Arterials. Minor Arterials interconnect with and augment Principal Arterials in serving major activity centers. They typically accommodate trips between three (3) and five (5) miles in length. They are spaced at intervals consistent with population density and carry vehicles within or between several municipalities of the county. The only difference between rural and urban design for minor arterials is the location of a parking lane on urban arterials. Lastly, they link other communities not connected by principal arterial and provide key connections between roads of higher classification. The design standards for minor arterials are included in Table 3-2.
3. Collectors. Collector roads serve a dual function of providing a mix of accessibility and mobility. They typically serve trips of up to four (4) miles in length and channel or distribute traffic to or from a road of a higher classification. They are further subclassified as Major and Minor Collectors.
 - a. Urban Collectors. These types of roads provide a combination of mobility and access with a priority on mobility. Ideally, access is partially controlled with preference given to through traffic. Access is permitted with at-grade intersections, and major access driveways of selected land uses such as a retail or employment center. Few if any individual driveways should be permitted off of Urban Collectors. Urban Collectors may accommodate trips within and between neighboring municipalities and may serve as the major road through large industrial complexes or office parks or provide key connections between roads of higher classification. The typical posted speed is thirty-five (35) to forty (40) miles per hour. The design standards for urban collectors are in Table 3-2.
 - b. Rural Collectors. Rural collectors provide a combination of access and mobility with more emphasis on access. They allow more access to abutting properties with little or no restriction. Individual Driveway access is permitted. Generally, rural collectors accommodate trips only within a small segment of the Township. They are spaced at intervals to collect traffic from local roads and neighborhoods and channel it to urban collectors and arterials. Finally, rural minor collectors may serve as a major road through a residential neighborhood. Rural minor collectors serve the same function as urban collectors, though due to their location, they handle smaller volumes of traffic and generally have smaller travel lanes and shoulders. The typical posted speed is twenty-five (25) to thirty-five (35) miles per hour. The design standards for minor collectors are in Table 3-2.
 4. Local Roads. Local roads and streets have relatively short trip lengths, generally not exceeding one mile. Because property access is their main function, there is little need for mobility and high operating speeds. This function is reflected by the use of lower posted speed between twenty-five (25) and thirty-five (35) miles per hour. Traffic is discouraged from using local roads. Local roads can only provide a link between individual properties and the collector road network. Rural local roads can be narrower due to the lower volumes of traffic expected on them. Local roads should be oriented on an east-west axis to maximize the potential solar access on adjoining lots.

- a. Residential Streets. New streets or extensions of existing streets in residential developments function primarily to provide vehicular access and Street frontage for each lot. The design standards for residential streets are in Table 3-2. Parking on both sides will be assumed on residential streets unless no driveways take access to them or the development otherwise provides significant off-Street public parking, which is convenient to all the proposed houses.
- b. Non-residential Access Streets. These streets shall function primarily to provide vehicular access, and Street frontage for industrial, office, institutional, and commercial lots and land uses. The standards for non-residential access streets are in Table 3-2.
- c. Alleys. Alleys are small service roads that provide secondary access to lots and buildings. They should not be more than eight hundred (800) feet in length and should have a paved cartway of twelve (12) feet with two (2) foot clear stabilized grass or gravel shoulder area.

Table 3-2, Road Design Standards

Functional Classification	Right of Way (1)	Number of Lanes (2)	Travel Lane Width (3)	Left Turn Width	Paved Shoulder Width (4)	Parking Lane Width (5)	Bicycle Lane Width (6)	Border Area (7)	
								Grass Strip	Sidewalk/ Pathways (8)
ARTERIALS									
Principal Urban	80'-100'	4-6	12'-14'	11'-12'	8'-10'	8'-10'	5'-6'	5'	5'-8'
Rural		4-6	11'-12'	11'-12'	8'-10'	N/A	5'-6'	5'	5'-8'
Minor Urban	80'-100'	2-5	11'-14'	11'-12'	8'-10'	8'-10'	5'-6'	5'	5'-8'
Rural		2-3	11'-14'	11'-12'	4'-10'	N/A	5'-6'	5'	5'-8'
COLLECTORS									
Urban	60'-80'	2-3	11'-14'	10'-12'	6'-10'	8'-10'	5'-6'	4'	5'-8'
Rural Major	60'-80'	2	11'-13'	10'-12'	6'-10'	N/A	5'	N/A	N/A
Rural Minor	60'	2	10'-12'	N/A	2'-8'	N/A	5'	N/A	N/A
LOCAL ROADS									
Urban	50'	Total Cartway Width 26' to 30' (9)						4'	4'-8'
Rural		Total Cartway Width 20' to 30'						N/A	N/A

- (1) Right-of-Way. The right-of-way may be adjusted to accommodate highly urbanized and laterally restricted areas as well as unrestricted areas.
- (2) Number of Lanes. The number of lanes varies to accommodate the traffic volume, turning movements, and land capacity demand for the selected level of service. This number does not include right-turn lanes where needed.
- (3) Range of Lane Width. Lane width is based upon the minimum and desirable standards as well as other conditions, such as being adjacent to a curb or the anticipation of heavy truck traffic. When feasible, a fourteen (14) foot lane should be located next to a curb.
- (4) Shoulder. Shoulder width is based upon the minimum and desirable standards as well as other conditions such as highly urbanized and laterally restricted areas or the anticipation of heavy truck traffic. Wide shoulders may function as bike lanes.
- (5) Parking Lane. Parking lane width is based upon the minimum and desirable standards as well as other conditions such as lot size, the intensity of development, or potential for use as a traffic lane where required by future demand. For principal arterials, parking lanes are only recommended in highly developed areas.
- (6) Bicycle Lane. A portion of a roadway that has been designated by striping, signing, or pavement markings for the preferential or exclusive use of bicyclists. Width specifications must be in accordance with FHWA / AASHTO standards. Adequate shoulders of at least 4' or more in width may function as bike lanes.
- (7) Border Area. The presence of curbing, grass planter strips, and sidewalks will depend upon adjacent land uses and site conditions. Otherwise, the border area would consist of a drainage swale and slope.
- (8) Sidewalks/ Pathway. Sidewalk width is based upon minimum desirable standards for use along each particular roadway. Under certain circumstances, the location, feasibility, and other site-specific conditions may require deviations from these guidelines.
- (9) Cartway Width. For local roads, the total cartway width generally includes travel lanes, parking lanes, and/or shoulders.

§22-315 Street Alignment

- (A) General. Sight distance, horizontal, and vertical curvature, super-elevation, and maximum and minimum Street grades shall be determined by the Township Engineer in compliance with the standards contained in *A Policy on Geometric Design of Highways and Streets*, published by the American Association of State Highway Transportation Officials (AASHTO), most recent edition, or PennDOT standards, whichever is more suitable to site conditions. In addition, the following standards and guidelines shall be complied with:
1. Minimum horizontal and vertical curvature for all local access streets shall conform with the standards in Table 3-3.
 2. Long radius, gentle curves shall be used rather than shorter radius curves connected by tangents, particularly where truck traffic is anticipated.
 3. Curve-tangent relationships shall follow accepted engineering guidelines for safety and efficiency. For example, minimum radius curves shall not be used at the ends of long tangents.
 4. Street grades shall be measured along the centerline in accordance with the following:
 - a. Minimum grade for all Streets shall be one (1) percent.
 - b. Maximum grades for Arterials and Collectors shall be five (5) percent, and for residential streets shall be ten (10) percent.
 - c. Curve-grade combinations shall follow accepted engineering guidelines for safety and efficiency. For example, minimum-radius horizontal curves will not be permitted in combination with maximum grades.
 - d. At all approaches to intersections, Street grades shall not exceed four (4) percent for a minimum distance of fifty (50) feet from the intersection of curb lines or the edges of cartways.

§22-316 Street Intersection Design

- (A) General. All Street intersections shall be governed by the standards of this section and the appropriate PennDOT or AASHTO Standards.
1. Number of Streets. Not more than two streets shall intersect at the same point.
 2. Three-Way/Four-Way Intersections. Three-way or "T" intersections should be used instead of four-way intersections involving local streets intersecting arterial or collector streets unless the four-way intersection would promote necessary and desirable traffic movements or where traffic signals or four-way stop signs are proposed.
 3. Angle of Intersections.
 - a. All intersection approaches shall be designed at ninety (90) degree angles for a minimum of fifty (50) feet from the edge of the cartway.
 - b. Where angled intersections are used, they should be no less than sixty-five (65) degrees and designed so that the heavier traffic flow will make the obliquely angled turn rather than the acutely angled turn.

Table 3-3, Minimum Street Alignment and Intersection Standards*

Functional Classification	Intersection Spacing		Clear Site Triangle Distance	Corner Radius	Vertical Curve Length		Horizontal Curve Radius Length (Centerline)
	Urban	Rural			Crest 3% 5% 7%	Sag 3% 5% 7%	
Principal Arterial	400'	800'	125'	30'	NA	NA	NA
Minor Arterial	400'	800'	125'	30'	NA	NA	NA
Major Collector	300'	600'	100'	25'	130' 220' 310'	190' 320' 450'	565'
Minor Collector	300'	400'	100'	25'	90' 145' 205'	145' 245' 345'	420'
Local Road Residential	125'	125'	75'	15'	90' 145' 205'	145' 245' 345'	420'
Urban Local Nonresidential	125'	125'	75'	75'	90' 145' 205'	145' 245' 345'	420'

*Based upon design speeds of forty (40) miles per hour for major collectors and 35 miles per hour for minor collector and minor roads.

4. Improvements to Existing Intersections. When existing streets intersect at odd angles or have more than four approaches, the Applicant shall improve the intersection to bring it into compliance with this Chapter, as required by the Township Board of Commissioners, based upon the advice of the Township Engineer and Planning Commission and other technical advisors or agencies, as appropriate. For state highways, improvements shall comply with the requirements of the appropriate agency having jurisdiction over the road.
5. Radii of Pavement and Right-of-Way at Intersections. Street intersections shall be rounded with tangential arcs at pavement edge (curb line) and right-of-way lines, as indicated in Table 3-3.
6. All radii specified herein must be increased if large trucks, fire trucks, or other emergency vehicles would have difficulty with ingress or egress as determined by the Township Fire Marshall.

7. Waiver of Improvements. The Township Board of Commissioners, upon advisement of the Township Engineer, may waive the above requirements for improvements to intersections under one or more of the following conditions:
 - a. When changes made on the Applicant's land will not improve the intersections deficiencies.
 - b. When other road improvements are already planned, which would correct the problem without changes required of the Applicant.
 - c. When not required by PennDOT where the intersections are under their jurisdiction.

8. Single-access Street Intersections.
 - a. Single access streets shall be established beginning at a three-way intersection perpendicular to a through Street.
 - b. Four-way intersections may be created using two permanent single access streets intersecting directly opposite one another along a through Street, when the through Street is a local Street.

9. Clear Sight Distance. Proper sight lines must be maintained at all Street intersections. Any building or obstruction higher than thirty (30) inches above the grade of the center line of the streets within sight lines of the driver of a vehicle using the intersection is prohibited. The clear sight triangle will consist of an area calculated as per PennDOT Publication 441 and Publication 282 for Driveways, and Publication 70 for local roads from the driver of the vehicle entering the intersection to the points at which the minimum sight distance is calculated (See Part 7, Definitions, Figure 7-1).

10. Street intersection spacing shall be in compliance with the regulations contained in this section, measured from centerline to centerline.
 - a. The Applicant shall prepare a Vehicular Access Analysis for all Street intersections proposed along Arterial and Collector streets.
 - b. The spacings listed in Table 3-4 shall be considered minimum spacing. Where greater spacing is required in compliance with AASHTO or PennDOT standards, the greater spacing distances shall be applied, as determined by the Township Engineer.
 - c. Offset Intersections. In any case, where the centerlines of Street intersections are or would be, within one hundred fifty feet (150) feet of each other, they shall be made to coincide by relocating the Street within the Applicant's land, unless additional problems of sight distance or other safety-related problems would be created. As an alternative, relocation further away from the offset intersection may be done in compliance with the Intersection Spacing requirements contained herein, when approved by the Township Board of Commissioners.

§22-317 Single-Access Street Standards

- (A) General. Any Street which is served by only one (1) intersection with a through-Street shall be considered a single-access Street, regardless of the Street's configuration within the proposed subdivision or land development.
- (B) Single-access streets shall be classified as one of the following:
1. Single-access loop streets.
 2. Cul-de-sac Street.
 3. Stub streets (temporary cul-de-sacs).
- (C) Single-Access Loop Streets. Single-access loop streets shall be subject to the requirements for their Street classification and the following additional requirements.
1. Shall not serve more than three hundred (300) average daily trips.
 2. In addition to required sidewalks, streets shall be served by an appropriately located pedestrian access when required by the Susquehanna Township Board of Commissioners upon the advice of the Township Planning Commission and Engineer, to connect surrounding neighborhoods and pedestrian destinations.
 3. Shall not exceed two thousand (2,000) feet in length, measured from the intersection with the through Street, along the entire centerline around to its intersection with itself.
- (D) Cul-de-Sac Streets.
1. Shall be permanently closed to vehicular traffic at one end.
 2. Shall be identified by a standard warning sign stating "No Outlet" when deemed appropriate by the Township Board of Commissioners to help avoid mistaken turning movements.
 3. Shall not be permitted when a through Street is possible for the tract under consideration. All cul-de-sac streets must be approved by the Township Board of Commissioners, with the Township reserving the right to reject any and all proposed cul-de-sac streets. The following criteria shall be used to determine the necessity of the cul-de-sac:
 - a. Adverse topography such as steep slopes, floodplains, streams, etc.
 - b. The shape of the tract does not lend itself to a through Street.
 - c. Adequate access for emergency vehicles is provided,
 - d. Areas to accommodate snow removal is provided.
 - e. Improved pedestrian access is provided.
 - f. Is consistent with adjoining development patterns, topography, and natural features of the site.

4. Shall be a minimum of two hundred fifty (250) feet, but not exceed eight hundred (800) feet in length. Measurement of the length shall be made from the centerline of the abutting through road or point of intersection with another cul-de-sac to the centerline of the turnaround, measured along the cul-de-sac Street's centerline.
5. Shall be provided with a vehicular turnaround at the closed end with a right-of-way radius of at least fifty (50) feet and a paved radius of at least forty (40) feet. Alternative vehicular turnaround designs are encouraged to improve traffic flow and the overall design of the subdivision. If an off-set bulb turnaround is used, the bulb should be configured to the left of the approaching road center line. In addition, parking may be prohibited on the cul-de-sac by order of the Township Fire Marshall.
6. No more than five (5) lots shall have frontage on the circular turnaround portion of a cul-de-sac Street, and no more than five (5) driveways shall have access to the circular turnaround portion unless an expanded radius and island is incorporated into the turnaround.
7. A permanent easement for snow removal may be required at the cul-de-sac bulb. The easement shall have a minimum length along the right-of-way line of forty (40) feet and a depth of fifteen (15) feet. When curbing is required, a curb depression shall also be placed in this easement area. No shrubbery, fence, mail-box, or any other obstruction shall be placed within the easement to hinder the placement of the snow.
8. Shall not extend from a single-access loop Street.
9. Existing temporary cul-de-sac streets, stub streets, and rights-of-way located on adjacent parcels, whether improved or not, shall be used by the Applicant to connect with their proposed roadway system. It shall be the responsibility of the Applicant to complete all roadway improvements at their expense within the existing rights-of-way of adjacent parcels.
10. Shall be served by an appropriately located and constructed emergency access way when required by the Township Board of Commissioners using the following standards:
 - a. Minimum cartway width shall be twenty (20) feet.
 - b. Pavement shall satisfy the standards of the Township Engineer.
 - c. Emergency access ways shall be maintained through properly recorded easements or deed restrictions which at a minimum prohibit the planting of any vegetation except grass within the access way.
 - d. May be made available for pedestrian access.
11. Landscaped cul-de-sac islands are encouraged and shall conform to the following standards:
 - a. Shall be located within the bulb of a cul-de-sac and be concave for use as part of the stormwater management infrastructure. Efforts should be made to retain the existing vegetation on the site within these islands.
 - b. Shall have a maximum radius of twenty-four (24) feet and be surrounded by paving on all sides.

- c. Shall be designed to allow for emergency vehicle access into the cul-de-sac.
- d. In the event that right-of-way grading will not permit the retention of existing vegetation in a cul-de-sac, the landscaping proposed for the island shall be of low-maintenance varieties as approved by the Township Board of Commissioners. The landscaping plan shall specifically describe the maintenance required for any landscaping proposed on the landscape island.

(E) Stub Streets or Temporary Cul-de-Sacs.

- 1. Shall be provided in appropriate locations for vehicular access to abutting undeveloped lands when required by the Township Board of Commissioners, upon the advice of the Township Planning Commission and Engineer.
 - a. The length shall be designed in accordance with cul-de-sac Street standards specified in Subparagraph (D) above.
 - b. The width and other road improvements of temporary stub streets or temporary cul-de-sacs shall generally conform with the future functional classification of the roadway once it is fully connected.
- 2. Shall be provided with a vehicular turnaround that meets cul-de-sac standards.
- 3. Shall be constructed to the property line in accordance with the standards of this Chapter applicable to the classification of streets it will be upon extension.
- 4. Tee Turn-Arounds will not be permitted as temporary or permanent facilities.

§22-318 Driveway Access

- (A) Driveways with the following characteristics will be reviewed in the manner prescribed below:
- 1. When any residential dwelling driveways will access an existing Arterial or Collector Street.
 - 2. For all non-residential proposals which require a new Driveway or upgrading of an existing Driveway.
 - 3. For all proposals where driveways would generate twenty-five (25) or more vehicular trips per day, based on the latest edition of the Institute of Traffic Engineers *Trip Generation Manual*.
- (B) Where applicable, no Driveway location, classification, or design shall be considered finally approved by the Township until a Highway Occupancy Permit (HOP) has been issued by PennDOT and Preliminary Plan approval has been granted by the Township Board of Commissioners for the subdivision and/or land development which the Driveway(s) will serve.
- (C) Driveway Intersections with Streets.
- 1. Driveways and Street intersections shall only be permitted at locations in accordance with the following provisions:
 - a. Sight distance is adequate to allow safe movements to be made into and out of the Driveway or road,

- b. The free movement of normal road traffic will not be impaired,
 - c. The Driveway or road will not create a hazard,
 - d. The Driveway or road will not result in an area of undue traffic congestion,
 - e. The stability of the roadway will not be compromised, and
 - f. Roadway drainage will not be altered.
2. Sight Distance Determinations. Determination of sight distances at intersections of new driveways and streets with existing Township roads shall be in accordance with the following provisions:
- a. Access driveways shall be located at a point within the property frontage limits which provides at least the minimum safe stopping sight distance (SSSD), as determined by the standards within PA Chapter 441 (Access to and Occupancy of Highways by Driveways and Local Roads) Title 67 of the Pennsylvania Code.
 - b. The calculated minimum SSSD shall be measured from a point ten (10) feet back of the pavement edge and three and one half (3.5) above the road surface.
 - c. If the minimum required SSSD's cannot be achieved, the Township may exercise one (1) or more of the following options:
 - (1) Prohibit left turns by exiting vehicles.
 - (2) Restrict turning movements to right turns in and out of a Driveway.
 - (3) Require installation of a right turn acceleration lane or deceleration lane.
 - (4) Require installation of a separate left turn standby lane.
 - (5) Alter the horizontal or vertical geometry of the roadway.
 - (6) Deny access to the road.
- (D) In order to facilitate safe and efficient access between streets and driveways, the number of driveways permitted to serve individual parcels of land shall be kept to the minimum needed to adequately serve the parcel in question. Shared access between adjoining lots should be considered first.
- 1. Properties with frontages of one hundred (100) feet or less may be permitted not more than one (1) Driveway intersection with a Street. Exceptions may be made when adjacent property owners share parking or when the need is determined in a traffic study prepared by a qualified traffic engineer.
 - 2. Not more than two (2) Driveway intersections with the same Street may be permitted for any parcel of land unless anticipated traffic volumes warrant more than two (2), and then only when supported by a traffic study prepared by a qualified engineer warrants more than two Driveway intersections.

- (E) Driveway intersections serving individual parcels of land may be prohibited by the Township Board of Commissioners where such intersections would create congestion, interference, and/or hazards to traffic flow and safety because of Street grades, landforms, vegetation, frequency of Driveway intersections, limited sight distances, and/or high-speed traffic flow. In such cases, the Township Board of Commissioners may permit reasonable alternative forms of vehicular access to the parcel of land by means of:
1. Marginal access streets or driveways.
 2. Reverse frontage lotting.
 3. Other means which are legally and technically suitable in the opinions of the Township Solicitor and Engineer.
- (F) Where Driveway intersections are prohibited by the Township Board of Commissioners and alternative forms of vehicular access would cause an undue burden upon an Applicant, the Township Board of Commissioners may permit an alternative interim access solution in compliance with the following:
1. It is the safest feasible alternative, acceptable to the Township Engineer and/or PennDOT.
 2. Suitable provisions are made for a preferable permanent access solution, consistent with Section §22-318(E), including legal agreements to enable the implementation of the permanent solution.
- (G) Choice of Streets. When a lot adjoins streets of different classes, the Driveway shall provide access to the Street of lesser classification unless this requirement is waived by the Township Board of Commissioners because of sight distance, incompatibility of traffic, grading, drainage, or other major reasons.
- (H) Stopping Areas. Irrespective of the Driveway classification, all driveways shall be provided with a stopping area within which the grade shall not exceed six (6) percent. The stopping area shall be measured as follows:
1. The length of stopping area shall be a minimum of twenty (20) feet, or the length of the longest vehicles anticipated to use the Driveway, whichever is greater.
 2. Stopping areas shall be measured from the cartway line for all streets.
- (I) Maximum Grades for Driveways.
1. Residential driveways shall not exceed ten (10) percent grade.
 2. All other driveways shall not exceed seven (7) percent grade.
 3. All driveways shall be provided with a stopping area within which the grade shall not exceed four (4) percent. The stopping area shall be measured as follows:
 - a. The length of stopping area shall be a minimum of twenty (20) feet, or the length of the longest vehicles anticipated to use the Driveway, whichever is greater.
 - b. Stopping areas shall be measured from the ultimate right-of-way line for all streets.

4. Maximum grade requirements shall not be waived unless extremely difficult circumstances exist and cannot be mitigated by alternative locations, designs, or lotting, in which case a safe, practical alternative may be permitted by the Township Board of Commissioners, upon recommendation of the Township Engineer.

§22-319 Bridges and Culverts

- (A) Bridges and culverts shall be designed to meet current AASHTO or PennDOT Standards to support expected loads and to pass design stormwater flows. Allowance for safe pedestrian crossing must also be made as required by the Township Board of Commissioners.
- (B) Where county-owned roads or bridges are involved, the Dauphin County Engineer or designee must review and approve all proposals.
- (C) It is unlawful to construct any bridge, culvert, or other water obstruction, or to make any change in or addition to any existing water obstruction, or in any manner change or diminish the course, current, or cross-section of any stream or body of water, without first having made written application to and obtained a permit or consent in writing from PADEP.
- (D) The following information is required when a bridge is to be constructed:
 1. Drawings to include:
 - a. Location plan;
 - b. Cross-section of the existing bridge, if applicable;
 - c. Profile of stream for a reasonable distance above and below bridge site, showing slopes of bed, normal water surface, and flood water surface.
 2. The total drainage area above the bridge site;
 3. Description of the watershed;
 4. Length of the stream from its source to the bridge site and to the point where the stream segment ends and connects to a larger tributary;
 5. Character of stream bed and banks;
 6. Extent and depth of overflow during floods;
 7. Effect of previous floods upon bridges, their span, and clearance;
 8. Whether bridge will be within backwater influence of the stream.
- (E) A complete set of structural computations and drawings shall be submitted with plans involving the construction of bridges and culverts.

§22-320 Parking, Loading, and Related Internal Driveways

(A) General. Parking, loading, and related internal driveways shall be governed by the following regulations.

1. The specific purposes to be served by these requirements are:
 - a. To add visual character and improve the appearance of parking areas by reducing their massiveness into smaller units.
 - b. To integrate parking areas into the pedestrian circulation system.
 - c. To provide shade for parked cars and reduce heat islands, stormwater runoff, and air pollution.
 - d. To reduce random vehicular flow across parking areas.
 - e. To permit a high level of visibility for those uses for which visibility is an important factor.
 - f. To facilitate snow removal and storm drainage and to conserve energy in construction and resurfacing operations by laying out the paving surface with minimal obstructions.
2. The terms "parking lot," "parking area," and "parking" are interchangeable. "Parking" includes the Driveway, which provides direct access to the parking spaces.
3. Off-Street parking and loading facilities shall be provided in compliance with the parking requirements specified under §22-321 Off-Street Parking and Loading of this Chapter.
4. Parallel parking shall be used along streets where needed. Angled parking may be permitted along public or private streets or within parking lots when it is specifically designed to address potential safety issues associated with vehicles using the parking. Perpendicular parking shall not be permitted along public or private streets though angled parking may be used in select locations.
5. Stormwater management shall be provided in accordance with Chapter 19 of the Township Municipal Code.

(B) Parking Space Design. All Off Street parking spaces shall be designed to meet the following minimum design standards:

1. Parking space dimensions shall be no less than those listed in the following Table 3-5.
2. Upon the recommendation of the Township Engineer and Township Planning Commission, the Township Board of Commissioners may reduce the minimum length of parking stalls by one (1) foot if stalls are designed to allow vehicles to overhang an area of grass or other pervious surfaces. Bumper stops shall be provided, which allow the parked vehicle to extend at least one (1) foot over the edge of the pavement.
3. Where parking stalls abut sidewalks, parked vehicles shall not overhang the sidewalks unless the sidewalk is widened by two (2) feet. Wheel stops are required to allow for full pedestrian use of the sidewalks.

Table 3-5, Parking Space Dimensions

Angle of Parking	Parking Bay Width	Length of Parking Stall	Aisle Width	
			One-Way	Two-Way
0 degrees	10 ft.	22 ft.	15 ft.	20 ft.
30 degrees	9 ft.	18 ft.	14 ft.	20 ft.
45 degrees	9 ft.	18 ft.	16 ft.	20 ft.
60 degrees	9 ft.	18 ft.	18 ft.	22 ft.
90 degrees	9 ft.	18 ft.	20 ft.	24 ft.

4. Parking Access Drives.
 - a. Parking spaces shall be accessed by means of an Access Drive. Spaces shall be setback at least two (2) feet from property lines. Areas between property lines and parking spaces shall be landscaped.
 - b. Parking areas shall not require or encourage vehicles to back into a public Street or alley in order to leave a parking space, except for a single-family or two-family dwelling.
 - c. A Clear Sight Triangle shall be maintained at all Street intersections pursuant to §22-316 Street Intersection Design of this Chapter.
5. Surfacing. Off-Street parking shall be paved to provide a durable and dust-free surface. Entrance and exit drives shall be paved in accordance with PennDOT Publication 408 Design Specifications.
6. Drainage. Drainage shall be installed to prevent water runoff to adjacent properties. When determined necessary by the Township Engineer, stormwater drainage facilities shall discharge to an adequate storm drainage system. All storm drainage facilities and plans shall be approved by the Township Engineer.
7. Fire Lanes. Fire lanes shall be provided where determined necessary by the Township Board of Commissioners, Planning Commission, Fire Marshal, and Zoning Officer.
8. Circulation Control. Circulation control shall be provided in one-way directional travel whenever possible. Access Drives shall be uniform in width and provide for ninety (90) degree intersections wherever possible. Circulation traffic lanes shall be at least sixteen (16) feet wide for one-way traffic and at least twenty-four (24) feet wide for two-way traffic in all areas not controlled by entrance or exit drives and parking access drive standards.
9. Traffic Control. Entrance and exit arrangements and traffic signals may be required depending on the amount of anticipated traffic and the condition of the public Street.
10. Service Traffic. Service and customer traffic shall be separated whenever possible. Loading and unloading areas shall not interfere with customer parking areas.

(C) All Parking Lots.

1. Parking shall not be permitted along driveways that serve as the entrance(s) or exit(s) to parking areas with a capacity of fifty (50) vehicles or more. A minimum Driveway throat length of fifty (50) feet shall be provided between the road ultimate right-of-way line and the first parking space or internal Driveway intersection in parking lots with fifty (50) vehicles or more.
2. Parking areas shall be set back from tract boundary lines and ultimate right-of-way lines in compliance with the requirements of the Township Zoning Ordinance (Chapter 27 of the Township Municipal Code). In any case not regulated by the Township Zoning Ordinance, parking areas shall not be located closer than fifteen (15) feet from any side or rear year setback line.
3. Where the edge of an existing parking area is located close to a Street, Driveway, or other parking area and the property is proposed for subdivision and/or land development, a minimum separation of ten (10) feet shall be provided between these features unless a shared parking or cross access arrangement is proposed. This spacing shall consist of a landscaped area with planting in conformance with §22-334 Parking Lot Landscaping.
4. Dead-end Parking Areas. Dead-end parking areas shall not be used when the required parking capacity can be accommodated in a layout that permits more convenient vehicular movements. However, extraneous through-traffic flow should be avoided.
 - a. Up to thirty (30) parking spaces may also be located in a dead-ended parking area provided there is no other feasible and suitable alternative, and sufficient back-up areas are provided for the end stalls.
 - b. More than thirty (30) parking spaces may be located in a dead-ended parking area only if a turnaround area is provided at the closed end, suitable for passenger car turning. The turnaround area may be circular, "T" or "Y" shaped, or other configuration acceptable to the Township Board of Commissioners.
 - c. All dead-end parking lots shall be designed to provide a backup area for the end parking stalls. The backup area shall be a minimum of five (5) feet deep.
5. Parking spaces designed for exclusive use by disabled persons shall be installed in all parking lots as close and convenient to building entrances as is reasonable. The specific number and locations of handicapped stalls shall be in conformance with the Americans with Disabilities Act (ADA).
6. Provisions for pedestrian safety within a parking lot shall be required by providing sidewalks, delineated crosswalks, traffic calming devices, and other measures.
7. Innovative stormwater management controls such as rain gardens and porous pavement shall be used in parking lot design.
8. Planting islands shall be constructed within all parking lots with more than twelve (12) spaces based on the following standards:
 - a. One planting island shall be provided for every fifteen (15) parking stalls. There shall be no more than fifteen (15) continuous parking stalls in a row without a planting island.

- b. Alternative planting islands (without planting islands located every fifteen parking stalls) must provide one (1) canopy tree for every ten (10) parking stalls in planting island areas and perimeter parking planting areas at the discretion of the Susquehanna Township Board of CommissionersSusquehanna Township Board of Commissioners.
 - c. The ends of all parking rows shall be divided from driving lanes by planting islands.
 - d. Unless designed to function as part of the stormwater management system, planting islands shall be underlain by soil mounded up to six (6) inches minimum above the paved parking or drive area and shall be protected by curbs.
 - e. Planting Island Standards.
 - i. Planting Island at ROW Terminus.

Planting islands terminating at the end of the parking row shall be a minimum of nine (9) feet by thirty-six (36) feet in area.

 - a. Two (2) trees, underplanted with groundcover, shall be provided per each planting island.
 - b. Islands shall terminate every parking row.
 - ii. Double Planting Island at ROW Terminus.
 - a. Planting islands terminating at the end of a double parking row shall be a minimum of eighteen (18) feet by thirty-six (36) feet in area.
 - b. Three (3) trees, underplanted with groundcover, shall be provided per each double planting island.
 - c. Double planting islands shall terminate every other parking bay.
 - iii. Standard Planting Island within ROW Interior.
 - a. One (1) standard planting island with curb shall be provided every fifteen (15) parking spaces for double parking rows or eight (8) parking spaces for single parking rows.
 - b. One (1) tree, underplanted with groundcover, shall be provided per each interior planting island.
9. Parking lots with more than fifteen (15) stalls shall require planting strips around the entire perimeter of the parking lot except where buildings, driveways, and walkways are located.
10. Planting Strips. Unless otherwise described in this Chapter, where required, all planting strips shall be a minimum of fifteen (15) feet wide and run the length of the parking row. Unless designed to function as part of the stormwater management system, planting strips shall be underlain by soil mounded up to six (6) inches above the paved parking or drive area and shall be protected by curbs, wheel stops, or bollards.

- a. A minimum of eight (8) feet wide planting strip shall be provided within every other parking bay if more than three (3) adjacent bays are proposed. A two (2) foot overhang area is allowed for parking vehicles.
- b. Planting strips may be curbless, if used to function as part of the stormwater management system. Wheel stops are required if curbs are not provided.

(D) Non-Residential Parking Lots.

- 1. Parking lots with a capacity of from fifty (50) to one hundred (100) cars shall require a minimum fifteen (15) feet wide planting strip around the perimeter and one (1), eight (8) feet wide minimum planting island for every ten (10) spaces within the perimeter of the lot. Parking lots for more than one hundred (100) cars shall be divided into sections no greater than one hundred (100) stalls each by planting strips.
 - a. These planting strips shall be located parallel to the rows of parking, to serve the following purposes:
 - (1) To separate main access (entrance-exit) driveways from rows of parking spaces.
 - (2) To separate other major driveways (service drives, general internal circulation) from rows of parking spaces.
 - (3) To separate large parking areas into smaller units at intervals of not more than four (4) rows of parking stalls.
 - b. For parking areas with an ultimate capacity greater than four hundred (400) cars, the requirements may be modified by the Township Board of Commissioners to provide separation into units at intervals of six (6) rows of parking stalls, with each unit capacity no greater than one hundred (100) cars.
 - c. The Applicant may request the Township to permit an alternative design that achieves the purposes of these parking area requirements as well or better than the requirements herein. The final decision to permit an alternative design shall be made by the Township Board of Commissioners, with the advice of the Township Planning Commission and Engineer.
- 2. Shared Access.
 - a. Where a development abuts an existing or proposed arterial or collector Street, the Township Board of Commissioners, upon the recommendation of the Township Planning Commission, may require the use of shared access drives or driveways between adjacent lots or uses in order to reduce the number of access drives and driveways connecting to such arterial or collector streets for traffic safety and congestion reasons.
 - b. Non-residential lots shall provide cross-access easements for parking areas and driveways guaranteeing access to adjacent lots. Interconnections shall be logically placed and easily identifiable to ensure convenient traffic flow.
 - c. When two (2) or more abutting lots share an access Driveway, the Driveway should be designed as the main access to those lots, and one or more existing access driveways should then be closed.

- d. Where development of three or more adjoining parcels consolidates vehicular access into one shared Driveway, that Driveway may be upgraded into a medium volume Driveway according to PennDOT standards.
- e. Shared access may be located entirely on one lot or be split among a common lot line.
- f. Access easement and maintenance agreements or other suitable legal mechanisms shall be provided in a form acceptable to the Township Board of Commissioners in consultation with the Township Solicitor.
- g. Liability safeguards for all property owners and lessees served by the shared access shall be guaranteed to the satisfaction of the Township Board of Commissioners in consultation with the Township Solicitor.

(E) Driveways Within Sites Proposed for Non-residential Development. The following requirements apply to all driveways within all sites proposed for non-residential land development.

- 1. A smooth transition shall be provided between the Driveway section required for access to a public Street and other driveways required for internal site circulation.
- 2. Main access driveways (entrance-exit) and service driveways handling large trucks shall be a minimum paved width of thirty (30) feet, with one lane in each direction, unless otherwise required by PennDOT standards governing the volume of traffic anticipated.
- 3. Access driveways for cars and other small vehicles which are clearly secondary in importance may be reduced to twenty (20) feet in paved width unless otherwise required by PennDOT standards governing the volume of traffic anticipated.
- 4. Interior storefront driveways in shopping centers shall be a minimum paved width of twenty-eight (28) feet to allow one lane in each direction and a drop-off/pick-up lane along the sidewalks.
- 5. Driveways along other non-residential buildings shall be a minimum paved width of twenty-two (22) feet, except where a drop-off/pick-up lane is proposed.
- 6. Parking Aisles shall be a minimum twenty-two (22) feet wide with two-way traffic flow for convenience and efficiency except where one-way traffic is used to access angled or parallel parking.
- 7. Wherever feasible, internal circulation driveways shall extend from access drives in locations that permit and encourage entering traffic to turn and enter the parking aisles without first traveling along a building-front Driveway. This feature is intended to reduce the volume of vehicular traffic along building-front driveways to make it safer for pedestrian traffic.

(F) Computation of Required Off-Street Parking Spaces.

- 1. General. Exhibit A specifies the minimum off-Street parking space requirements for the specified land use types.
- 2. If more than three (3) parking spaces are required, such spaces shall be provided in a parking Lot.

3. Alternative Calculation Method. To provide flexibility and ensure that development provides adequate, but not excessive, vehicle parking, the Township Board of Commissioners permits all applicants to submit a written computation of their required off-Street parking spaces based on the estimated parking demand of the proposed Use(s). This approach shall serve as the Applicant's alternative proposal to the otherwise required off-Street parking space requirements specified in Subpart (A)1.
 - a. The Applicant shall prepare a Parking Analysis Report to propose the number of required off Street parking spaces. The Report shall be prepared by a qualified professional. The Parking Analysis Report shall contain the following:
 - b. Site Plan. A Site Plan containing the following:
 - (1) Legal property boundary.
 - (2) Existing and proposed project layout.
 - (3) All existing and proposed uses and tenant spaces.
 - (4) All existing and proposed parking spaces.
 - c. Analysis of parking demand information from professional literature that is pertinent to the proposed development. Such information may include data or literature from the Institute of Transportation Engineers, American Planning Association, Urban Land Institute, or other similar organizations.
 - d. Current parking quantity and parking Use data from existing developments that are similar to the proposed development. The information about the existing development and its parking demand shall include enough detail to evaluate similarities and differences between the existing development and the proposed development.
 - e. Propose a Minimum and Maximum Parking Ratio. For phased projects, and for projects where the tenant mix is unknown or subject to change, the Applicant may propose a range (low and high number of parking spaces) for each development phase and both a minimum and a maximum number of parking spaces to be provided at buildout of the project.
 - f. Peak Hours of Operation and Parking Occupancy. Final number of proposed required parking spaces with justification and summary of findings (Note: Where the calculation of minimum parking spaces does not result in a whole number, the result shall be rounded down to the next whole number).
 - g. Township Approval. Township Board of Commissioners, in consultation with the Township Planning Commission, Subdivision Administrator, and Township Engineer, shall consider the final parking requirements determination made in the Applicant's Parking Analysis Report. Based on the Applicant's materials and other data the Township deems relevant, the Township Board of Commissioners shall set the requirements for minimum and maximum parking allowed. Conditions of approval may be placed on the Decision to ensure compliance with the parking determination.
4. Reserve Parking. If Exhibit A is used, but the number of required spaces is substantially larger than the number anticipated by the Applicant, the reserve parking option may be utilized to avoid unnecessary paving, in accordance with the following criteria:

- a. The total number of spaces which must be paved initially may be reduced up to fifty (50) percent by the Township Board of Commissioners, upon recommendation of the Township Planning Commission and Township Engineer.
- b. Suitable area must be available and reserved for construction of the balance of the total number of spaces otherwise required. A reevaluation of parking capacity shall be required upon a change in status (use, building addition or number of employees) to determine whether additional parking is needed. Whenever a parking capacity problem is identified, the Township Board of Commissioners may require installation of additional parking spaces, upon recommendation of the Township Planning Commission and Engineer.
- c. A financial guaranty must be provided by the Applicant to cover the cost of installation of the reserved parking spaces, for a period of one year after ninety (90) percent of the building floor area on the site is occupied. The type and dollar value of the guaranty must be approved by the Township Board of Commissioners upon recommendation of the Township Solicitor and Engineer.

(G) On-Street Parking. Where on-Street parking is proposed to meet a portion or all of the computation of off-Street parking requirements specified under §22-320(F), the following on-Street parking standards shall apply:

1. On-Street parking may be provided within Street rights-of-ways parallel to the curb line, only when parking on that Street Right-of-Way has been approved by PennDOT, for all state-owned Streets, or by the Township Board of Commissioners for Township owned Streets.
2. On-Street parking areas may only be counted within the Street rights-of-way abutting the Lot lines of the Lot owned by the Applicant or landowner, exclusive of any Driveway, access drive or other curb cuts, and exclusive of any existing cartway and perpendicular Street, Alley, or Access Drive.
3. On-Street parking spaces parallel to the curb line shall measure at least eight (8) feet in width and twenty-two (22) feet in length, exclusive of any Street cartway. Otherwise, if angled parking is permitted along the Street by the Township or PennDOT, then dimensions and number of on-Street parking spaces shall be acceptable to the Zoning Officer and/or PennDOT.
4. All eligible on-Street parking areas shall be graphically depicted on the Site Plan required under Part 2 of this Chapter. Such parking areas shall not conflict with any turning movements off the cartway or obstruct access to any Street, access drive, Driveway, sidewalk, crosswalk, other access way, or fire hydrant.

(H) Joint Parking Facilities.

1. Joint parking facilities are permitted and may be used to meet a portion or all of the computation of off-Street parking requirements specified under Subpart (N)2. In such instances, the following standards shall apply:
 - a. The nearest point of the parking Lot shall be no further distance to the nearest point of the property served as provided below (unless patron transport is provided from the parking Lot the property being served):

- (1) Residential Use. 75 feet.

(2) Commercial Use. 100 feet.

(3) Industrial Use. 100 feet.

- b. It shall be demonstrated that those jointly using the parking facility are using the facility at different periods of the day or different days of the week.
- c. An agreement for the joint use and maintenance of a parking facility shall be recorded as a deed restriction, irrevocable license, Easement, or other recordable document(s) in a form satisfactory to the Township Solicitor filed in the Dauphin County Courthouse in the chain of title of the land to be burdened in perpetuity or for a period to extend throughout the life of the Use requiring the maintenance of the required number of spaces.

(l) Drive-Thru Standards. Drive-Thru requirements shall be as follows:

- 1. Drive-thru lanes shall be required for all drive-thru facilities and shall have a minimum width of ten (10) feet along straight segments.
- 2. The minimum number of required queue spaces specific to business type is listed in Table 3-6.

Table 3-6, Queue Spaces for Drive-Thru Types

Type of Facility	Inbound Vehicles	Outbound Vehicles
Drive-in bank	2 spaces per service position	1 space per service position
Drive-in beverage, food sales /pharmacies	4 spaces per service position	1 space per service position
Laundry / Cleaners	3 spaces per service position	1 space per service position
Attendant car wash	10 spaces per service to wash line	6 spaces between end of wash stall and other circulation lane
Automatic car wash	3 spaces per service position	1 space per service position
Automatic car wash as an accessory use	2 spaces per service position	1 space per service position
Service station	4 spaces per aisle	1 space per aisle

- 3. Canopy supports and raised concrete pads designed to support pneumatic tubes, automatic teller machines, and other Structures shall not be located within the area required for minimum drive-in lane widths.
- 4. All drive-thru lanes shall be clearly separated from parking spaces, travel aisles, maneuvering areas, and Access Drives.
- 5. The Planning Commission may recommend a reduction to the minimum stacking distance of drive-thru lanes for uses if it can be demonstrated that the vehicular frequency for the Use does not warrant multiple vehicle stacking.

(J) Loading Standards.

1. Required Spaces or Berths. Where off-Street loading space is required, loading spaces or berths shall be provided for standing, loading and unloading operations, either inside or outside a building and on the same or adjoining premises as prescribed in Table 3-7.
2. Location.
 - a. Except for uses located in the Industrial Zoning District (pursuant to the Susquehanna Township Zoning Ordinance, Chapter 27 of the Township Municipal Code), all loading facilities shall not be located on the front of a Building and shall be hidden from pedestrian and vehicular activity.
 - b. In no case shall the use of a loading space or berth hinder the movement of vehicles and pedestrians over a Street, alley or sidewalk.
 - c. Maneuvering areas shall not be located so as to require vehicles to back into an Alley or Street when unloading materials.
 - d. Loading spaces shall be located in the rear of the property of the business to be served.
 - e. Loading spaces shall not be placed in the front, rear, or side yard minimum Setbacks, as defined in the Zoning Ordinance.
3. Dimensions. Loading spaces shall provide ample maneuvering space for vehicles as follows:
 - a. Loading Space. Shall be the width and length of a standard parking space.
 - b. Loading Berths for Local Delivery Trucks. Shall have a minimum width of ten (10) feet, minimum length of twenty-five (25) feet and a minimum vertical clearance of sixteen (16) feet above finished grade.
3. Loading Berth for Semi-Trailers. Shall have a minimum width of ten (10) feet, minimum length of sixty (60) feet and a minimum vertical clearance of sixteen (16) feet above finished grade.
4. Screening.
 - a. A solid masonry wall or decorative wood or vinyl fence shall be erected where a loading berth or space is located directly across a Street from a dwelling with one or two units. Where a loading space or berth is located directly across from a dwelling with one or two units, mitigation of the vehicular impacts may be required including, but not limited to, restricted loading and unloading times and landscape enhancements.
5. Off-Street Parking Prohibited. A loading space shall not be considered an off-Street parking space, and therefore shall not be considered a credit to the number of required parking spaces as required under Subparagraph (F) above.

Table 3-7, Minimum Required Loading Docks

Use Classification		Requirements
Retail operations and all first floor nonresidential uses with a gross floor area of up to 20,000 sq. ft.		1 space
Retail operations and all first floor nonresidential uses with a gross floor area of more than 20,000 sq. ft up to 50,000		1 berth for local delivery trucks
Retail operations and all first floor nonresidential uses with a gross floor area of more than 50,000 sq. ft.		1 berth for local delivery trucks, 1 berth for semi-trailers
Office buildings and hotels with a gross floor area of 100,000 sq. ft. or more		1 berth for semi-trailers for every 100,000 sq. ft. of gross floor area
Industrial and wholesale operations	Less than 10,000 sq. ft.	1 space
	10,000—40,000 sq. ft.	1 berth for semi-trailers
	40,000—100,000 sq. ft.	2 berths for semi-trailers
	100,000—160,000 sq. ft.	3 berths for semi-trailers
	160,000—240,000 sq. ft.	4 berths for semi-trailers
	240,000—320,000 sq. ft.	5 berths for semi-trailers
	320,000—400,000 sq. ft.	6 berths for semi-trailers
	Each 90,000—above 400,000 sq. ft.	1 additional berth for semi-trailers

(K) Dumpster Specifications.

1. Dumpster Pads.

- a. A dumpster pad shall be constructed of concrete (3,500 PSI minimum) and shall be sized pursuant to industry standards for the dumpster size utilized. Steel bollards set in 16-inch x 16-inch x 16-inch concrete footers shall be provided to guide dumpster placement. Bollard placement shall also be according to industry standards for the dumpster size utilized. Where front wheels sit during the dumping cycle, concrete must be able to withstand up to a 32,000 pound load that bounces. Note on the plans this requirement.
- b. Dumpster pads shall be hidden from view and completely enclosed within a masonry or fenced enclosure equipped with a self-latching door or gate.
- c. Trash dumpsters shall be treated as the equivalent of a loading dock and shall have minimum Setbacks as set forth in Article 5(N) of the Zoning Ordinance.
- d. Placement, container size, and other restrictions pertaining to trash collection and containment are subject to Article 951 of the Codified Ordinance and/or the International Property Maintenance Code. Zoning restrictions may also apply.

2. Service Access.

- a. Placement of trash dumpsters and enclosures shall be planned and constructed in a manner that allows unobstructed access to each trash dumpster and the unobstructed opening of the gates during the disposal process.
- b. Trash dumpsters shall not be located in such a manner that the service Vehicle will block any public Street or Alley.

- c. When trash dumpsters are to be serviced from an Alley, enclosures shall be angled thirty (30) degrees and recessed off the Alley approximately six (6) feet (recessing the enclosure is necessary so that gates do not open into the Alley so as to obstruct traffic and so that a Clear Sight Triangle can be achieved).

3. Screening and Minimum Size.

- a. All trash dumpsters shall be enclosed on three (3) sides by a six (6) foot tall enclosure to ensure that that the trash area is:
 - (1) Not visible from the Street, and
 - (2) Not visible from any single- or two-family home within fifty (50) feet.
- b. Each screened enclosure shall provide a minimum ten (10) foot interior length and width subject to the following requirements:
 - (1) Each enclosure shall provide a minimum of twelve (12) inches of clear space between each side of the trash dumpster (including lifting flanges) and the adjacent wall surface of that enclosure, or any other trash dumpsters within that same enclosure; and
 - (2) Commercial trash dumpsters may be sized appropriately based on specific Use requirements.
- c. Permitted materials for trash enclosures include materials that provide solid, opaque screening, such as:
 - (1) Masonry (such as concrete block, brick, or stone);
 - (2) Chain link with privacy slats; or
 - (3) Vinyl fencing.

4. Service Gates.

- a. All screened trash dumpster enclosures shall have gates and their construction shall be of sturdy metal frame and hinges with an opaque facing material consisting of wood or other solid material. Metal or plastic slats inserted in chain link are permitted and shall be maintained.
- b. Service gates shall incorporate gate stops and latches that are functional in the fully open and closed positions.
- c. Gates that swing out from the container shall be set back from the property line at least a distance equal to the width of the gate. Hinge assemblies shall be strong and durable so that access and servicing gates function properly and do not sag.

- 2. Screening, as prescribed under §22-333 Buffering and Screening.

§22-321 Curbing

- (A) Curbing shall be installed along all existing and proposed public and private streets, common driveways, and common parking areas. However, when using an approved stormwater management technique, the Township Board of Commissioners may waive curbing requirements in full or partially. Grass swales and infiltration trenches along streets are encouraged in appropriate locations in the Township, provided that pedestrian safety and traffic circulation are addressed.
- (B) Curbs shall be constructed in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408, as amended, and as detailed on the Roadway Construction Standard Drawings (RC-64).
- (C) Rolled curbs are not permitted.
- (D) The Township Board of Commissioners may waive the installation of sections of curbing when adjoining sections of the road do not have curbing, and in the opinion of the Township Engineer, it would be better to install the curbing at the same time that curbing is installed along the adjoining sections of the roadway. In these cases, payments shall be required to fund the installation of the curbing at a future time when other sections of curbing along the roadway are installed.
- (E) Handicap accessible curb cuts that meet the requirements of the American Disabilities Act shall be installed at all Intersections where sidewalks are provided or proposed.
- (F) When curbing is to be removed to construct a Driveway, the removal shall be done on the complete curb section. The length of curbing to be removed shall be carried to the nearest expansion joint or saw cut if the joint is located more than five feet from the end of the curb removal. Curb replacement shall be formed and shaped to the required Driveway width. The Driveway shall be depressed to a height of one and one half (1-1/2) inches above the finished paving grade.
- (G) No partial breaking out of the curb shall be permitted without approval by the Township Engineer.

§22-322 Sidewalks and Tree Lawn Areas

- (A) General.
 - 1. To increase pedestrian connectivity and accessibility, sidewalks shall be installed along all existing and proposed public and private streets, common driveways, and common parking areas. The Township Board of Commissioners may require additional sidewalk width in areas where higher volumes of pedestrian traffic are anticipated.
 - 2. Notwithstanding whether a land development plan may be required or not, the developer of one or more buildings on a public Street or a private Street shall be required, at the time of construction, to install sidewalks on both sides of the Street in accordance with Township specifications.
 - 3. Sidewalk Waivers.
 - a. The Township Board of Commissioners may waive the sidewalk requirements if an alternative pedestrian circulation system can be shown to be more desirable, especially when using open space areas, provided that appropriate connections are provided between the open space walkways and the surrounding pedestrian origins and destinations or when it is determined that sidewalks are only necessary on one side of the Street.

- b. The Township Board of Commissioners may waive the installation of sections of sidewalks when adjoining sections of the road do not have sidewalks, and in the opinion of the Township Planning Commission and Township Engineer, it would be better to install the sidewalks at the same time sidewalks are installed in adjoining sections of the Street or roadway. In these cases, payments shall be required to fund the installation of the sidewalks at a future time when other sections of sidewalks along the roadway are installed.

- c. A request for waiver shall be in writing and shall address the following:
 - 1. An explanation as to why the sidewalk is not needed, which explanation should include a delineation of any existing sidewalk or other pedestrian paths within one third (1/3) of a mile, to which a sidewalk could provide conductivity to the subject parcel.
 - 2. A review of the current and anticipated pedestrian traffic in the area. The pedestrian traffic reviewed should include increased traffic after the project which seeks the waiver is constructed or in anticipation of any other pending or approved development.
 - 3. Any topographical or other unique physical features on the subject lot which make installation of sidewalks more difficult, including any water obstruction or other physical obstructions and the slope of the land on which a sidewalk would have to be installed.
 - 4. Any alternative footpath which the developer or owner agrees to install that are designed consistent with the standards specified in this Chapter.
 - 5. The cost of sidewalk installation based on the Township's fee schedule established by resolution of the Township Board of Commissioners.
 - 6. A review of the current and anticipated pedestrian, bicycle, and vehicular traffic volume in the area. Vehicular traffic volume should include vehicular traffic volume expected after the project which seeks the waiver is constructed and in anticipation of any other pending or approved development. Nonmotorized transportation monitoring should be done using the Federal Highway Administration's *Traffic Monitoring Guide (TMG)* and the TRB's National Cooperative Highway Research Program (NCHRP) *Report 797: Guidebook on Pedestrian and Bicycle Volume Data Collection*.
 - 7. The Applicant may raise other factors or conditions which he or she believes justify the waiver.

(B) Sidewalk Design.

- 1. Sidewalks and border areas shall be provided in appropriate locations to provide safe and efficient pedestrian access between parking areas, buildings, and other pedestrian destinations.
- 2. Sidewalks shall be designed in accordance with the Pennsylvania Department of Transportation, Publication 408, as amended.
- 3. Sidewalks shall be within the right-of-way of the Street and shall extend in width from the right-of-way line toward the curb line.

4. Sidewalks shall be at least five (5) feet wide, or unless otherwise specified. If an approved waiver allows a bituminous path, it shall be at least six (6) feet wide.
5. Where a sidewalk abuts a curb, wall, building or any other structure, a pre-molded expansion joint one quarter (1/4) inch in thickness, shall be placed between the sidewalk and said structure for the full length of said structure.
6. Sidewalks shall be boxed out around light standards, fire hydrants, etc., with a pre-molded expansion joint, one quarter (1/4) inch in thickness.

(C) Tree Lawn Areas.

1. A Tree Lawn area shall exist between the curb line or edge of cartway and the sidewalk.
2. The Tree Lawn planting design shall consist of turf grass and may contain include amenities such as streetlights, trees and landscaping, rain gardens, benches, trash cans, mailboxes, or newspaper boxes. However, no amenity shall reduce the required sidewalk width for use by pedestrians nor interfere with this Chapter's required Clear Sight Distance requirements.
3. Tree Lawns shall be a minimum of five (5) feet wide.
4. Trees planted in the Tree Lawn area shall be done in accordance with Chapter 25 of the Township Code.
5. Tree lawns shall be maintained by the owner of the property adjacent to the tree lawn.

§22-323 Crosswalks

- (A) Where a pedestrian crossing can be legally established, crosswalks shall be designed pursuant to PennDOT Publication 111, Traffic Control – Pavement Markings and Signing Standards, TC-8600.
- (B) Crosswalk pavement markings must conform to statutory and regulatory requirements outlined in the Pennsylvania Vehicle Code (Title 75) and PennDOT Publication 212, Official Traffic-Control Devices.

§22-324 Trails and Pathways

- (A) When a subdivision or land development includes an existing or a proposed trail with public access customarily used by pedestrians, bicyclists, and/or equestrians as delineated in the Township's Official Map, the Applicant shall make provision for the continued recreational use of the trail subject to alterations of the course of the trail within the boundaries of the development under the following conditions:
 1. The points at which the trail enters and exits the tract shall remain unchanged.
 2. The proposed alteration will not diminish the trail design and function.
 3. Where an existing trail runs coincidentally with the paved road intended for use by motorized vehicles, landscaping and other physical structures shall be used to increase the separation between the trail and the road.

- (B) When trails are intended for public or private use, they shall be protected by a permanent access easement on the properties on which they are located. The width of the protected area in which the trail is located should be a minimum of ten (10) feet. The language of the access easement, including responsibility as to who will maintain the trail, shall be to the satisfaction of the Township Board of Commissioners upon recommendation of the Township Solicitor.
- (C) Trail Design. An Applicant may propose and develop a new trail for pedestrians, bicyclists, and/or equestrians.
1. Where possible and acceptable by the Township Board of Commissioners, trails shall be available for use by the general public and shall connect with an existing trail or make provisions for such connection on adjacent property.
 2. Trail improvements shall demonstrate adherence to principles of quality trail design.
 - a. Trails shall have a vertical clearance of no less than ten (10) feet.
 - b. Width of the trail surface may vary depending upon the type of Use to be accommodated, but in no case shall it be less than six (6) feet or greater than eight (8) feet.
 - c. No trail shall be designed with the intent to accommodate motorized vehicles except for emergency or maintenance access.
 - d. The trail should be laid out in such a manner that trail users are visible to other trail users and vehicles on intersecting roads. Sharp curves and excessive grade change should also be avoided.
- (D) The Township Board of Commissioners may require, as a condition of Final Plan approval, the guarantee of public access and improvement of trails when the site is traversed by or abuts an existing trail or a trail proposed in an adopted open space or trail plan of the county, municipality, or adjacent municipality.
- (E) When existing developed parcels adjacent to a proposed subdivision or land development allow for dedicated public access through a defined area for the purpose of connecting to a county or municipal trail, this connection should be continued through a dedicated public access way to serve the proposed development.
- (F) When a subdivision or land development lies adjacent to a park, school, or other pedestrian destination, pedestrian connections should be made to that destination.
- (G) All trails and pathways shall be constructed before the occupancy of residences and other buildings adjoining the trail.
- (H) When trails are intended for public use, they shall be protected by a permanent access easement on the properties on which they are located. The width of the protected area in which the trail is located shall be a minimum of twenty (20) feet. The language of the easement shall be to the satisfaction of the Township Board of Commissioners upon recommendation of the Township Solicitor.
- (I) Any of the methods cited under §22-308 Recreation Land Dedication regarding ownership and dedication of recreation and open spaces may be used either individually or in combination to own and perpetually preserve trail easements provided in fulfillment of this Chapter.

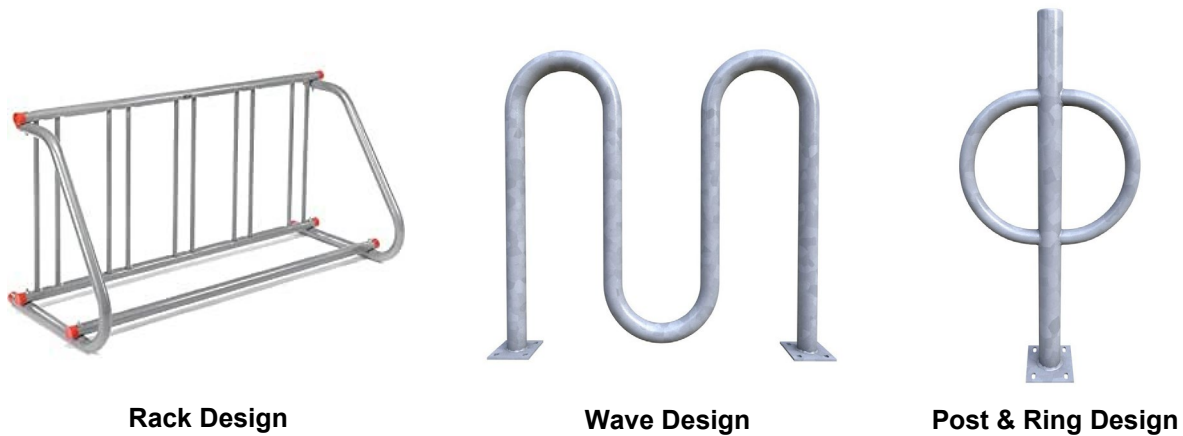
- (J) Trails and pathways shall have adequate access for use by all residents of the development or, preferably, the general public.
- (K) Trails shall be landscaped in accordance with the specifications described in §22-333 Buffering and Landscaping shall help delineate the route of the trail and screen surrounding properties from trail users.
- (L) The land area permanently designated for trails for public use may be credited toward any open space requirement as described in the Township Zoning Ordinance (Chapter 27 of the Township Municipal Code).

§22-325 Bicycle Routes, Lanes, and Parking Facilities

- (A) Bicycle pathways and trails shall be provided in all developments as specified in the Township Official Map and provide logical connections to other proposed, planned, or existing pathways and trails.
- (B) Bicycle lanes shall be located on all new or upgraded streets classified as an Arterial or a Major Collector.
- (C) Bicycle lanes shall be designed pursuant to the most current edition of the AASHTO *Guide for the Development of Bicycle Facilities*.
- (D) Bicycle Racks.
 - 1. Location.
 - a. Bicycle racks shall be located within thirty (30) feet of both the Street right-of-way and at least one building entrance.
 - b. Racks placed perpendicular to the curb should be at least forty-eight (48) inches from the curb to the center of the rack. A minimum of thirty-six (36) inches is required.
 - c. Racks placed parallel to the curb must be at least twenty-four (24) inches from the curb to the rack; (36) inches is recommended.
 - d. Racks must be visible to cyclists from either the sidewalk or building entrance and should be incorporated into building design and coordinated with the design of Street furniture.
 - e. All bicycle parking must be at least as well-lit as vehicle parking for security.
 - 2. Minimum Number.
 - a. Non-Residential (Excluding Retail) Buildings. Provide bicycle parking for at least two and one-half (2-1/2) percent of peak visitors, but no fewer than four (4) storage spaces per building.
 - b. Multi-Unit Residential Buildings. Provide parking for at least two and one-half (2-1/2) percent of all peak visitors, but no fewer than four (4) storage spaces per building.

- c. Retail Buildings. Provide parking for a minimum of two (2) bicycles for every 5,000 square feet, but no fewer than two (2) storage spaces per building.
 - d. Mixed-Use Buildings. Meet the above requirements for the project's non-residential, multi-unit residential, and retail spaces.
3. Design.
- a. Bicycle racks may be installed as single units, with a capacity of locking two (2) bikes (one on each side), or as multiple units attached together, with a larger capacity.
 - b. Typical rack design styles shall be either an "Inverted U," "Wave," and "Post and Ring" style racks as illustrated in Figure 3-1. Custom designs and "artistic" racks may also be used, provided they are not used for product advertising.
 - c. All bicycle racks shall meet the following performance criteria and be approved by the Township Engineer.
 - (1) The frame and one wheel can be locked to the rack with a secure U-shaped lock ("U-lock") without removing a wheel from the bicycle.
 - (2) The frame can be supported in at least two places, so it cannot be pushed over or easily fall.
 - (3) The rack must be securely anchored and installed on a permanent foundation (e.g., concrete pad) to ensure stability.
 - (4) The rack design must allow both bicycle wheels to be on the ground and support a variety of bicycle sizes and frame shapes.
 - (5) The diameter of the locking pole is between one and one-half (1-1/2) inches and two and one-half (2-1/2) inches.
 - (6) Galvanized or stainless-steel racks are recommended (and required for racks on public property). Outdoor racks must also be coated with PVC or thermoplastic.
 - (8) Bicycle racks must NOT:
 - (a) Support the bicycle at only one point.
 - (b) Support the bicycle by only one wheel.
 - (c) Allow the bicycle to fall, which can damage the bike and block pedestrian right-of-way.
 - (e) Have sharp edges that can be hazardous to the visually impaired.

Figure 3-1, Typical Bicycle Rack Designs



§22-326 Transit Bus Shelters

(A) General.

1. The Applicant shall notify and coordinate with the transit agency to determine if a bus stop is appropriate when the proposed subdivision or land development meets any one of the following criteria:
 - a. Located within three-quarters of a mile of an existing or planned fixed-route public transit service.
 - b. Has a character, magnitude, or location that will have a substantial effect upon the health, safety, or welfare of citizens in more than one municipality and could be considered a development of regional significance and impact, such as regional shopping centers, industrial or commercial parks, warehouses, residential developments, regional entertainment or recreation centers, hospitals or medical care facilities, and educational institutions. Proposed land development that meets any one of the following characteristics, which are consistent with Transportation Impact Study warrants included in PennDOT's Transportation Impact Study Guidelines (Publication 282):
 - (1) Site is expected to generate three thousand (3,000) or more average daily trips or one thousand five hundred (1,500) vehicles per day.
 - (2) During any one-hour time period of any day of the week, the development is expected to generate one hundred (100) or more vehicle trips entering the development or one hundred (100) or more vehicle trips exiting the development.
 - (3) For existing sites being redeveloped, the site is expected to generate one hundred (100) or more additional trips entering or exiting the development during any one-hour time period of any day of the week.
 - (4) In the opinion of the municipality, the development or redevelopment is expected to have a significant impact on the transportation system, even if the above warrants are not met.

2. The location and design of a bus stop shall be reviewed and approved by the transit agency. The transit agency shall provide written documentation certifying that a location is an existing or potential future bus stop.
3. The location and design of a bus stop, including conformance with other approved Township ordinances and construction standards, shall be reviewed and approved by the municipality.
4. On-Street parking and loading zones shall be prohibited or limited at the bus stop to avoid obstructing the curbside in the area of the bus stop and provide sufficient space for the bus to pull to the ADA loading pad and/or curb. The “no parking” zone shall be based on the location and configuration of the bus stop, designated with signs or pavement markings, and reviewed by the municipality and/or government entity responsible for the public right-of-way.
5. Bus stop infrastructure for fixed-route bus stops shall be designed and constructed in accordance with ADA requirements, including Section 810 of the United States Department of Transportation’s ADA Standards for Transportation Facilities (2006 or latest edition) and the Pennsylvania Public Transportation Association’s Building Better Bus Stops Resource Guide, and applicable Susquehanna Regional Transit Authority’s bus stop design guidelines.
6. There shall be a written and legally binding agreement by a responsible entity to properly maintain a stand-alone ADA loading pad, bus passenger bench, and/or bus shelter in good condition and remove the bench and/or shelter if the transit agency determines it is not needed or it is not properly maintained. No bus passenger benches and/or bus shelters shall be removed without the mutual and written approval by the municipality and transit agency.
7. ADA loading pads that are integrated with the adjacent sidewalk shall be maintained in compliance with requirements for the maintenance of adjacent sidewalk as specified in §22-323 Sidewalks and Border Areas.
8. Bus stop infrastructure must comply with all provisions of the Susquehanna Township Zoning Ordinance (§27-306 of the Township Municipal Code).

(B) ADA Loading Pads.

1. A level loading pad shall be provided adjacent to the curb or roadway edge where the front doors of a fixed route bus service open to receive and discharge passengers at a designated bus stop. A second loading pad located at the rear door of the bus may be required.
2. All ADA loading pads shall be provided at curb-height to accommodate bus wheelchair lifts and/or ramps. A Street-level ADA loading pad may be provided as an alternative with approval from the transit agency and municipality.
3. All ADA loading pads shall be connected via an ADA accessible route to adjacent pedestrian infrastructure, such as a sidewalk, path, or multi-use trail. ADA loading pads may be integrated with the sidewalk or other pedestrian infrastructure. A stand-alone ADA loading pad with an ADA accessible route to the nearest roadway or public right-of-way may be provided as an alternative with approval from the transit agency and municipality.

4. Utility poles, fire hydrants, Street furniture, overhangs, trees, shrubs, and similar obstacles shall not obstruct the minimum clear area of the ADA pad for boarding and alighting, which is five (5) feet measured parallel to the roadway and eight (8) feet measured perpendicular to the roadway.
5. Dimensions.
 - a. The minimum clear width of five (5) feet shall be provided for the loading pad, measured parallel to the roadway.
 - b. The minimum clear length of eight (8) feet shall be provided for the loading pad, measured perpendicular to the curb or roadway edge.
 - c. A longer and/or wider loading pad is desirable and shall be provided if directed by the transit agency or municipality.
6. Slope. Parallel to the roadway, the slope of the loading pad shall be the same as the roadway, to the maximum extent practicable. Perpendicular to the roadway, the slope of the loading pad shall not be steeper than 1:48.
7. Minimum Construction Standards. The ADA loading pad shall have a firm, stable, and slip-resistant surface, preferably concrete built consistent with the minimum construction standards for sidewalks as specified in §22-323 Sidewalks and Border Areas of this Chapter.

(C) Bus Shelters.

1. All aspects of the bus shelter shall comply with ADA requirements, including but not limited to access points, clearance, circulation within the shelter, and seating.
2. The bus shelter shall be integrated with the ADA loading pad or connected to the ADA loading pad via an ADA accessible route.
3. A bus shelter includes a roof or canopy and may be enclosed on up to three sides with partial enclosure of a fourth side permitted for protection against wind or other weather elements. A bus shelter may be integrated with the structure of an adjacent building or externally attached.
4. For security and safety purposes, the majority of the side and rear panels of the shelter shall be constructed of a clear, shatter-resistant material.
5. Bus stop passenger information signs may be provided within or on a bus shelter and shall be considered exempt from municipal sign ordinance requirements.
6. All advertising within or on a bus shelter must comply with municipal sign regulations. If included, advertising panels shall be placed on the interior or exterior of the side shelter panel farthest from oncoming traffic and perpendicular to the road. Advertising panels shall not obstruct sight lines for pedestrians, transit vehicles, or other road users.
7. Any lighting for a bus shelter shall be installed in such a manner to provide adequate visibility during darkness for patrons of the transportation system. The lighting shall be installed in such a way so that the source of light shall be shielded from all abutting residential properties and traffic along the roadway where the shelters are located. The lighting shall not conflict with any traffic control devices.

8. Bus shelters shall be installed according to the manufacturer's design specifications.
9. Location.
 - a. The shelter shall be located near the front end of the bus stop zone to minimize the distance to access and board the bus.
 - b. The shelter shall not obstruct the required minimum clear area of the ADA loading pad for boarding and alighting, which is five (5) feet measured parallel to the roadway and eight (8) feet measured perpendicular to the roadway.
 - c. The shelter shall be within fifty (50) feet of the ADA loading pad.
 - d. The location of a bus shelter shall not interfere with horizontal clearance for access and maintenance, including pedestrian traffic along a sidewalk or curb ramps. A minimum clearance of four (4) feet shall be maintained around the shelter but may be reduced to two (2) feet for the distance between the back of the shelter and a building face, wall, or similar vertical barrier.
 - e. The shelter, including roof or panels, shall be located a minimum of four (4) feet from the curb or roadway edge.
 - f. The location of the bus shelter shall conform to clear sight triangles and other minimum sight distance requirements for driveways and intersections.
 - g. The shelter shall provide a clear view of the roadway and approaching bus.
10. Dimensions.
 - a. The minimum clear floor area of thirty (30) inches by forty-eight (48) inches shall be provided within the perimeter of the shelter.
 - b. The minimum shelter opening of thirty-six (36) inches shall be provided.
11. Foundation.
 - a. The bus shelter shall be anchored and attached to a concrete foundation with a slope that is not greater than 1:48.
 - b. Specifications for the bus shelter and foundation shall be consistent with the manufacturer's specifications (if applicable) and approved by the transit agency and municipality.

(D) Bus Stop Street Furniture

1. Bus stop Street furniture may include but is not limited to, bus passenger benches, leaning rails, waste receptacles, and bicycle racks.
2. Bus stop Street furniture shall not obstruct the required minimum clear area of the ADA loading pad for boarding and alighting, which is five (5) feet measured parallel to the roadway, and eight (8) feet measured perpendicular to the roadway.
3. The location of bus stop Street furniture shall not interfere with horizontal clearance for access and maintenance, including pedestrian traffic along a sidewalk.

4. The location of Street furniture shall conform to clear sight triangles and other minimum sight distance requirements for driveways and intersections.
5. Furniture shall be anchored securely to prevent unauthorized movement but must be able to be relocated or replaced by those authorized to maintain the furniture.
6. Bus Stop Passenger Benches.
 - a. Benches shall be ADA compliant in terms of dimensions and construction.
 - b. Benches shall be placed facing the roadway and outside of boarding and alighting areas and pedestrian routes.
 - c. Benches shall be installed on a firm, stable, and slip-resistant surface.
 - d. Benches shall be located a minimum of four (4) feet from the curb or roadway edge.

(E) Bus Stop Signs.

1. Bus stop signs, including bus stop location signs and bus stop passenger information signs, installed and maintained by the transit agency shall be permitted within the public right-of-way and on private property and shall be considered a governmental sign.
2. All advertising signs posted at a bus stop or integrated with bus stop infrastructure shall comply with municipal sign regulations.
3. Bus Stop Location Signs.
 - a. Bus stop location signs shall be placed to clearly identify the location where passengers access fixed-route public transit service. The bus stop sign shall be located in close proximity but not within the ADA loading pad.
 - b. The signpost shall be located a minimum of two (2) feet from the curb or roadway edge.
 - c. The minimum and maximum vertical clearance from the ground to the bottom of the sign shall be seven (7) feet and eight (8) feet, respectively.
 - d. The sign shall be visible to approaching buses and other traffic, as well as pedestrians on the sidewalk. It shall not be blocked by trees, signs, or other obstacles.
 - e. Bus stop location signs shall be mounted on either their own post or on another existing pole or bus shelter to minimize clutter or conflicts. Bus stop location signs shall not be mounted on the same pole as a traffic control device.
4. Bus Stop Passenger Information Signs.
 - a. Bus stop information signs shall not obstruct pedestrian access routes or the required minimum clear area of the ADA loading pad for boarding and alighting, which is five (5) feet measured parallel to the roadway, and eight (8) feet measured perpendicular to the roadway.

- b. Bus stop information signs shall be either mounted on the same post or pole as the bus stop signs or shall be integrated with the bus shelters.

§22-327 Water Supply

- (A) General. Applicants shall provide a safe, reliable, and adequate water supply to support the intended uses approved as part of a development plan.
- (B) Public Water Supply.
 - 1. The provisions of Chapter 26 Water of the Township Municipal Code shall apply when water is to be provided by a public or community Water Supply System.
 - 2. The design for public water supply facilities shall be in accordance with the PADEP Water Supply Manual, the specifications of the utility providing water service, or Part 4 Engineering and Construction Standards.
 - 3. Fire Hydrants. National Fire Protection Association (NFPA) compliant fire hydrants shall be installed within six hundred (600) feet of all existing and proposed structures, measured by way of accessible streets (as specified by the Susquehanna Township Fire Marshal). The type and methods of construction to be employed in the installation of fire hydrants shall be in accordance with current State and local regulations.
- (C) Private Water Supply. When individual private water supply wells are proposed, the Applicant shall provide evidence that adequate potable water supplies are reasonably available for each lot. This can be performed in the following ways:
 - a. Performance of a groundwater study prepared by a professional hydrologist, geologist, or engineer qualified to conduct groundwater investigations.
 - b. Drilling and testing water supply wells for each lot; or
 - c. Providing suitable documentation based upon local geology and adjoining wells demonstrating the availability of potable water in the vicinity of the proposed lots.

§22-328 Wastewater Disposal

Public and on-lot sewage disposal systems shall be designed pursuant to Chapter 18 Sewers and Sewage Disposal of the Township Municipal Code.

§22-329 Solid Waste Management

- (A) Solid waste management shall be provided pursuant to Chapter 20 Garbage and Refuse of the Township Municipal Code.
- (B) Solid waste storage facilities shall be located in the following manner:
 - 1. Convenient to portions of the development where solid waste is generated.
 - 2. Setback from adjoining property and adjoining structures in accordance with the Township Zoning Ordinance (Chapter 27 of the Township Municipal Code).
 - 3. Accessible for trash collection trucks.

4. Solid Waste storage may be placed near building service entrances or loading docks but may not be placed in any area used for parking or loading requirements.
5. In apartment or condominium complexes with centralized waste storage, containers should be located in an area that is convenient to each grouping of ten (10) to fifteen (15) units or be located in a large, enclosed facility at the entrance to the development.
6. During the servicing of these containers (up to 5 minutes), it is important that internal circulation at the site is not impeded.

§22-330 Stormwater Management and Drainage

- (A) The stormwater management system should be designed in accordance with the Township Stormwater Management Ordinance (Chapter 19 of the Township Municipal Code) and the Pennsylvania Stormwater Best Management Practices Manual.
- (B) Existing natural stormwater drainage systems should be preserved and incorporated into the overall site stormwater management system.
- (C) New stormwater conveyance and control devices should be designed to be compatible with natural site conditions.
- (D) When subdivisions or land developments are submitted to the Township Engineer for approval in sections, a complete storm sewer design for the entire proposed subdivision and land development shall be submitted.
- (E) If only a section of a subdivision or land development is contemplated for construction, the Applicant's engineer shall show how stormwater from each section will be managed to protect adjacent properties. If temporary construction is required, the engineer shall include such structures in the plan submitted.
- (F) Minimum grades inside stormwater basins and conveyance structures shall be two (2) percent, and maximum side slopes of any stormwater device should be thirty-three (33) percent (3:1 slope).
- (G) Appropriate stormwater controls, Best Management Practices, and conveyance facilities should be dispersed throughout the site and generally located close to the sources of stormwater release, such as downspouts, culverts, and parking lots.
- (H) Prior to the granting of final approval of any subdivision or land development plan, the Township must be satisfied through contractual arrangements that all stormwater facilities will be properly maintained. If all, or a portion, of the facilities, will be on property which will be conveyed to an individual homeowner's association or any other eventual owner, the guarantees must be in such a form that they will carry through to the new owners.
- (I) If the land of the proposed subdivision or development will be conveyed to two or more separate owners, the Applicant shall provide written assurance and deed restrictions to the Township that the stormwater management structures will be properly maintained by the owners or, if acceptable to the Township, be dedicated to the Township], which shall then be responsible for maintaining the stormwater management structures.
- (J) Easements and Dedication. Where stormwater or surface water will be gathered within the subdivision or land development and discharged or drained in volume over lands within or beyond the boundaries of the subdivision or land development, the Applicant shall reserve or obtain easements over all lands affected. The easements shall be adequate for such discharge or drainage

and for carrying off of such water and for the maintenance, repair, and reconstruction of the same, including the right of passage over, including vehicles, machinery, and other equipment for such purposes, and which shall be of sufficient width for such passage and work. The Applicant shall offer the dedication, at no cost to the Township, drainage easements to the Township at the completion and stabilization of all improvements. If drainage easements are not accepted for dedication by the Township, they shall be maintained by the owner of the property that uses them.

- (K) Storm Drainage Directed Into an Adjacent Municipality. When storm drainage will be directed into an adjacent municipality, all provisions for accommodating such storm drainage shall be submitted to the governing body of that municipality for review.
- (L) Discharge of Roof Runoff. Stormwater runoff from roofs shall not be discharged into the Street right-of-way without approval by the Township upon review by the Township Engineer, nor concentrated onto adjacent properties. It shall be returned to sheet flow or discharged into a structure adequately designed and approved by the Township.
- (M) Grading. Properties shall be graded to secure proper drainage away from buildings and to allow the collection of stormwater in catch basins. Minimum two (2) percent slopes away from structures shall be required.
- (N) Drainage from Non-Natural Sources. Water originating from on-site machinery or filtration systems, such as air conditioning units, sump pumps, or other dry weather flow, wherever practicable, shall be discharged into natural watercourses on the property. The discharge of water from these sources into the Street is prohibited.
- (O) Storm Sewers.
1. Existing Storm Sewer Accessibility. Where existing storm sewers are reasonably accessible and of adequate capacity, subdivisions and land developments shall connect to the existing storm sewers.
 2. All storm sewer pipes shall have a minimum diameter of fifteen (15) inches.
 3. Drainage Easements. Drainage easements shall be provided to accommodate all storm drainage requirements and shall be a minimum of thirty (30) feet in width. Storm sewers, as required, shall be placed in the road right-of-way, parallel to the roadway, and shall be designed as a combination storm sewer and underdrain if necessary. When located in undedicated land, they shall be placed within an easement not less than twenty (20) feet wide, as approved by the Township Engineer.
 4. Drainage Facilities Design Requirements. All drainage facilities shall be designed to adequately handle surface runoff and carry it to suitable outlets and shall be designed in accordance with the following minimum design standards.
 - a. All storm drains and drainage facilities such as gutters, catch basins, bridges, inlets, and culverts shall be installed and the land graded for adequate drainage as shown on the grading plan submitted and approved with the Final Plan. Construction of these facilities shall generally conform with PennDOT *Specifications Publication 408*, latest version. Storm drains, and appurtenances shall be required to be constructed by the Applicant to take surface water from the bottom of vertical grades to lead water away from springs and to avoid the use of cross gutters at Street intersections and elsewhere.

- b. The existing points of natural drainage discharge onto adjacent property shall not be altered without the written approval of the affected landowners.
- c. No stormwater run-off or natural drainage shall be so diverted as to overload existing drainage systems or create flooding or the need for additional drainage structures on the other private properties or public lands. In cases where additional stormwater flows will overload adjacent structures, the Applicant shall be responsible for enlarging the facilities.
- d. Manholes. Manholes shall be constructed at all changes in horizontal or vertical alignment and otherwise required in §22-510 Utility Locations, Easements, and Rights-of-Way.
- e. Location within Township Rights-of-Way. Storm sewer lines within Street rights-of-way shall be placed at locations acceptable to the Township. They shall be protected by a cover of at least eighteen (18) inches.
- f. Location within State Rights-of-Way. Drainage structures that are to be located within state rights-of-way shall be approved by PennDOT, and a letter from the Department indicating such approval shall be submitted to the Township.

§22-331 Street Trees

- (A) Reasonable effort should be made by the Applicant to preserve existing shade trees and, in addition, deciduous hardwood trees with a minimum caliper of one and one-half (1-1/2) inches should be provided in accordance with conditions as specified in Chapter 25, Part I, entitled "Shade Trees," of the Township Municipal Code as amended.
- (B) All trees and other vegetation providing a buffer zone between a development or subdivision and an existing adjoining development along the adjoining boundary area, especially a residential development, should be noted on the plan and preserved as a buffer zone. Where provided, such trees should be planted between the sidewalk and the building setback line at least five feet from the sidewalk, provided that the planting strip is a minimum of six (6) feet wide.
- (C) A list of approved Street trees is shown in Figure 3-1, Approved Street Trees.

§22-332 Buffering and Screening

- (A) Use Requirements. Buffer plantings shall be installed in subdivisions and land developments to integrate new development with its surroundings, to separate incompatible land uses by providing screening, to reduce wind, and to minimize or eliminate views to certain site elements in compliance with the following regulations.
- (B) Buffer and screen plantings shall be required for the following types of development and as otherwise specified in the Township Zoning Ordinance (Chapter 27 of the Township Municipal Code):
 - 1. All nonresidential development.
 - 2. All single-family detached development.
 - 3. All multi-family, single-family attached, and semi-attached development.
 - 4. All manufactured home parks.

5. Active recreational facilities.
 6. Construction of any of the following items which exceed four hundred (400) square feet in ground coverage:
 - a. Public utility facilities or structures.
 - b. Waste collection, storage, and/or treatment facilities.
 - c. Any other structure of similar character or impact.
- (C) An on-site investigation by the Applicant shall determine the adjacent land uses along each property boundary. In the case of vacant land, the existing zoning shall be used. The existing or zoned uses shall be noted on the plan. In the case when several uses are allowed on a site, the most restrictive landscaping requirements shall apply as determined by the Township. See Table 3-8.

Table 3-8, Land Uses and Buffer Types

Proposed Use	Existing Uses			
	Office/ Institutional/ Private Recreation	Commercial/ Industrial	Single-Family Attached/ Multi-Family/ Manufactured Home Park	Single-Family/ Two-Family
Office/Institutional	Softening	Softening	Filtering	Screening
Commercial/ Industrial	Filtering	Softening	Screening	Screening
Residential	Softening	Filtering	Softening	Filtering
Active Recreation	Softening	Filtering	Softening	Softening

- (D) Buffer Area Location and Dimensions.
1. A buffer planting area of not less than fifteen (15) feet in width shall be established along all property lines and external Street boundaries of the tract proposed for subdivision or land development unless otherwise specified in the zoning ordinance. Where zoning regulations allow building setbacks less than fifteen (15) feet, the buffer area may be reduced to equal the width of the minimum building setback.
 2. The buffer area may be included within the front, side, or rear yard setback.
 3. The buffer area shall be a continuous pervious planting area consisting of canopy trees, small understory trees, and shrubs, with grass or ground cover. No paving shall be permitted within the buffer areas except for Driveway crossing and/or walkways.
 4. Parking is not permitted in the buffer area.
- (E) Minimum Plant Material Requirements. Table 3-9 specifies the minimum plant material requirements. Additional plant material, grading treatments, or architectural elements may be included in the plan at the Applicant’s discretion. Each one hundred (100) linear feet of property line or external Street boundaries of the tract proposed for subdivision or land development shall be buffered with the specified minimum quantities, types, and sizes of plant material.

Figure 3-1, Approved Street Trees

Approved Street Trees

The Susquehanna Township Shade Tree Commission has approved an updated list of trees that can be used in the tree lawn. This list is broken down into three sizes of trees, based upon the width of the tree lawn in which it will be planted. Below are some additional factors to consider in determining the type of tree to plant:

- 🍷 Give the location careful attention. To prevent future problems, it is important to plant the right tree in the right place. Consider the mature size of the tree. Remember that the roots need room to grow too. It may be beneficial to select narrow & compact species.
- 🍷 Permits are required for planting and removal of trees within the township rights-of-way, trimming and pruning other than for maintaining the mini-mum required heights, or site work that will affect the tree (such as sidewalk replacement).
- 🍷 Check with your utility company on planting requirements if you have overhead power or telephone lines.
- 🍷 Trees shall be a minimum of 1-1/2" in caliper, measured 6" above mean ground level, 8'-12' in height.

Large Trees (50 feet or taller)

Recommended for areas with large planting strips (at least 4 feet in width) and no aerial restrictions:

- Bur Oak (70'-80')
- Japanese Zelkova (50'-80')
- London Planetree (75'-100')
- Silver Linden (male only) - (50'-70')
- Swamp White Oak (50'-60')
- Tulip Poplar (70'-90') *flowering trees, drops fruit*
- Willow Oak (40'-60')



Silver Linden



London Planetree



Bur Oak

Large/Medium Trees (25'-60' tall)

Recommended for areas with significant planting strips (at least 3 feet wide) and no aerial restrictions:

- American Hornbeam (thornless)
- Black Gum
- Common hackberry (40'-70')
- Ginkgo (male only)
- Honeylocust, thornless (30'-70')
- Imperial honeylocust, thornless ()
- Littleleaf Linden (40'-50')
- Japanese Pagoda tree
- Miyabei Maple
- Persian Parrotia
- Red Maple



Black Gum



Red Maple



Honey Locust

Small Trees (15'-30' tall)

Recommended for areas with limited planting strips (less than 3 feet wide) and aerial restrictions exist:

- Japanese Tree Lilac
- Wireless Zelkova
- Japanese Snowbell (single stem)
- Columnar/upright forms of...
- Paperbark Maple
- Flowering Cherry
- Oak Leaf Mountain Ash (not European mountain ash)
- Dogwood
- Spring snow crabapple



Japanese Lilac



Paperbark Maple



White Dogwood



Flowering Cherry

Table 3-9, Minimum Plant Material Requirements

Buffer Type	Minimum Plant Materials
Softening Buffer	1 canopy tree (2-2 1/2" min. caliper) 2 understory trees (1 1/2" min. caliper) 2 evergreen trees (8' min. ht.)
Filtering Buffer	2 canopy trees (2-2 1/2" min. caliper) 2 understory trees (1 1/2" min. caliper) 5 evergreen trees (8' min. ht.) 5 shrubs (24" min. ht.)
Screening Buffer*	8 evergreen trees (8' min. ht.) 2 understory trees (1 1/2" min. caliper) 2 canopy trees (2-2 1/2" min. caliper) 10 shrubs (24" min. ht.) -OR- 30 upright evergreen shrubs (4' min. ht.) -OR- 15 upright evergreen shrubs (4' min. ht.) 4 ornamental trees (1 1/2" min. caliper) or 3 canopy trees (2-2 1/2" min. caliper) -or an alternative planting design that will result in at least an equivalent degree of visual screening to one of the above screening buffers.\
Limited Area/Buffer**	1 upright evergreen shrub per 3' (4' min. height) -OR- 4-6 foot solid fence or wall

*A screening buffer must be adequate to visually screen the proposed land use or development from off-site view. Several different planting options could be used to create an effective buffer. Grading treatments and architectural features, such as walls, fences, and/or naturally undulating berms may be required in addition to the minimum planting quantities in order to effectively provide a visual screen.

**The limited area buffer can be used in older developed areas where space for planting is severely restricted. The planting screen would be equivalent to an evergreen hedge planting. Alternative planting arrangements, such as shade or flowering trees with deciduous shrubs, could be considered in conjunction with a fence or wall, at the discretion of the Township.

(F) Mitigation of Visual Impacts.

1. The use of a screening buffer planting shall be required to mitigate the adverse visual impacts that the proposed land uses, or site elements have on the subject tract, adjoining properties, and the community in general. In addition to the requirements for buffer plantings as listed in Table, the following proposed land Uses and site elements shall be screened from off-site with a screening buffer planting:
 - a. Dumpsters, trash disposal, recycling areas, and mechanical equipment.
 - b. Service and loading docks.
 - c. Outdoor storage areas.

- d. Sewage treatment plants and pump stations.
 2. Existing topographic conditions, such as embankments or berms, in conjunction with existing vegetation, may be substituted for part or all of the required buffers at the discretion of the governing body. The minimum visual effect shall be equal to or exceed that of the required buffer or screen.
 3. Constructed berms or other architectural elements such as walls or fencing may be substituted for part of the landscape buffering requirements.
- (G) A buffering and landscaping plan shall be prepared and submitted pursuant to the land development plan application requirements specified under Part 2 of this Chapter.

§22-333 Parking Lot Landscaping

(A) General.

1. Parking lots and access drives shall be effectively landscaped with trees and shrubs to reduce the visual impact of glare from headlights and parking lot lights; delineate driving lanes; and define rows of parking. Furthermore, parking lots shall be adequately landscaped to provide shade in order to reduce the amount of reflected heat and to improve the aesthetics of parking lots.
2. All parking spaces and access drives shall be placed behind the building setback line; except where buffer yards are required in which case such parking spaces and access drives may not encroach on the buffer yard area.

(B) Planting Regulations. All parking lots shall be landscaped according to the following regulations:

1. Parking Stall Rows.

- a. One (1) planting island shall be provided for every fifteen (15) parking stalls. There shall be no more than fifteen (15) contiguous parking stalls in a row without a planting island.
- b. Alternatively, the Applicant may provide one (1) canopy tree for every ten (10) parking spaces in other planting island areas and in perimeter parking planting areas at the discretion of the governing body.
2. The ends of all parking rows shall be divided from drives by planting islands.
3. In residential developments, large parking lots shall be divided by planting strips into smaller parking areas of no more than forty (40) stalls.
4. In mixed-use and nonresidential developments, large parking lots shall be divided by planting strips into smaller parking areas of no more than one hundred (100) stalls.
5. Planting islands shall be the dimensions of one parking stall or a nine (9) feet by eighteen (18) feet area, whichever is greater, underlain by soil, and shall be protected from vehicle traffic with curbing, wheel stops, or bollards. Each planting island shall contain one shade tree plus low-growing shrubs and/or groundcover over the entire area.
6. All planting strips shall be a minimum of fifteen (15) feet wide. Strips shall run the length of the parking row, underlain by soil, and shall be protected with curbs, wheel stops, or

bollards. Planting strips shall contain plantings of one canopy tree every twenty-five (25) feet, plus shrubs and/or groundcover to cover the entire area at maturity.

7. The placement of light standards shall be coordinated with the landscape plan to avoid a conflict with the effectiveness of light fixtures.
8. Plant materials shall comply with the requirements of §22-338 Plant Materials Specifications.

(C) Screening Requirement. All parking lots shall be screened from public roads and from adjacent properties according to the following:

1. The perimeter of all parking lots shall be planted with a filtering buffer as per §22-334 Parking Lot Landscaping.
2. The perimeter planting area around all parking lots shall be a minimum of twelve (12) feet in width.
3. Reduction in Width. The width of the perimeter parking lot planting area may be reduced to a minimum width of eight (8) feet if an enhanced landscape buffer is provided as follows:
 - a. The landscape buffer shall be planted with a combination of trees, shrubs, perennials, groundcovers, and grass.
 - b. The landscape buffer shall be designed with a minimum forty (40) percent coverage in trees and large shrubs.
 - c. Small shrubs, perennials, ornamental grasses, groundcover, and grass may constitute no more than sixty (60) percent coverage of the landscape buffer.
 - d. Landscape buffers shall have a minimum of one (1) street tree for every twenty-five (25) linear feet of a landscape buffer to the nearest whole number. Street trees shall be in accordance with §22-332, Figure 3-1.
 - e. The required plant materials may be installed in the required area in any arrangement and do not need to be linear in design. Trees and shrubs required herein may be planted and spaced singly or in groups so long as the total number of plantings is achieved. Clumping is permitted provided that adequate spacing is allowed for future growth.
 - f. Where street trees are permitted to be placed outside of the street right-of-way, said street trees are permitted to be included towards meeting the planting requirements for the adjacent buffer areas.
 - g. Landscape buffer coverage will be calculated as follows:
 - (1) Calculate the total spatial area required for the landscape buffer.
 - (2) Calculate the total coverage of landscape materials, ensuring that the coverage of trees and large shrubs is greater than or equal to forty (40) percent of the total area of the buffer. Areas provided provide some credit for the tree cover canopy at full growth. The following sizes shall be used when calculating coverage of the landscape materials:

- (a) Large deciduous trees at least two and one-half (2½) inches caliper at the time of planting, with an expected mature height of at least thirty (30) feet: one hundred fifty (150) square feet.
 - (b) Small ornamental or under-story trees at least one and one half (1½) inches caliper at the time of planting, with an expected mature height of at least eighteen (18) feet: fifty (50) square feet.
 - (c) Evergreen trees shall be at least six feet tall at the time of planting, with an expected mature height of at least thirty (30) feet: fifty (50) square feet.
 - (d) Large shrubs at least thirty (30) inches tall at the time of planting and at least five-gallon container size; mature height shall reach at least four feet: sixteen (16) square feet.
 - (e) Small shrubs shall be at least eighteen (18) inches tall at the time of planting and at least three-gallon container size; mature height shall reach at least three feet: nine square feet.
 - (f) Ornamental grasses shall be at least three-gallon container size: five square feet.
 - (g) Shrubs used as ground cover shall be at least one-gallon container size: three square feet.
 - (h) "Ground cover" is defined as plantings to prevent soil erosion, and may include small shrubs, herbaceous perennials, meadows, grasses, bulbs and annuals. Plants shall be spaced appropriate to type and size at installation. Ground cover plants shall be spaced and seeding rates sufficient so the 100% of the beds are covered after three years growth.
- 4. Any exposed ground should be planted with a ground cover or an appropriate mulching material. Mulching materials shall not exceed four inches in height.
 - 5. The remaining ground area shall be sodded, seeded or hydroseeded with grass, and/or planted with groundcover species and/or provided with other landscaping material, or any combination thereof.
 - 6. A landscape architect licensed by the Commonwealth of Pennsylvania shall be retained to complete a landscape plan to ensure the proper species, use and arrangement of plant materials. Certification of plan, including signature, seal, and date is required.

§22-334 Additional Plantings

- (A) All proposed non-residential structures shall incorporate the following minimum plant materials in the landscaping areas adjacent to the proposed structure:
 - 1. One (1) canopy tree (2-2 ½" minimum caliper) or two understory trees (8' minimum height) shall be planted for every fifty (50) feet of proposed building façade facing a public Street.
 - 2. Five (5) deciduous or evergreen shrubs (18" minimum height) shall be planted for every twenty (20) feet of proposed building façade facing a public Street.

3. Planting areas shall be a minimum of one hundred fifty (150) square feet with a minimum ten (10) foot width.
 4. A minimum of twenty-five (25) percent of the area between the building façade and the property frontage shall consist of pervious planting areas.
- (B) All proposed residential lots shall plant at least one (1) canopy tree per ten thousand (10,000) square feet, or a portion thereof, of lot area. Existing trees to remain may satisfy part or all of this planting requirement.
- (C) A canopy tree shall be planted for every two (2) dwelling units of an attached residential house.
- (D) At the discretion of the governing body, if sufficient planting space is not available immediately adjacent to the proposed structure, required building façade plantings may be located on the other areas of the tract.

§22-335 Stormwater Basin and Natural Areas Planting

- (A) Landscaping shall be required in and around all stormwater management basins and natural areas according to the following:
1. All areas of stormwater management basins, including basin floors, side slopes, berms, impoundment structures, or other earth structures, shall be planted with suitable vegetation such as naturalized meadow plantings or lawn grass specifically suited for stormwater basins.
 2. Trees and shrubs shall be planted in and around stormwater basins if they do not interfere with the proper function of the basin and no trees are planted within thirty (30) feet of an outlet/drain structure, emergency spillway, or dam. A minimum of two (2) trees and ten (10) shrubs per one hundred (100) linear feet of basin perimeter shall be planted in and around the basin.
 3. Naturalized ground cover plant species, such as wildflowers, meadows, and nonaggressive grasses specifically designed for the permanently wet, intermittently wet, and usually dry areas of stormwater basins, shall be seeded in the floors and slopes of the basin and meet the following requirements:
 - a. The plantings provide a satisfactory continuous cover for all areas of the basin.
 - b. The plantings do not interfere with the safe and efficient function of the basin as determined by the Township Engineer.
 4. Lawn grass areas may be sodded or hydro-seeded to minimize erosion during the establishment period. Once established, these turfgrass areas shall be maintained at a height of not more than six (6) inches.
 5. Stormwater basins shall be screened from adjacent properties using the buffer plantings standards according to §22-333 Buffering and Screening.
- (B) Additional vegetation shall be planted in natural resource protection areas, including riparian corridors, wherever existing trees do not meet the minimum tree planting requirements.

1. Existing trees within natural resource areas shall be preserved and retained. Existing tree cover should be surveyed and inventoried to assess the need for any new plantings. Existing noxious/invasive tree species as identified below by the PA Department of Conservation & Natural Resources (PADCNR) should be removed where conditions warrant.
 - Amur maple, *Acer ginnala*,
 - Norway maple, *Acer platanoides*
 - Sycamore maple, *Acer pseudoplatanus*
 - European black alder, *Alnus glutinosa*
 - Tree-of-heaven, *Ailanthus altissima*
 - Mimosa, *Albizia julibrissin*
 - Japanese angelica tree, *Aralia elata*
 - Paper mulberry, *Broussonetia papyfera*
 - White mulberry, *Morus alba*
 - Princess-tree, Empress-tree, *Paulownia tomentosa*
 - Cork tree, *Phellodendron amurense*
 - Callery or bradford pear, *Pyrus calleryana*
 - Bee-bee tree, *Tetra dium daniellii*
 - Siberian elm, *Ulmus pumila*

2. Planting Requirements.
 - a. New trees shall be planted at a minimum rate of fifteen (15) feet on center or one tree per two hundred twenty-five (225) square feet in staggered rows or an equivalent informal arrangement within the riparian area.
 - b. New trees shall be a variety of sizes ranging from a minimum four (4) to five (5) foot branched width to an approximate one and a half-inch (1-1/2") balled and burlapped planting stock.
 - c. New tree plantings shall be composed of native riparian tree species.
 - d. Tree plantings in riparian areas shall be located along the streambank to provide shade for the stream, soil erosion control, and stormwater benefits, according to accepted stream bank restoration practices.
 - e. Trees planted in natural areas inventory sites should conform to the management requirements specified in the Dauphin County Natural Areas Inventory as maintained and published through the Pennsylvania Natural Heritage Program.

§22-336 Plant Materials Specifications

(A) General Requirements.

1. Plant species shall be selected from the species listed in Figure 3-1, Approved Street Trees and shall not be included on the current list of Invasive Plants in Pennsylvania as published by the PA Department of Conservation and Natural Resources (PA DCNR).
2. The location, dimensions, and spacing of required plantings should be adequate for their proper growth and maintenance taking into account the sizes of such plantings at maturity and their present and future environmental requirements and tolerances, including wind, moisture, and sunlight.

3. Plantings should be selected and located where they will not contribute to conditions hazardous to public safety. Such conditions include, but are not limited to, public Street rights-of-way, underground and above ground utilities, and sight triangle areas required for unobstructed views at Street intersections.
4. Bare root trees are not permitted.

(B) Plant Specifications.

1. All plants shall meet the minimum standards for health, form, and root condition as outlined in the American Association of Nurserymen (AAN) Standards.
2. All plant material shall be hardy and within the USDA hardiness Zone 6 applicable to Dauphin County, Pennsylvania.
3. Canopy trees or shade trees shall reach a minimum height and spread of thirty (30' feet at maturity as determined by the AAN Standards and shall be deciduous. New trees shall have a minimum caliper of two and a half (2-1/2) inches at planting. Larger size trees may be required as Street trees in commercial areas.
4. Ornamental trees or large shrubs shall reach a typical minimum height of fifteen (15) feet at maturity, based upon AAN Standards. Trees and shrubs may be deciduous or evergreen and shall have distinctive ornamental characteristics such as prominent flowers, fruit, habitat, foliage, or bark. New ornamental trees shall have a minimum height of six (6) feet or one and a half (1-1/2) inch caliper at the time of planting. New large shrubs shall have a minimum height of two and a half (2-1/2) feet at the time of planting.
5. Small shrubs may be evergreen or deciduous and shall have a minimum height at maturity of four (4) feet based upon AAN Standards. New shrubs shall have a minimum height of eighteen (18") inches at the time of planting.
6. Evergreen trees shall reach a typical minimum height of twenty (20) feet at maturity based upon AAN Standards for that species and shall remain evergreen throughout the year. New evergreens shall have a minimum height of seven (7) feet at the time of planting.

(C) Maintenance.

1. Safety. All sight triangles shall remain clear, and any plant materials that could endanger safety, such as unstable limbs, shall be removed, and the plant materials shall be replaced if necessary. It shall be the responsibility of all property owners to maintain all plantings and architectural elements to ensure a safe environment.
2. Maintenance guidelines for the plantings should be developed by the planting plan designer to be used by grounds maintenance personnel.

§22-337 Preservation and Protection of Existing Vegetation

(A) Preservation of Existing Vegetation.

1. All subdivisions and land developments shall be laid out in such a manner as to minimize the removal and/or disturbance of healthy trees, shrubs, and other vegetation on the site. Special consideration shall be given to mature specimen trees and ecologically significant vegetation.
2. Removal or disturbance of vegetation in environmentally sensitive areas, including wetlands, floodplains, steep slopes, riparian corridors, wildlife habitats, and ecologically significant woodlands as identified in the Dauphin County Natural Heritage Inventory, Pennsylvania Natural Diversity Inventory (PNDI), or other applicable sources shall be undertaken only as permitted in this Subpart to minimize the adverse effects of such actions.
3. The Applicant shall prove to the satisfaction of the Township Board of Commissioners that vegetation removal is minimized. A written document or plan may be requested to be performed by a registered landscape architect or other qualified professional, showing that no more desirable layouts are possible and no alternative clearing or grading plan would reduce the loss of mature trees, tree masses, and woodlands.
4. Each freestanding mature tree, tree mass, or woodland on the site shall be designated "TO REMAIN" or "TO BE REMOVED" in accordance with the following criteria:
 - a. A mature tree, tree mass, or woodland may be designated "TO BE REMOVED" only if it meets all of the following criteria:
 - (1) The outermost branches of the tree(s) are at least five (5) feet or the trunk of the tree at least twenty (20) feet, whichever is less, from any proposed buildings, structures, paving, parking, or utilities (overhead or underground).
 - (2) The outermost branches of the tree(s) are at least five (5) feet, or the trunk of the tree is at least twenty (20) feet, whichever is greater from any proposed changes in grade or drainage such as excavations, mounding, or impoundments.
 - (3) The tree(s) interfere with traffic safety or are located within proposed sight triangles.
 - (4) The tree(s), by its location or apparent health, poses any undue threat to the health, safety, and welfare of the community.
 - (5) The tree blocks required solar access.
 - b. Mature trees, tree masses, or woodlands that do not fit the above criteria should be designated "TO REMAIN."
 - c. Unique or Specimen Trees should be preserved.

(B) Protection of Existing Vegetation.

1. Existing vegetation designated "TO REMAIN," in accordance with this Subpart., as part of the landscaping of a subdivision or land development plan, shall be identified in the field prior to any clearing and shall be physically protected throughout the construction process.
2. A temporary, sturdy physical barrier, such as a snow fence, shall be erected a minimum of one (1) foot outside the drip line or a minimum of twenty (20) feet from the tree's trunk, whichever is greater on all sides of freestanding trees, tree masses, or woodlands prior to major clearing or construction. The barrier shall be placed to prevent disturbance to or compaction of soil inside the barrier and shall remain until construction is complete. The barrier shall be shown on the erosion and sedimentation control plan and the landscape plan.
3. Reference to the installation of tree protection should be included in the sequence of construction notes to ensure incorporation of tree protection before the earliest stages of site disturbance.

(C) Credit for Preserved Trees.

1. Requirements for Street trees and buffer plantings may be met, whenever possible, by preserving existing trees. Credit for existing trees which are "TO REMAIN," as determined in §22-307(A) of this Part, to offset either the Street tree or buffer planting requirements are to be calculated as shown in Table 3-10.

Table 3-10, Tree Credit Standards

Preserved Tree Diameter at Breast Height (dbh)	Number of Trees Credited (2½" caliper)
36" or greater	8 trees
18-35"	6 trees
12- 17"	4 trees
8-11"	2 trees

(D) Tree Replacement Planting Requirements.

1. Any subdivision or land development proposal that will result in the destruction of twenty-five (25) percent of the existing trees six (6) inches diameter at breast height (dbh) or greater on a lot shall replace the removed trees. The total tree removal impact of woodland areas designated "TO BE REMOVED" shall be measured by a forest density survey that calculates the approximate quantity of trees (with 6" or greater dbh) per square foot area. Calculated woodland tree removals and individual mature tree removals shall be listed on the plan. Tree replacement shall occur in the following manner:
 - a. Each tree six (6) inches dbh or greater that is destroyed shall be replaced with two (2) trees with a caliper of two and one half (2½) inches caliper.
 - b. Replacement trees shall generally comply with the applicable landscaping standards specified under §22-333 Buffering and Screening.
2. Replacement trees shall be planted on the site to mitigate for the existing trees removed, in addition to other landscaping requirements. Proposed replacement tree plantings shall be listed on the plan.

3. If the site does not reasonably contain enough room for the required replacement trees, the Township Board of Commissioners may allow the developer to locate some or all of the replacement trees on public lands or accept an equivalent fee-in-lieu of plantings, at their discretion.
4. Calculation and estimation of existing trees shall be performed before any clearing commences and shall be documented on the plan.
5. Calculation and estimation of the existing trees remaining after construction shall be performed and compared with the calculations of the approved plan. Any tree removals additional to those on the approved plan shall be replaced as required by this section prior to the issuing of any occupancy permits.

§22-338 Natural Features Preservation

- (A) General. The design and development of all subdivision and land development plans shall preserve, whenever possible, natural features which will aid in providing open space for recreation and conditions generally favorable to the health, safety, and welfare of the residents of the Township. These natural features include: the natural terrain of the site, woodland areas, large trees, natural watercourses and bodies of water, wetlands, rock outcroppings, and scenic views.
- (B) Lake, Stream, and Riverfront Protection.
1. Maintenance easement for the Township or its designee, with a minimum width of twenty-five (25) feet, shall be provided along all stream and river banks and lake edges. Such easement, in all cases, shall be of sufficient width to provide proper maintenance.
 2. Lake, stream, and river frontage shall be preserved as open space whenever possible.
 3. Access shall be provided to the water and maintenance easement area. The width of such access points shall not be less than fifty (50) feet.
- (C) Wetlands.
1. When hydric soils are indicated on the site, a wetlands study should be conducted in accordance with the current edition of the U.S. Army Corps of Engineers Wetlands Delineation Manual. In the event no wetland study is undertaken, the location of soils with soils rated as all hydric in the Dauphin County Soil Survey on site will be assumed to be wetlands for the purpose of this Chapter and so noted on the plan.
 2. Wetlands, as defined by the U.S. Army Corps of Engineers and the Commonwealth of Pennsylvania in accordance with Section 404 of the Federal Clean Water Act of 1977 and the Pennsylvania Clean Streams Act, shall be preserved in subdivisions and land developments. Required permits shall be obtained at an early stage to determine the extent and location in the proposed subdivision and/or land development.
 3. A one hundred (100) foot wetland buffer setback shall be maintained around the perimeter of all identified wetlands. The buffer area shall consist of permanent vegetation consisting of predominantly native trees, shrubs, and forbs maintained in a natural state or sustainably managed to protect and enhance water quality. No removal of vegetation, except the selective removal of dead trees and or other noxious vegetation in the wetland area or buffer shall take place without the specific permission of the Township.

4. Required building setbacks as described in the Township Zoning Code (Chapter 27 of the Township Municipal Code) shall be measured from the edge of the required wetland buffer.

(D) Riparian Corridor Management.

1. Any identified Waters of the Commonwealth located within a development site shall remain open in their natural state and location.
2. A one hundred (100) foot wetland buffer setback shall be maintained around the perimeter of all identified wetlands. The buffer area shall consist of permanent vegetation consisting of predominantly native trees, shrubs, and forbs maintained in a natural state or sustainably managed to protect and enhance water quality. No removal of vegetation, except the selective removal of dead trees and or other noxious vegetation in the wetland area or buffer shall take place without the specific permission of the Township.
3. Required building setbacks as described in the Township Zoning Code (Chapter 27 of the Township Municipal Code) shall be measured from the edge of the required wetland buffer.

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

(F) Slopes.

1. Areas of steep slope shall be preserved as required below.
2. All grading and earthmoving on slopes exceeding fifteen (15) percent shall be minimized.
3. No site disturbance shall be allowed on slopes exceeding twenty-five (25) percent except grading for a portion of a Driveway accessing a single-family dwelling when it can be demonstrated that no other routing which avoids slopes exceeding twenty-five (25) percent is feasible.
4. On slopes of fifteen (15) percent to twenty-five (25) percent, the only permitted grading beyond the terms described above shall be in conjunction with the siting of a single-family dwelling, its access Driveway, and the septic system, if required (which should typically be designed with a long, narrow drainage field following the land contours).
5. Grading or earthmoving on all sloping lands of fifteen (15) percent or greater shall not result in earth cuts or fills whose highest vertical dimension exceeds six (6) feet, except where in the judgment of the Township Board of Commissioners no reasonable alternatives exist for the construction of roads, drainage structures and other public improvements, in which case such vertical dimensions shall not exceed twelve (12) feet. Roads and driveways shall follow the line of existing topography to minimize the required cut and fill. Finished slopes of all cuts and fills shall be as required to minimize disturbance of natural grades.

§22-339 Environmental Impact Assessment

- (A) In order to more effectively evaluate subdivision and/or land development proposals, the Applicant shall be required to disclose the environmental consequences or effects of such proposals through the submission of an Environmental Impact Assessment (EIA) report.

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- (B) The EIA report shall contain text, tables, maps, and analyses that document the probable impact resulting from the proposed subdivision and/or land development in accordance with the format and content outline specified below.
- (C) The study shall be prepared by a qualified consultant who shall be mutually agreed upon by the developer and the Township. The study preparer shall have sufficient, documented prior environmental study experience to qualify him/her to perform the study and render any opinions and recommendations set forth therein. The cost to prepare the study will be borne entirely by the developer. The EIA report shall be certified as correct by a registered engineer, land surveyor, architect, or landscape architect.
- (D) Six (6) copies of the EIA report shall be submitted in accordance with the format and content specified below. Within the EIA report, specific emphasis shall be directed toward the proposed project's effects on and relationship to applicable site, neighborhood (including areas in adjacent townships where applicable), and township-wide resources, conditions, or characteristics. The EIA report shall include text, tables, maps, and analyses for the purpose of describing the project site, proposed use(s), environmental characteristics, and the environmental effects of the proposal. At a minimum, it shall include the following:
1. An identification of the site location and area through the use of a location map drawn at a scale of not more than two thousand (2,000) feet to the inch. The location map shall depict all streets, adjoining properties, zoning district boundaries, and municipal boundaries within three thousand (3,000) feet of any part of the tract. In the case of development of a section of the entire tract, the location map shall also show the relationship of the section to the entire tract.
 2. An identification of the site character and appearance through the presentation of black and white photographs or copies thereof. Such photographs shall provide a representation of what the site looks like from the ground. Photographs should be properly identified or captioned and shall be keyed to a map of the site.
 3. An identification of the nature of the proposals through the presentation of the following:
 - a. A site development plan including notes pertaining to the number and type of lots or units, the square footage and/or acreage of the tract, and a depiction of the features which are proposed such as streets, driveways, parking areas, buildings, and other structures, and all impervious surfaces. The plan shall be drawn at a scale of not more than one hundred (100) feet to the inch may be submitted as an attachment to the report. The plan shall reflect all the information required for a Preliminary Plan.
 - b. Plans and elevations depicting the proposed size, square footage, height, number of rooms (where applicable) of buildings and/or other structures.
 - c. A statement indicating the existing and proposed ownership of the tract and, where applicable, the type of ownership, operation and maintenance proposed for areas devoted to open space or otherwise not under the control of a single lot owner.
 - d. A statement indicating the proposed staging or phasing of the project and a map depicting the boundaries of each stage or phase of the project. Such boundaries shall be superimposed on a version of the site development plan.

4. An identification of physical resources associated with the natural environment of the tract, including such features as geology, topography, soils, hydrology, and the like. The identification of physical resources shall include a narrative description of the qualitative and quantitative aspects of each of the resources mentioned above. In addition, these resources shall be mapped at a scale of not more than one hundred (100') feet to the inch as specified below and may be either incorporated into the EIA report or submitted as attachments to the report.
 - a. A map depicting the geological characteristics of the tract. Such a map shall define the location and boundaries of the rock formations at or influencing the tract and features such as faults and/or fractures.
 - b. A map depicting the topographical characteristics of the tract. Such map shall contain contours with at least two (2) foot intervals; and shall depict slopes from zero to four (0 - 4) percent, four to ten (4 - 10) percent, ten to fifteen (10 - 15) percent, fifteen to twenty-five (15 - 25) percent, and greater than twenty-five (25) percent.
 - c. A map depicting the soil characteristics of the tract. Such map shall depict all soil types and shall include a table identifying soil characteristics pertinent to the proposed subdivision and/or development, such as depth of bedrock, depth of water table, flood hazard potential, and limitations for septic tank filter fields.
 - d. A map depicting the hydrological characteristics of the tract. Such map shall depict surface water resources, their drainage characteristics, watersheds and flood plains, and groundwater resources. Surface water resources include features such as creeks, runs, streams, ponds, other natural bodies of water, springs, wetlands, and any manmade impoundments. Groundwater resources include features such as aquifers and aquifer recharge areas.

5. An identification of biological resources associated with the natural environment of the tract, including such features as vegetation and wildlife. The identification of biological resources shall include a narrative description of these resources. In addition, these resources shall be mapped at a scale of not more than one hundred (100) feet to the inch, as specified below; and, maybe either incorporated into the EIA report or submitted as attachments to the report.
 - a. A map depicting the vegetation characteristics of the tract. Such a map shall define the locations and boundaries of the wooded areas of the tract and shall note the types of vegetation associations that exist in terms of their species types and sizes. In addition, all trees six (6) inches in caliper or greater shall be accurately located on the map either as freestanding trees or as tree masses. In addition, the following types of vegetation shall be accurately located on the map:
 - (1) All trees having a diameter of thirty (30) inches or greater, or any tree identified as a national, state, or county "champion tree" by the Pennsylvania Forestry Association – designated as "outstanding trees."
 - (2) Trees, shrubs, or plants identified on the list of rare, threatened, and endangered species of the U.S. Fish and Wildlife Service – designated as "rare, threatened and endangered species."
 - (3) Trees that are part of a historic site or associated with a historic structure – designated as "trees of historical significance."

- b. A map depicting characteristics associated with wildlife habitats. Such a map may draw upon the vegetation, hydrology, and soil maps in order to express habitat characteristics associated with terrestrial and aquatic wildlife on the tract and the relationship of the overall habitat(s).
6. An identification of the land use conditions and characteristics associated with the tract, such as current and past use, land cover, and encumbrances, and the relationship of these to adjacent tracts. The identification of land use conditions and characteristics shall include a narrative description of the above. In addition, the following maps shall be drawn at a scale of not more than one hundred (100) feet to the inch, unless otherwise noted, shall be incorporated into the EIA report or submitted as attachments to it:
 - a. Maps depicting the land cover characteristics of the tract. Such a map shall define existing features, including paved or other impervious surfaces, wooded areas, cultivated areas, pasture, old fields, lawns and landscaped areas, and the like.
 - b. A map depicting any encumbrances to the tract. Such a map shall define easements and other areas where certain use privileges exist.
 - c. A map depicting the land uses adjacent to the proposed tract. Such a map may be at the same scale as the location map.
7. An identification of the historic resources associated with the tract, such as areas, structures, and/or routes and trails that are significant. Areas, structures, and/or routes and trails included on the National Register of Historic Places, the Pennsylvania Inventory of Historic Places, and the Historic American Building Survey, and those identified in the Comprehensive Plan shall be identified. The identification of historic resources shall include a narrative description of the above. In addition, a map drawn at a scale of not more than one hundred (100) feet to the inch depicting historic resources shall be incorporated into the EIA report or submitted as an attachment to the report.
8. An identification of the visual resources associated with the tract, such as areas that have a particular amenity value and areas that offer interest in viewing the tract. The identification of visual resources shall include a narrative description of the above. In addition, a map drawn at a scale of not more than one hundred (100) feet to the inch depicting visual resources shall be incorporated into the EIA report or submitted as an attachment to the report.
9. An identification of the community facility needs associated with the user and/or resident of the proposed subdivision and/or land development. The community facility needs assessment shall indicate in narrative form the type of services that will be in demand. Where applicable, community facilities (such as schools, park and recreation areas, libraries, hospitals, and other health care facilities, fire protection, police protection, ambulance, and rescue service, and postal services) shall be discussed in terms of the ability of existing facilities and services to accommodate the demands of future users and/or residents of the lots and/or tract and the need for additional or expanded community facilities.
10. An identification of the utility needs associated with the user and/or resident of the proposed subdivision and/or land development. The utility needs assessment shall indicate in narrative form the type of installations that will be in demand. Utilities (such as those used for water supply, sewage disposal, refuse disposal, storm drainage, communications, and electrical transmission) shall be discussed in terms of: the ability of existing utility installations to accommodate the demands of the future users and/or residents of the lots and/or tract; the need for additional or expanded utility installations; the ability to achieve an adequate,

potable quantity of water whenever wells are proposed; the ability to achieve an adequate system for on-site sewage disposal whenever such a system is proposed; and the ability to achieve an adequate system for storm drainage and stormwater management.

11. An identification of the relationship of the transportation and circulation system needs of the proposed subdivision and/or land development to the existing Street or highway network. A discussion of this relationship shall be in narrative form and shall indicate factors such as methods to be used for traffic control within the tract and at points of ingress to and egress from it; and expected traffic volumes generated from the subdivision and/or land development, including their relationship to existing traffic volumes on existing streets for both peak-hour and non-peak-hour traffic conditions. In addition, there shall be a discussion of the physical condition of existing streets that will service the proposed subdivision and/or land development and what improvements are proposed to remedy any physical deficiencies.
12. An identification of the social and demographic characteristics related to the proposed subdivision and/or land development. The characteristics, which shall be presented in narrative form, shall include a profile of the future users and/or residents of the lot and/or tract, including information such as the number of people expected. Such information shall be related to initial and completed subdivision and/or land development conditions.
13. An identification of the economic and fiscal characteristics related to the proposed subdivision and/or land development. The characteristics, which shall be presented in narrative form, shall include a profile of the township, county, and school district revenues that the proposal may generate versus the township, county, and school district costs it may create. Such information shall be related to initial and completed subdivision and land development conditions.
14. An identification of characteristics and conditions associated with existing, construction-related, and future air and water quality and noise levels, vibration, toxic materials, electrical interference, odor, glare and heat, fire and explosion, smoke, dust, fumes, vapors and gases, and/or radioactive materials.
15. The implications of the proposed subdivision and land development in terms of: the type of beneficial or adverse effects which may result from it; and, the duration of these effects in terms of their short-term or long-term nature. To indicate such effects, there shall be a discussion of the implications of the proposed subdivision and/or land development to the proposed subdivision and/or land development to the resources, conditions, and characteristics described in subsections 4 through 14 above. In addition to a narrative presentation of implications, the Applicant shall display where the subdivision and/or land development adversely affects the tract's resources, conditions or characteristics through the use of a map drawn at a scale of not more than one hundred (100) feet to the inch, wherein the areas adversely affected from proposed development are highlighted. Such map may be either incorporated into the EIA report or submitted as an attachment to the report. Further, the Applicant must demonstrate and specify in the EIA report how and where the findings in the EIA report and its attachments are reflected in the subdivision and/or land development plan.
16. Alternatives to the proposed subdivision and/or land development. To indicate such alternatives, the Applicant shall submit exhibits or diagrams which will depict the type of alternatives described in narrative form. The Applicant shall comment on how alternatives such as: revised location, redesign, layout or siting of buildings, roads, and other structures, alternate methods for sewage disposal and water supply, reduction in the size of proposed

structures or number of structures, and the like would preclude, reduce or lessen the potential adverse impact or produce beneficial effects.

17. Probable adverse effects which cannot be precluded. In indicating such effects, a discussion shall be presented regarding whether they will have primary or secondary implications, that is, whether the adverse effects will have a direct or indirect influence on a particular resource, condition, or characteristic.
 18. Measures to mitigate adverse effects. To indicate such measures, the Applicant shall submit exhibits or diagrams which will depict the type of remedial, protective, and mitigative measures described in narrative form. These resources shall include those required through existing procedures and standards and those unique to a specific project, as follows:
 - a. Mitigation measures that pertain to existing procedures and standards are those related to current requirements of the state, county, and/or township for remedial or protective action such as: sedimentation and erosion control, stormwater runoff control, water quality control, air quality control, and the like.
 - b. Mitigation measures related to impacts that may be unique to a specific subdivision and/or land development are those related to efforts such as: revegetation, screening, fencing, emission control, traffic control, noise control, relocation of people and/or businesses, land acquisition, and the like.
 19. Any irreversible environmental changes which would occur due to the proposed subdivision and/or land development should it be implemented. To indicate such changes, the use of non-renewable resources during the initial and continued phases of the subdivision and/or land development shall be discussed. Further, the loss of environmental resources shall be indicated through a presentation of the quantity of loss and related qualitative effects.
- (E) In making its evaluation, the Township Board of Commissioners and/or the Planning Commission may request any additional information it deems necessary to adequately assess potential environmental impacts. Further, whenever any information is requested in Subsection (C). above is not applicable to the proposed subdivision and/or land development, the Board of Commissioners may waive any or all of the requirements to address such information upon finding of such inapplicability. A written request for a waiver shall be made by the Applicant and shall be submitted at the time when an application for subdivision and/or land development is made.
- (F) In addition to other rights, the Board of Commissioners may reject a plan, for cause, based on information provided pursuant to this Section.

§22-340 Outdoor Lighting

- (A) *Illumination Levels.* Lighting, where required by this Ordinance or otherwise required by the Township shall have intensities and uniformity ratios in accordance with the recommended practices of the Illuminating Engineering Society of North America (IESNA) *Lighting Handbook*, 9th edition, Chapters 21 & 22. (i.e., Minimum Average = 0.5 fc; Minimum = 0.1 fc; Uniformity = 6:1) 2. Future editions to said Lighting Handbook and Recommended Practices shall become a part of this Chapter without further action by the Township.
- (B) *Lighting Fixture Design.*
1. Street lighting supplied with unmetered electric service shall meet the specifications of the electric utility provider.

2. Building entrances, sidewalks, paths, site entrances and parking areas, fixtures shall be aimed straight down and shall be full cutoff or fully shielded. For the use of reflector lamps, a maximum of 14,000 center-beam-candlepower (CBCP) shall be permitted.
3. For the lighting of non-horizontal surfaces such as, but not limited to, facades, landscaping, signs, fountains, displays, flags and statuary, the use of lighting fixtures that are not full cutoff or fully shielded, shall be permitted only with the approval of Township Engineer, based upon acceptable shielding and other glare control. At a minimum, shielding shall render the light source not visible from neighboring properties.
4. "Barn lights," (i.e., fixtures which are not full-cutoff, or cutoff, but which have a diffuser which transmits the light at angles above full-cutoff or cutoff angles) shall not be permitted where they are visible from other uses unless fitted with a reflector or other device to render them fully shielded or full cutoff.

(C) Control of Nuisance and Disabling Glare (Excessive Brightness in the Field of View).

1. All lighting shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property.
2. Floodlights and spotlights that are not full-cutoff or fully shielded, where specifically approved by the municipality, shall be so installed and aimed that they do not project their output into the windows of neighboring properties, adjacent uses, past the object being illuminated, skyward or onto a public roadway. Authorities having jurisdiction shall take specific care to ensure this criterion by requiring submission of photometric plots of the illuminated surface and its surroundings.
3. Unless otherwise permitted by the Township, e.g., for safety or security or all-night commercial operations, lighting for commercial, public recreational and institutional applications shall be controlled by programmable timers that accommodate seasonal and annual variations and battery or mechanical (e.g., spring-wound) backup, to permit extinguishing sources between 11 p.m. and dawn or within 1-hour of the close of business, whichever is earlier, to conserve energy and to mitigate nuisance glare and sky-lighting consequences.
4. Security lighting proposed for use after 11 p.m. or after the normal hours of operation for commercial, industrial, institutional, or municipal applications, shall be accomplished using no more than twenty-five (25) percent of the number of fixtures used during normal business hours, from then until the start of business in the morning. Alternatively, where reduced but continued activity requires even illumination, the use of dimming circuitry to reduce illumination levels by seventy-five (75) percent after 11:00 p.m. or after normal business hours, shall be permitted.
5. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of fixture mounting height, wattage, aiming angle and fixture placement. Vegetation screens shall not be employed to serve as the primary means for controlling glare, except that the use of dense evergreen hedges, such as yew or juniper, to shield ground-mounted floodlights may be used with signs up to fifteen (15) feet in height, provided such planting is maintained in a manner that shields the fixture from view of traffic and pedestrians at an angle below forty-five (45) degrees above horizontal.

6. The level of illumination projected onto a residential use from another property shall not exceed 0.1 initial horizontal footcandle, at the property line. The level of illumination projected onto a non-residential use shall not exceed 1.0 initial horizontal footcandle at the property line.
7. Directional fixtures for such applications as façade, fountain, feature, and landscape illumination shall be aimed so as not to project their output beyond the objects intended to be illuminated, shall meet requirements stated above with respect to light trespass, shall be extinguished between the hours of 11 PM EST and dawn and shall not be in conflict with the principles stated throughout this Chapter.
8. Only the United States Flag and the Pennsylvania State Flag shall be permitted to be illuminated from dusk till dawn and each flag shall be illuminated by a source or sources with a beam spread no greater than necessary to illuminate the flag. Flag lighting sources shall not exceed 7,000 lumens per flagpole.
9. The use of white strobe lighting for tall structures such as smokestacks, chimneys and radio/communications/television towers is prohibited during hours of darkness, except as specifically required by FAA.
10. Canopy lighting, for such applications as gas/service stations, bank, drugstore and fast-food drive-thru, shall be accomplished using flat-lens full-cutoff fixtures aimed straight down and shielded in such a manner that the lowest opaque edge of the fixture shall be level with or below the light source.
11. Temporary residential holiday lighting is exempt from the requirements of this Section except as it creates a hazard or nuisance.

(D) Recreational Uses.

1. When facilities for such outdoor recreational activities as baseball, tennis, football, miniature golf or any other recreational use permitted under the Township Zoning Ordinance (Chapter 27 of the Township Municipal Code), are specifically permitted by the Township for operation during hours of darkness, the following requirements shall apply:
 - a. Lighting shall be accomplished only using fixtures conforming to IESNA criteria, or as otherwise approved by the municipality based on suitable control of glare and light trespass. Flood-lighting for sports or recreational facilities shall not be aimed above a beam-center angle of forty-five (45) degrees from vertical, nor shall the level of illumination on neighboring properties exceed the limits specified in Subparagrah (C)6 above.
 - b. For new recreational facilities and existing recreational facilities wishing to change their hours of operation during hours of darkness, sporting events shall be timed so that all lighting in the sports facility, other than lighting for safe exit of patrons, shall be extinguished by 11:00 p.m., regardless of such occurrences as extra innings or overtimes.
 - c. Trap shooting facilities, golf driving ranges and racetracks shall not be illuminated unless it can be demonstrated that such lighting will not create a nuisance, shine on or into any nearby residential properties or be visible to traffic on any nearby streets, roadways, or institutional or commercial parking lots. In any case, if lighting is permitted at these facilities, it shall not be accomplished by using any horizontally

aimed fixtures or floodlights nor shall these fixtures be aimed at a beam-center angle greater than forty-five (45) degrees from vertical.

- d. The outdoor recreational activities listed in subparagraph e., below shall not be illuminated if located within any residential district or sited on a nonresidential property located within 1,200 feet of a residential use.
- e. Maximum mounting heights for recreational lighting shall be in accordance with the following (Note, regulations apply to non-tournament recreational uses. Tournament and high school facilities may require increased heights. For tournament and high school level applications use the standards contained in the *IESNA Lighting Handbook*, 9th edition, Chapters 21 & 22, and relevant IESNA Recommended Practices.):
 - (1) Basketball: 30' 10 fc
 - (2) Football: 70' 20 fc
 - (3) Soccer: 70' 20 fc
 - (4) Baseball: 70' 20 fc infield; 15 fc outfield
 - (5) Youth Baseball:
 - (a) 200' Radius 60' 20 fc infield; 15 fc outfield
 - (b) 300' Radius 70' 20 fc infield; 15 fc outfield
 - (6) Miniature Golf: 15' 10 fc
 - (7) Tennis: 30' 20 fc
 - (8) Track: 30' 15 fc
 - (9) Swimming Pool :20' 10 fc

(E) Street and Parking Lot Lighting for Residential Applications

- 1. For residential developments where lot sizes are or average less than 20,000 square feet, Street lighting shall be provided as follows:
 - a. At the intersection of public roads with entrance roads to the development
 - b. At the intersection of roads within the development
 - c. At cul-de-sac bulb radii
 - d. At terminal ends of center median islands having concrete structure curbing, trees, signs or other fixed objects, and at cul-de-sac center islands with curbing
 - e. At defined pedestrian crossings located within the development
 - f. At other locations along the Street as deemed necessary by Township Board of Commissioners.

- g. Where lot sizes permit the parking of less than two (2) vehicles on the lot, thereby necessitating on-Street parking, Street lighting shall be provided along the length of the Street, in accordance with the illuminance requirements contained in Subparagraph (A) above.
- h. In multi-family developments, common parking areas shall be illuminated in accordance with the luminance requirements contained in Subparagraph (A) above.
- 2. In residential developments with lots of less than 20,000 square feet, where six (6) or more contiguous parking spaces are proposed, such spaces shall be illuminated in accordance with the luminance requirements contained in Subparagraph (A) above.
- 3. Lighting fixtures for parking lots and roadways in residential developments shall be mounted not more than fourteen (14) feet above finished grade.

(F) Installation.

- 1. Pole-mounted fixtures for roadways, pedestrian walkways, parking lots, and similar uses shall be aimed straight down.
- 2. Mounting Heights. The following maximum fixture mounting heights shall prevail:
 - a. Full-cutoff fixtures with 44,000 lumen lamps maximum, in parking lots: twenty (20) foot AFG.
 - b. Full-cutoff fixtures with 115,000 lumen lamps maximum, shall be permitted only in large (100 spaces or more) commercial, institutional and industrial parking lots except when the facility is adjacent to a residential district or use or an environmentally sensitive area: not less than twenty-five (25) feet or more than thirty (30) feet AFG. Mounting heights of twenty-five to thirty (25 – 30) feet shall not be permitted when located less than one hundred (100) feet from a residential district or use.
 - c. Decorative–cutoff or fully shielded fixtures with 17,500 lumen lamps maximum: 16' AFG
 - d. Fully-shielded bollard fixtures with 6,200 lumen lamps maximum: 42" AFG e. Recreational Use. See Subparagraph (D) above.

(G) Post-Installation Inspection.

- 1. The Township reserves the right to conduct post-installation nighttime inspections to verify compliance with the requirements of this Chapter and approved plans, and if appropriate, to require remedial action at no expense to the Township.

PART 4 – MANUFACTURED HOME PARK STANDARDS

§22-401 Applicability

- (A) Individual Manufactured Homes. Individual manufactured homes, as defined in Part 7 of this Chapter, may be erected on any lot where the use is permitted in compliance with the: (1) Township Zoning Ordinance (Chapter 27 of the Township Municipal Code), (2) all sections of this Chapter which apply to subdivisions and development of Single Family Detached Dwellings, and (3) applicable local or federal building codes.
- (B) Manufactured Home Parks. The provisions of this Article shall be followed in the construction or alteration of all manufactured home parks, as defined in Part 7 of this Chapter. These provisions are in addition to other applicable regulations of this Ordinance. Compliance with the [municipality] Zoning Ordinance is also required.

§22-402 Site Design

The following site design standards shall apply to Manufactured Home Parks:

- (A) Arrangement of Structures and Facilities. The tract, including Manufactured Home foundations, patios, other dwellings and structures, and all tract improvements shall be organized in relation to topography, the shape of the property, and common facilities. Special attention shall be given to new Manufactured Home designs and to common appurtenances that are available.
- (B) Adaptation to Property Assets. Each Manufactured Home unit or other dwelling or structure shall be fitted to the terrain with a minimum disturbance of the land and a minimum elevation difference between the floor level of the unit and the ground elevation under it. Existing trees and shrubs, rock formations, streams, floodplains, steep slopes, and other natural features of the property shall be preserved to the maximum extent practical.
- (C) Courts and Spaces. Groups or clusters of units shall be placed to create interior spaces and courtyards.
- (D) Orientation. Manufactured Homes shall be arranged in a variety of orientations so that many units face the Street with their long sides rather than their ends in order to provide variety and interest.
- (E) Street Layout. Street patterns should relate to the topography.
- (F) Roadways.
 - 1. Standards. All municipal standards for the construction of streets contained in this Ordinance shall be adhered to for all public streets in and abutting a Manufactured Home Park. In those parks where streets are to be maintained by the Manufactured Home Park owner or owned and maintained in common by the residents/ owners of the individual lots, the following standards shall apply:
 - a. Right-of-Way. There shall be an equivalent right-of-way (as defined under Street rights-of-way in Section 201) reserved along streets which are designed to function as major or minor collector streets, and which connect exterior roadways, form major internal loops, traverse the majority of the development, or provide access to adjoining parcels of land. No equivalent rights-of-way are required on other streets. On those streets where an equivalent right-of-way is required, parallel parking may be permitted, but perpendicular or angled parking is not permitted.

- b. Pavement. Pavement or cartway width of all residential streets serving as access to Manufactured Home lots shall be not less than twenty-six (26) feet. Pavement may be reduced to no be less than twenty (20) feet on a Street serving as access to not greater than ten (10) Manufactured Home lots where parking is prohibited along the road and off-Street visitor parking is provided in common areas within at least 300 feet of all dwelling units. One off-Street parking space is required for each three (3) Manufactured Homes.
 - c. Grades. Gradients on all residential streets shall not exceed ten (10) percent.
 - d. Cul-de-Sac Streets. A paved turnaround area with a minimum radius of forty (40) feet shall be provided at the closed end of any cul-de-sac Street serving as a sole access to four (4) or more Manufactured Home lots. No permanently-closed cul-de-sac Street shall exceed six-hundred (600) feet in length or serve as the only access to more than twenty (20) Manufactured Home lots.
2. Access Limitations. Manufactured Home lots may have direct access only onto streets internal to the development. Direct access from a Manufactured Home lot shall not be permitted onto the streets surrounding the Manufactured Home Park.
 3. Conversions. Any road built as a private road, and later proposed for conversion to a public road, shall be brought up to the applicable standards for public streets prior to being dedicated as a public way, unless this requirement is waived by the Township Board of Commissioners subsequent to determining that compliance with the requirement would have a negative effect on the Manufactured Home Park.

(G) Pedestrian Circulation.

1. General Requirements. All Manufactured Home Parks shall provide safe, convenient, all-season pedestrian walkways of adequate width for intended use, durable, and convenient by connecting individual Manufactured Homes, other Manufactured Home Park features, all community facilities provided for the residents, and offsite facilities, such as schools, bus stops, commercial centers, etc. These pedestrian walkways may parallel vehicular roadways, where they shall be required on one side, or they may form a separate but coordinated system away from streets. Walkways must be provided wherever pedestrian traffic is concentrated and where school children congregate but may be waived elsewhere if the Applicant successfully demonstrates a lack of need.
2. Common Walk System. Where a common walk system is provided and maintained between locations, such common walks shall have a minimum width of five (5) feet. Where these walks parallel roadways, they shall be separated from the road pavement by a distance of at least four (4) feet.
3. Individual Walks. Walkways from all dwellings shall be connected to common walkways, or to streets, or to driveways or parking spaces connecting to a paved Street. Such individual walks shall have a minimum width of two (2) feet.

(H) Parking.

1. Spaces Required. Two (2) paved off-Street parking spaces shall be provided for each dwelling on the same lot. Parking for any commercial or other nonresidential use shall follow the requirements otherwise applicable for such uses.

2. Common Parking Areas. All common parking areas shall conform with the dimensional requirements in §22-320 Parking, Loading, and Related Internal Driveways.

§22-403 Common Open Space

- (A) In addition to any requirements of the Township Zoning Ordinance (Chapter 27 of the Township Municipal Code), the following regulations shall also apply:
1. Open Space System.
 - a. Arrangement. The common space shall be designed as a contiguous area unless the Applicant demonstrates to the satisfaction of the Township Board of Commissioners that two (2) or more separate areas would be preferable. The open space shall also have easily identifiable pedestrian and visual accessibility for all residents of the Manufactured Home Park, although all units do not have to abut the common open space.
 - b. Recreation. Recreation areas and facilities shall be provided to meet the anticipated needs of the residents of the Manufactured Home Park. No less than twenty-five (25) percent of the required open space area exclusive of lands within the required buffers, shall be devoted to recreation use. Recreation areas should be of a size, shape, and topography that is conducive to active and passive recreation, in compliance with applicable zoning requirements.
 2. Buffers.
 1. General Requirements. A permanent buffer shall be provided along all exterior property boundary lines pursuant to §22-332 Buffering and Screening.
 2. Existing Buffers. In cases where the property line of a Manufactured Home Park occurs along natural features which function as buffers, including but not limited to mature vegetation, significant grade changes, or stream valleys which are likely to be permanently preserved, buffering may be waived along that property line with the approval of the Township Board of Commissioners based upon the recommendation of the Township Planning Commission.
 3. Buffer Landscape Plan. A landscaping plan shall be submitted in accordance with the provisions §22-332 Buffering and Screening.

§22-404 Common Elements

- (A) Ownership. Common open space and roadways shall be offered for dedication to the Township or open for public use through easements or other appropriate means in any Manufactured Home Park where all lots will be sold, or where the Township Board of Commissioners determines those areas to be key elements in the open space and/or circulation systems of the Township. In all other cases, these and other common elements may be retained in private ownership or may be owned jointly by the residents of the development.
- (B) Maintenance. Prior to development plan approval, provisions acceptable to the Township Board of Commissioners and Township Solicitor for the maintenance of all common elements which will not be owned and maintained by a governmental agency shall be established.

- (C) Service Building. The structure or structures containing the management office and other common facilities shall be conveniently located for the intended use.

§22-405 Utilities

(A) Water Supply.

1. General Requirements. An adequate water supply and distribution system for domestic, auxiliary, and firefighting uses shall be provided throughout the Manufactured Home Park, including service buildings and accessory facilities, in accordance with §22-327 Water Supply.
2. Individual Water-Riser Pipes and Connection.
 - a. Individual water-riser pipes shall be located within the confined areas of the Manufactured Home stand at a point where the water connection will approximate a vertical position, thereby ensuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
 - b. The water-riser pipe shall have a minimum inside diameter consistent with the standards of the servicing public utility, or in lack thereof, of the Township Engineer, and terminate at least four (4) inches above the ground surface. The water outlet shall be provided with a cap when a Manufactured Home does not occupy the lot.
 - c. Adequate provisions shall be made to prevent freezing of service lines, valves, and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
4. Fire Protection. All Manufactured Home Parks shall be provided with fire hydrants to meet the specifications of the National Fire Protection Association. In addition, those hydrants shall be provided in sufficient numbers to be within six-hundred (600) feet of all existing and proposed Manufactured Homes and other dwellings and structures, measured by way of accessible streets or common areas.

(B) Sewage Disposal.

1. General Requirements. An adequate and safe sewerage system shall be provided throughout the Manufactured Home Park for conveying and disposing of sewage from dwellings, service buildings, and accessory facilities in accordance with the state requirements.
2. Sewer System. All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the water supply system. The system shall be constructed and maintained in accordance with all state regulations, as well as those of the servicing utility.
3. Individual Connections.
 - a. Each Manufactured Home shall have a sewer riser pipe consistent with the standards of the servicing utility or Township Plumbing Code. The sewer riser pipe shall be located on each stand to connect vertically with the Manufactured Home.
 - b. The connection shall have an insides diameter and slope as required by the servicing utility or Township Plumbing Code. All joints shall be watertight.

- c. All material used for sewer connections shall be semi-rigid, corrosive resistant, nonabsorbent, and durable. The inner surface shall be smooth.
- d. Provision shall be made for plugging the sewer riser pipe when a Manufactured Home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least half (1/2) inch above ground elevation.

(C) Underground Utilities. All electric, natural gas, telephone, cable television, and any other utility lines shall be placed underground in all Manufactured Home Parks, and each shall have the necessary shut-off valves and other safety requirements normally associated with safe operations. All utility connections shall be appropriately capped for safety purposes whenever a Manufactured Home stand is not occupied.

§22-406 Permits, Licenses, Fees and Inspections

(A) Permits Required.

- 1. Lots for Sale. In those Manufactured Home Parks wherein some or all of the Manufactured Home lots will be sold individually (whether totally fee simple, fee simple with a homeowners association, condominium, or cooperative), no lot to be conveyed shall be developed, or a Manufactured Home or other structure placed or constructed thereon until the subdivision and/or land development plan has been properly approved, and the proper building and construction permits have been issued to the lot in accordance with standard procedures for any building activity in the Township. No Manufactured Home or other structure shall be occupied until a valid occupancy permit has been issued by the Township.
- 2. Lots for Lease. In those Manufactured Home Parks wherein some or all of the Manufactured Home lots will be leased, the following regulations shall apply to the entire development exclusive of the lots being sold individually:
 - a. Initial Permits. It shall be unlawful for any person or group to construct, alter, extend, or operate a Manufactured Home Park unless and until that person or group obtain:
 - (1) Valid permit(s) authorizing construction or initial occupancy issued by the [municipality] Code Enforcement Officer in the name of the operator. All permits for water supply and sewage systems shall have been obtained.
 - (2) Compliance with all other requirements contained herein.

§22-407 Additional Requirements

- (A) Manufactured Home Foundations and Support Systems. A concrete Manufactured Home pad shall be properly graded, placed, and compacted so as to be durable and adequate for the support of the maximum anticipated loads during all seasons.
- (B) Anchoring. Every Manufactured Home placed within a Manufactured Home Park shall be anchored to the Manufactured Home stand where it is located prior to the unit being occupied or used in any other way or the expiration of seven (7) days from the date that it was delivered to the site, whichever occurs first. The anchoring system shall be designed to resist a minimum wind velocity of ninety (90) miles per hour.

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- (C) Stability. All Manufactured Homes placed within a Manufactured Home Park shall, prior to occupancy or other use, be affixed to their Manufactured Home stands in such a way so as to prevent tilting of the unit. No Manufactured Home shall permanently rest on the wheels used to transport the unit.
- (D) Skirts. All Manufactured Homes placed within a Manufactured Home Park shall have skirts installed for protection of the utility connections, prior to occupancy or other use,.
- (E) Hitch. The hitch or tow bar attached to a Manufactured Home for transport purposes shall be removed and remain removed from the Manufactured Home when it is placed on its Manufactured Home stand.

PART 5 – ENGINEERING AND CONSTRUCTION IMPROVEMENT STANDARDS

§22-501 General

- (A) This Part contains the construction and engineering standards for required improvements, utilities, grading and erosion control, survey detail, stormwater drainage, paving, curbing, pathways and sidewalks, emergency access, bridges, signage and markings, lighting, solid waste storage, Street names, and easements.
- (B) All improvements shall be constructed and installed as designed and shown in the approved Final Plan. Construction of facilities shall conform with applicable local, state, or federal standards, requirements, and specifications.

§22-502 Asphalt Roadway Improvements

- (A) All adjacent structures and areas disturbed or damaged during construction shall be properly repaired, restored, or replaced to the satisfaction of the Township by the party causing the damage.
- (B) All trees, roots, stumps, brush, down timber, wood, rubbish, and any objectionable material shall be removed from the full legal right-of-way, or as approved by the Township Engineer. Efforts shall be made during construction of roadways to preserve any vegetation, specifically for preservation, as identified in the landscaping plan.
- (C) Paving. The pavement of all streets and all commercial, industrial, and multifamily parking areas and driveways into and out of parking areas shall be installed as shown on the Final Plan and in accordance with the following standards:
 - 1. General. All paving shall be constructed both as to materials and methods, generally in conformance with applicable portions of PennDOT Specifications Publication 408.
 - 2. Pavement Design. Pavement construction shall conform to the minimum standards for different types of streets and parking areas as indicated in Table 5-1.
 - 3. Pavement Cross-Section. All pavements, except where super elevated for curves, shall conform with the Typical Roadway Cross-Section Construction Standards illustrated in Figure 5-1.
 - 4. Alternative Paving. Alternative paving specifications may be approved for roads, driveways, and parking lots not intended for dedication to the Township, in commercial, industrial, rural, multifamily, and Manufactured Home Park areas.
 - 5. Aggregates, coarse and fine, for binder coarse shall be made from stone, gravel, or other recycled aggregate or glass and shall meet the quality requirements for Type A stone and Type A gravel. Fine aggregate shall be natural sand, manufactured sand, or fine recycled glass cullet composed of free hard, durable, uncoated particles and free of lumps of clay and organic material. Fine sand shall meet the gradation requirements in Table A, Section 703, Penn DOT Publication 408, latest revision. The coarse aggregates shall meet the grading requirements indicated above.
- (D) Pavement Cross Slopes. The typical pavement cross slope on proposed streets shall not be less than one fourth (1/4") inch per foot and not more than one half (1/2")-inch per foot. The typical slope of the shoulder areas shall not be less than three fourth (3/4")-inch per foot and not more than one (1")-inch per foot.

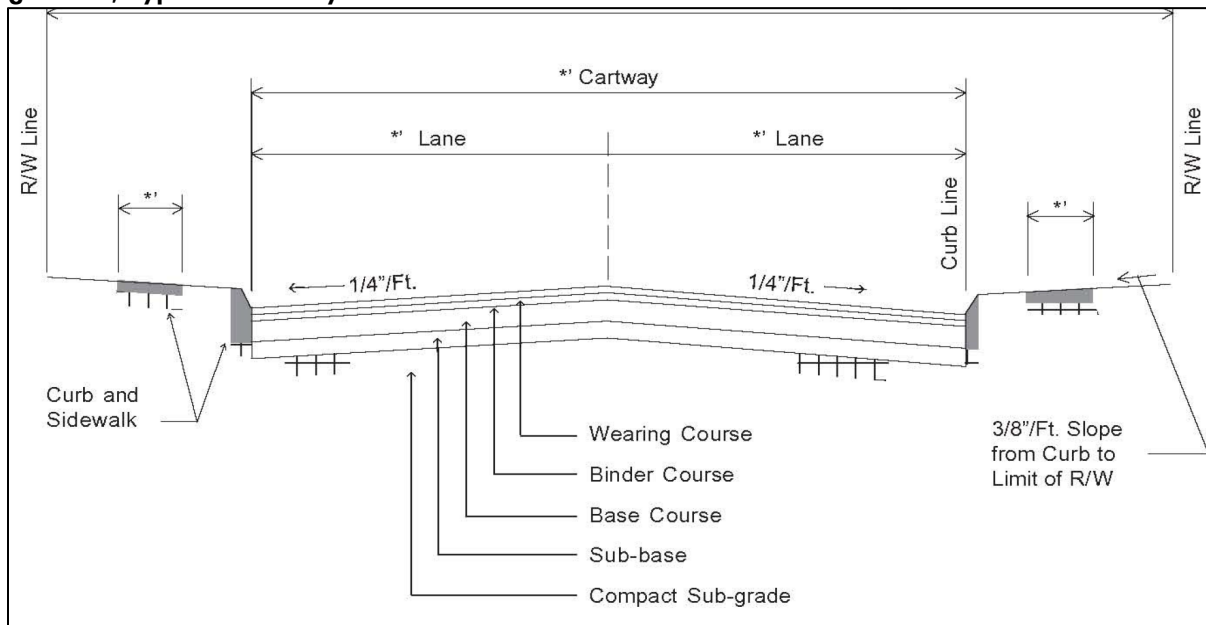
Table 5-1, Minimum Street Construction Standards

Material Type	Local Road	Arterial or Collector Road
ID-2 Surface Course	1-1/2"	1-1/2"
ID-2 Binder Course	2"	2"
ID-3 Dense Graded Binder Course	--	--
Bituminous Concrete Base Course	3"	5"
PennDOT No. 2A Coarse Aggregate Subbase	4"	4"
Minimum Design Structural Number	2.8	3.5

NOTES:

1. All thickness specifications are for compacted materials.
2. Permanent cul-de-sac Street, marginal access Street, service Street, and off-Street parking construction shall conform to standards for local roads.
3. All base courses and/or ID-2 binder courses shall be overlaid with a wearing course no later than one year after installation unless approved otherwise. Binder course shall be installed immediately following base course installation. Parking construction shall conform to standards for local roads.

Figure 5-2, Typical Roadway Cross-Section Construction Standards.



§22-503 Concrete Sidewalk Improvements

- (A) Concrete sidewalks shall be constructed in accordance with the design standards specified under Pennsylvania Department of Transportation, Publication 408, as amended.
- (B) Sidewalks shall be inspected by the Township Engineer or his designated agent after the forms have been placed, just prior to the pouring of concrete and after completion of all work.

§22-504 Crosswalk Improvements

- (A) Crosswalks shall be installed pursuant to Chapter 3 of PennDOT Publication 46, Traffic Engineering Manual and extend from curb ramp to curb ramp or shoulder to shoulder. If traffic stop bars are installed, they should be located at least four (4) feet in advance of and parallel to the crosswalk lines.
- (B) Pavement markings shall be installed using approved materials specified in Chapter 3 of PennDOT Publication 46, Traffic Engineering Manual. Corresponding sections in the PennDOT Specifications (PennDOT Publication 408, Specifications, along with a list of approved manufacturers (PennDOT Publication 35/Bulletin 15) shall also be consulted.

§22-505 Trails and Pathways Improvements

- (A) Asphalt Trails shall be developed in accordance with the following standards.
 - 1. Pathways shall be six (6) to eight (8) feet wide and consist of two (2) inches of ID-2 wearing course over a six (6) inch layer of AASHTO #57 stone.
 - 2. Multi-use trails shall be twelve (12) feet wide and consist of two (2) inches of ID-2 wearing course over a six (6) inch layer of AASHTO #57 stone. The minimum shoulder width shall be two (2) feet.
 - 3. Where the edge of the trail is above the surrounding grade, the bituminous pavement shall be feathered.
- (B) Crushed Stone Trails shall be developed with the following standards.
 - 1. The base course should be comprised of four (4) inches of 2A modified gravel.
 - 2. The wearing surface should be a two (2) inch mixture of quarry fines and clay material laid flat and rolled.
 - 3. Generally, vertical slopes shall be less than five (5) percent.
- (C) The vertical clearance above the trail shall be maintained at a minimum ten (10) foot height.

§22-506 Bicycle Parking Facilities

- (A) Bicycle parking facilities shall be installed pursuant to the design and performance criteria specified under §22-325 Bicycle Routes, Lanes, and Parking Facilities, of this Chapter.
- (B) Drainage improvements shall be made where necessary to eliminate puddles and sediment deposits on the section of the road used by bicyclists.

§22-507 Driveways

- (A) Driveway Apron. The apron in the Driveway area shall be six (6) inches thick concrete 4,000 psi compression strength concrete reinforced with wire six (6) inches by six (6) inches, ten (10) gauge wire (minimum). The wire shall be installed so that it is not closer than two (2) inches from the top or bottom surfaces of the Driveway. Six (6) inches of crushed stone shall be used as a bedding under the Driveway apron.
- (B) Driveways normally used by not more than twenty-five (25) vehicles per day shall comply with the standards contained in the Pennsylvania Code, Title 67, Transportation, Chapter 441, Access to and Occupancy of Highways by Driveways and Local Roads, Section 441.8, (i), (5), Grade Requirements Where Curbs and Sidewalks are Present. Driveways normally used by more than twenty-five (25) vehicles per day shall comply with standards appropriate for their anticipated traffic volumes in conformance with accepted engineering standards and practices.

§22-508 Curb Construction

- (A) Curbs shall be constructed in accordance with the cross-section details shown on approved drawings.
- (B) Curbs shall be set and finished to the line and grade as shown on approved drawings.
- (C) Backfill must be placed within forty-eight (48) hours after form removal, and this backfill shall be compacted in place along the rear face to within six inches of the top of the curb.
- (C) Alternative curb construction with granite blocks shall be permitted along roads and parking lots not being dedicated to the Township.
- (D) Curbs shall be inspected by the Township Engineer after the forms have been placed, just prior to the pouring of concrete and after completion of all work.
- (E) Existing curbs must be replaced that do not have a normal life expectancy of more than five (5) years or if the vertical curb does not have a minimum exposed surface or reveal of 5 1/2 inches. If, in the opinion of the Township Engineer, milling of the existing Street surface can be satisfactorily achieved, the minimum reveal may be reduced to the extent of the proposed milling depth.
- (F) Vertical variations or changes in a level of 1/2 inch or greater within the sidewalk or between slabs of sidewalk and/or curb is a hazard to public safety and shall be corrected in accordance with the specifications contained herein and applicable ADA standards. Vertical variations over 1/4 inch along accessible routes shall be beveled in accordance with ADA standards. In circumstances where the vertical separation within the sidewalk or between slabs of sidewalk and/or curb is less than or equal to one inch, the grinding down of the vertical separation may be permitted in lieu of replacement if specifically authorized by the Township.
- (F) The Township Engineer shall determine which curbs and sidewalks do not meet the specifications required above or have substantial spalling or deterioration (+/- 25%).

§22-509 Stormwater Management and Drainage Improvements

- (A) Construction standards for stormwater management and erosion control facilities shall be in accordance with the approved Final Plan. The construction details and standards of the following publications in their most recent editions shall control:
 - 1. Handbook of Best Management Practices for Developing Watersheds, Pennsylvania Association of Conservation Districts, 1998, as amended.

2. Erosion and Sediment Pollution Control Handbook, PADEP.
3. Pennsylvania Department of Transportation, Form 408 Specifications, 1998 as amended.
4. Pennsylvania Department of Transportation, Highway Design Manual Part II, as amended.

(B) All storm drains and drainage facilities such as gutters, catch basins, bridges, inlets, and culverts shall be installed and the land graded for adequate drainage as shown on the grading plan submitted and approved with the Final Plan. Construction of these facilities shall conform with the PennDOT Specifications Publication 408, latest edition.

1. Location. Wherever practicable, storm sewers shall be located within the right-of-way of the Street. They shall be protected by a cover of at least eighteen (18) inches.
2. Size and Grade. Storm sewers shall be adequate for the anticipated runoff when the area is fully developed as permitted by zoning and capable of carrying a ten-year design storm. They shall have a minimum internal diameter of fifteen (15) inches and a minimum grade of one-half (1/2) percent unless otherwise approved by the Township Engineer. The maximum internal pipe diameter shall be sixty (60) inches. Special box culverts or open channels shall be used when a sixty (60) inch pipe is not capable of carrying the design storm.
 - a. Storm Drainage Pipe Materials. All storm drainage pipes up to but not including forty-two (42) inches in equivalent diameter shall be constructed of the following materials:
 - i. Reinforced concrete, rubber gasketed conforming to AASHTO M170, M198 and M207.
 - ii. Reinforced concrete, tongue and groove conforming to AASHTO M170 and M207.
 - iii. Corrugated polyethylene (PE) N12 smooth interior only conforming to ASTM D1248, ASTM D2412, AASHTO M252 and 294. A PE pipe shall be placed on a minimum of six (6) inches of AASHTO #57 stone and backfilled with the same to one (1) foot above the crown of the pipe.
 - iv. Corrugated polyethylene (PE) perforated underdrain shall conform to AASHTO M252.
 - b. All storm drainage pipe and/or culverts forty-two (42") inches in equivalent diameter and above shall be constructed of either of the following materials:
 - i. Reinforced concrete, tongue and groove, conforming to AASHTO M170 and M207.
 - ii. Reinforced concrete piping, rubber gasketed, conforming to AASHTO M170, M198, and M207.
 - c. Precast reinforced concrete box sections in accordance with AASHTO M259.
 - d. Cement concrete cast in place, mix design strength of 4,000 pounds per square inch (psi).

4. Manholes. Manholes shall be constructed at all changes in horizontal or vertical alignment; spaced not more than three hundred (300) feet apart on pipe of twenty-four (24) inches internal diameter or less, and not more than four hundred fifty (450) feet apart where larger sizes are installed. Inlets may be substituted for manholes where they will serve a useful purpose. Manhole frames and covers shall be good quality cast iron; covers shall be marked "STORM" and have a minimum weight of two hundred and twenty (220) pounds.
5. Inlets. Inlet spacing shall be so arranged that ninety-five (95) percent of the gutter flow will be captured. No inlet smaller than PennDOT Type 4 Foot Special Inlet shall be used. Double four (4) foot or six (6) foot inlets separated by twenty (20) linear feet of pipe shall be required if adequate efficiency is not realized with the PennDOT Type 4 Foot Special Inlet. Inlets at Street intersections shall be placed on the tangent and not on the curved portions. The gutter adjacent to and immediately upgrade from the inlet shall be so warped as to direct the water into the inlet. Inlets shall have a metal marking with the message: "Don't dump, drains to the river."
6. Castings. Manhole and inlet castings, together with their covers or gratings, shall conform to PennDOT or Township Standards, as may be in effect at the time the design of the sewer is submitted. Castings should indicate "storm."
7. Unnatural Drainage. Wherever construction stops or concentrates the natural flow of storm drainage in such a way to affect adjoining properties, approval of the owners shall be obtained in writing and a copy filed with the Township. Approval of plans by the Township does not authorize or sanction drainage affecting adjoining properties.
8. Drainage from Non-Natural Sources. Water originating from other than natural sources, such as air conditioning units, sump pumps, or other dry weather flow, wherever practicable, shall be discharged into natural watercourses on the property. The discharge of water under the sidewalk through the curb into the gutter is prohibited.
9. Design Criteria.
 - a. Permissible channel velocities, slopes, and cover shall be in accordance with the NRCS Engineering Field Manual, Chapter 7, "Grassed Waterways and Outlets."
 - b. Existing stream channels shall be maintained in their natural state. Only under unusual circumstances will a developer be permitted to line, straighten, or relocate an existing stream, with approval of the Department of Environmental Protection (DEP) and the Dauphin County Conservation District.
 - c. Acceptable energy dissipation devices shall be installed to bring discharge velocities down to limits specified in the Soils Conservation Service (SCS) Engineering Field Manual, Chapter 7. Riprap, natural stabilization structures, and/or gabions may be required by the Township Engineer where erosion potential is high.

§22-510 Utility Locations, Easements, and Rights-of-Way

(A) General.

1. Easements and required front, side, or rear yards may co-occupy the same land as utilities.
2. Nothing shall be permitted to be placed, planted, set, or put within the areas of an easement unless it is a portable or removable object. The area shall be kept as lawn.

3. The owner of any lot, upon written request by the Township and at the owner's sole expense, shall remove anything placed, planted, set, or put (with or without knowledge of these regulations) within the area of any easement.
 4. To the fullest extent possible, easements shall be adjacent to rear or side lot lines and occupying only a portion of one (1) lot (not centered on two (2) lots).
- (B) Widths and locations of easements and rights-of-way shall be determined by the Township Engineer or the appropriate authority or utility company for all utilities, including stormwater facilities. The location and design of the utilities shall be governed by the requirements specified herein.
- (C) No right-of-way or easement for any purpose whatsoever shall be recited or described in any deed unless the same has been shown on the approved plan. Any error found in a deed shall be immediately corrected and re-recorded in the office of the Dauphin County Recorder of Deeds at the sole expense of the Applicant.
- (D) Utility Easements. A minimum width of twenty (20') feet shall be provided for common utilities and drainage when provided in undedicated land for one use. Multiple utility uses within one (1) easement require additional easement width.
- (E) Public Utilities. All water, sewer, gas mains, and other underground facilities shall be installed prior to Street paving at locations approved by the Township Engineer.
- (F) Underground Utilities. All water, sewer, and gas mains shall be installed underground. All electric, telephone, and communication services, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility or other companies providing such services, except where it is demonstrated to the satisfaction of the Township Engineer that underground installations herein required are not feasible because of physical conditions of the lands involved. All main underground cables which are within the right-of-way of a Street shall be located as specified by the utility company, subject to approval by the Township Board of Commissioners, upon recommendation of the Township Engineer.
1. To promote and facilitate the underground installation of utility distribution lines, a letter of endorsement shall be required from the suppliers of utility service (not limited to electrical, telephone, or cable television) of the developer's choice wherein the Applicant acknowledges that underground utilities are feasible and shall be consummated as part of the improvement plan.
 2. A written statement relative to the intent of the developer to provide underground utility service shall be placed on the Final Plan prior to final approval of the plan.
 3. The provisions in this Chapter shall not be construed as to limit or interfere with the construction, installation, operation, and maintenance of public utility structures or facilities which may hereafter be located within public easements or rights-of-way designated for such purposes.
 4. Light Standards are to be placed as required by §22-340 of this Ordinance. Lighting Power sources for such standards shall be placed underground as required.

§22-511 Domestic Wastewater Facilities

- (A) The construction of all public sanitary sewer systems shall conform to the specifications, requirements, rules, and regulations of Susquehanna Township Authority and the PADEP Protection Domestic Wastewater Facilities Manual.
- (B) The construction of any private sewerage systems shall conform to specifications contained in the PADEP Domestic Wastewater Facilities Manual, the Small Flow Sewage Treatment Facility Manual, and/or Chapter 73 of the Pennsylvania Department of Environmental Protection Rules and Regulations.

§22-512 Water Supply

- (A) The construction of all public water supply systems shall conform to the specifications, requirements, rules, and regulations of the appropriate public water utility provider and the PADEP.
- (B) The construction of any private water supply systems shall conform to Chapter 109 of the Pennsylvania Department of Environmental Protection Rules and Regulations.

§22-513 Bridges and Culverts

- (A) Bridges and culverts shall be constructed pursuant to the design standards specified on the approved Final Plan.
- (B) A permit from PADEP shall be obtained to make any change in or addition to any existing water obstruction or in any manner change or diminish the course, current, or cross-section of any stream or body of water.

§22-514 Survey Monuments

(A) Permanent Monuments.

1. Permanent monuments shall be indicated on the record plan.
2. All monuments shall be constructed of precast concrete or durable stone with metal insert(s) and be four (4) inches square with at least twenty (20) inches extending below ground level, or an alternate design approved by the Township Board of Commissioners in consultation with the Township Engineer.
3. Street right-of-way reference monuments shall be located on the right-of-way lines at corners, angle points, beginning and end of curves, and as otherwise required by the Township Engineer for all new and existing streets. They shall be placed after a new Street and/or lot grading has been completed. The centerline of all new streets shall be marked with spikes (P.K. nails) and referenced to permanent monuments or structures.
4. Certified copies of permanent monument reference information shall be submitted to the Township Engineer. When final lot grading has been completed, and before the issuance of occupancy permits, permanent monuments shall be set by the Applicant at all lot corners and angle points and at all Street intersections and intermediate points as may be required.

(B) Lot Pin Requirements.

1. All lots upon which construction is planned shall be temporarily staked or pinned, or permanently monumented and certified to such by a registered surveyor for the owner,

Applicant, builder, or developer before issuance of a building permit. A signed certificate of compliance must be submitted with a building permit application.

2. Temporary stakes or pins with a surveyor's ribbon attached may be acceptable on existing lots where construction of an accessory building or an addition to the primary structure is proposed, only if construction is begun within thirty (30) days of the certificate of compliance date. Temporary stakes or pins shall remain in place until witnessed and accepted by the Township Building Inspector.
3. Prior to final approval of a new subdivision plan, all new lot corner markers shall be marked with a minimum five-eighth ($5/8$) inch diameter metal pin extending at least twenty-four (24) inches into the ground and at least one (1) inch revealed above the ground surface, or an equivalent metal marker, approved by the Township Engineer. Upon completion of construction and final grading, pins shall be replaced with permanent monuments as described in Subparagraph A above.

(C) Original Monuments.

1. In situations where they may be of legal or historical importance, the original monuments and marks must not be destroyed, defaced, hidden, or possibly confused by creating new monuments and marks unless absolutely necessary, e.g., the originals are decayed, destroyed, or unsafe.
2. In some cases, to be determined by the Township Engineer, new monuments should be set as a reference or witness to the original monument to avoid disturbing the original. When in the opinion of the Township Engineer, the angle point falls in a location that is not appropriate to set a concrete monument, a written request for a waiver shall be submitted for consideration by the Township Board of Commissioners.

§22-515 Emergency Accessways

- (A) Minimum cartway width for the emergency access shall be twelve (12) feet.
- (B) When paved, the pavement shall conform to §22-502 Asphalt Roadway Improvements.
- (C) When not paved, the cartway shall be constructed of crushed stone of appropriate size, depth, and compaction to support the largest emergency response vehicle in the vicinity of the site under all weather conditions. The emergency access may also be constructed from fiber-reinforced polyethylene or concrete grass pavers. All void areas shall be filled with topsoil and seeded with an appropriate grass mix.
- (D) Markings or the appropriate form of identification shall be placed at the entrance to the emergency access way. If necessary, breakaway bollards shall be installed at each end of the emergency access way. Other access security measures, including the installation of Knox box systems or other applicable technologies shall be approved by the Township Fire Marshall.
- (E) Emergency accessways shall be maintained through properly recorded easements or deed restrictions which at a minimum prohibit the planting of any vegetation except grass within the access way and a buffer area of five (5) feet on either side.
- (F) Emergency accessways shall be approved by the Township Board of Commissioners in consultation with the Township Engineer and Township Fire Marshall.

§22-516 Electric Vehicle Charging Station (Levels 1, 2, and 3)

- (A) General. The design and installation of EVCS equipment shall conform to the manufacturer's specifications and shall be installed by an electrician, electrical contractor, or electrical technician licensed by the Commonwealth of Pennsylvania. In addition, the following installations standards shall also apply, but in the case of conflicts, the manufacturer's specifications shall prevail.
1. Free-standing EVCSs shall be securely mounted above the ground no less than thirty-six (36) inches and no higher than forty-eight (48) inches from the ground surface where mounted.
 2. Free-standing EVCSs shall be a minimum of twenty-four (24) inches clear from the edge of a curb.
 3. Wall-mounted EVCSs shall be mounted no less than forty-two (42) inches above the ground in which the parking area is located.
 4. Wall-mounted EVCSs shall be no more than forty-eight (48) inches from the electric vehicle charging space.
 5. Wall-mounted EVCSs must be installed to permit unimpeded pedestrian passage while being utilized to recharge vehicles.
 6. All EVCSs shall be equipped with either a retractable cord or a fixture to store the cord and connector above ground level.
 7. Any electrical cords connected to any EVCS shall be configured so as not to obstruct a Driveway, sidewalk, or any other access for pedestrian, bicycle, or vehicle traffic while in use.
 8. All EVCS shall be installed, mounted, and operable in compliance with all relevant Americans with Disabilities Act (ADA) requirements.
 9. Protection. The Township may grant Property Owners authorization to install features to protect the charging equipment from weather, vandalism, or damage. Protective features may include the following:
 - a. Covers for the equipment which do not block access to the functionality of the equipment.
 - b. Concrete-filled Bollards.
 - c. Wheel stops.
 10. Posted Information. The following information shall be posted in a visible location on the EVCS:
 - a. Phone number and name of an individual to contact in case of malfunction or damage.
 - b. Usage fees.
 - c. Safety information.

d. Voltage and amperage levels.

(B) Design.

1. All EVCS shall have a designated charging space in which individuals park to charge their vehicles.
2. The design and location of the EVCS should be appropriate to the location and use.
3. All EVCS shall be able to be readily identified by electric car users but at the same time shall blend into the surrounding landscape/architecture for compatibility with the character and use of the site¹⁴⁴.
4. In addition to the design standards specified in this Subpart, Property Owners may also consult the design parameters specified in the *Siting and Design Guidelines for Electric Vehicle Supply Equipment, November 2012 or current edition*.
5. EVCS parking spaces shall conform to the design standards for non-electric vehicle parking spaces as set forth in §27-415 of this Chapter and in the Township Subdivision and Land Development Ordinance (Chapter 22 of the Township Municipal Code).
6. EVCS parking spaces in residential zones shall be designated and conform to the following specifications:
 - a. All EVCS parking spaces shall be entirely painted green and marked by white letters that read "Electric Vehicle Charging Only."
 - b. All curbs that abut EVCS parking spaces shall be painted green in color using a 1:1 ratio mix of Pro-Park Yellow to Pro-Park Blue.
7. EVCS parking spaces in industrial and commercial zones, but not contained within a parking garage, shall be designated and conform to the following specifications:
 - a. All EVCS parking space boundary lines shall be painted green in color using a 1:1 ratio mix of Pro-Park Yellow to Pro-Park Blue.
 - b. All EVCS parking spaces shall be marked with white lettering that reads "Electric Vehicle Charging Only."
 - c. All curbs that abut electric vehicle charging spaces shall be painted green in color using a 1:1 ratio mix of Pro-Park Yellow to Pro-Park Blue.
8. All EVCS parking spaces in parking garages shall be designated and conform to the following specifications:
 - a. All EVCS parking spaces shall be entirely painted green and shall be marked with white letters that read "Electric Vehicle Charging Only."
 - b. All walls which abut EVCS parking spaces shall contain a twenty-four (24) inch by thirty-six (36) inch green painted rectangle beginning 48 inches from the ground.
 - c. EVCS shall not be located in areas deemed by the Township as inconvenient, undesirable, or difficult to access. Inconvenient, undesirable, or difficult-to-access areas include, but are not limited to:

- i. Spaces in areas not typically trafficked by customers.
 - ii. Spaces in areas not typically utilized by commuters, workers, students, or other daily users of the space.
9. All EVCS parking spaces shall be able to be readily identified by electric car users but at the same time shall blend into the surrounding landscape/architecture for compatibility with the character and use of the site.

(C) Signage and Safety Standards.

1. All EVCS parking spaces shall be accompanied with a Manual of Uniform Traffic Control Devices (MUTCD) compliant sign to indicate that the space is only for Electric Vehicle charging purposes. Example signs are specified in the *Siting and Design Guidelines for Electric Vehicle Supply Equipment*.
2. All EVCS signs shall be located in clear view of the designated charging area and shall not be further than three (3) feet from the charging area.
3. Electric Vehicle signage shall conform to the following specifications:
 - a. Signs shall be eighteen (18) inches by twelve (12) inches.
 - b. Reflective background painted green in color using a 1:1 ratio mix of Pro-Park Yellow to Pro-Park Blue.
 - c. White lettering that reads “Electric Vehicle Charging Only.”
 - d. White lettering indicating any penalty enforceable against a violating vehicle.
4. Property owners may install directional wayfinding signage which effectively guides motorists to the EVCSs.
5. Any signs shall be placed as to not interfere with any charging space, drive lane, or exit.
6. Lighting shall be provided to illuminate the EVCS sign twenty-four (24) hours a day. Lighting standards shall conform to the Sign lighting standards specified in Article 5 of the Township Zoning Ordinance (Chapter 27 of the Township Municipal Code).

(D) Operations and Maintenance.

1. Property owners may collect a service fee for the use of an EVCS on their property. If a Property Owner elects to collect a service fee, certification and calibration must be in compliance with all regulations set forth by the Pennsylvania Department of Agriculture.
2. Property owners shall keep EVCS operational and properly maintained at all times.
3. Property owners shall notify the agency if an EVCS is not operational for more than fourteen (14) consecutive days with a reasonable explanation for the nonfunctional station.
4. The Township shall review the notification by Property Owner and determine if the reason for non-operation is acceptable or if the EVCS is in violation.

- a. Acceptable reasons for non-operation include, but are not limited to, awaiting ordered equipment to replace or repair, a scheduling conflict with electricians, and/or other compelling justifications for lack of service.
 - b. Unacceptable reasons for non-operation include, but are not limited to, insufficient funds to repair or replace and/or inability to locate a replacement system.
5. If any EVCS ceases to be in operation for fourteen (14) or more consecutive days without good cause provided to Township, the owner of the EVCS will be in violation of this Chapter.
- a. If the EVCS is in violation, the Property Owner shall reapply for an installation permit and a certification of installation.
 - b. In addition to a determination of violation, the original incentive, Section 501(c), shall be revoked, and the Property Owner must come back into compliance with original standards as set forth in the municipal code.

PART 6 – GUARANTEE OF IMPROVEMENTS STANDARDS

§22-601 Applicability

Before the Final Plan is signed and made ready for recording or prior to the issuance of any permits needed for construction or occupancy of any subdivision or land development, all applicants are required to complete to the satisfaction of the Township Board of Commissioners or ensure the completion of all required public improvements in the manner set forth in this Part.

§22-602 Completion or Guarantee of Improvements

- (A) The Applicant shall comply with the public improvement construction requirements in the following ways:
 - 1. Complete all improvements required by the Township Board of Commissioners for Final Plan Approval, in compliance with the requirements of this Chapter;
 - OR
 - 2. Provide proper financial security in a manner acceptable to the Township to ensure the completion of all improvements, as required by this Article, in compliance with the MPC.
- (B) The work completed or guaranteed shall be in strict accordance with the conditionally approved plans and the requirements of this Chapter.
- (C) No lot in a subdivision may be sold, and no permit to erect, alter, or repair any building upon land in a subdivision or land development will be issued unless and until a subdivision and/or land development plan has been approved, and where required, recorded, and until the required improvements in connection therewith have either been completed or guaranteed for completion as required herein.
- (D) The Applicant shall also guarantee that no lot will be sold or building constructed in any floodplain area except in compliance with Chapter 5 (Township Building Code), Chapter 8 (Floodplain Management), and Chapter 27 (Zoning) of the Township Municipal Code.
- (E) The Township Board of Commissioners may defer at the time of Final Plan approval, subject to appropriate conditions, the provision of any or all required improvements, as in its judgment, are not requisite in the interests of public health, safety, and welfare, or which are inappropriate due to the inadequacy or nonexistence of connecting facilities. A separate public improvement agreement may be executed by the Township Board of Commissioners, guaranteeing completion of any deferred improvement at some later date.

§22-603 Financial Security

- (A) In lieu of the completion of improvements required for Final Plan approval, financial security, in an amount required, shall be guaranteed to the Township in compliance with the applicable requirements of the MPC. Such financial security shall assure the complete installation of all the required improvements to be completed on or before the date fixed in the conditional plan approval, subdivision agreement, and/or development agreement for completion of such improvements.
- (B) The amount of such security to be posted for the completion of required improvements shall be equal to one hundred ten (110) percent of the cost of completion estimated as of ninety (90) days following

the date scheduled for completion by the developer. Annually, the Township may adjust the amount of the required financial security by comparing the actual cost of improvements that have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the ninetieth (90th) day after the originally scheduled date for completion or a rescheduled completion date.

- (C) Determination of the cost of the completion of improvements used for setting the amount of financial security shall be based upon an estimate of the cost of completion of required improvements submitted by the Applicant or developer and prepared by a professional engineer and certified to be fair and reasonable. The Township Board of Commissioners, under the recommendation of the Township Engineer, may refuse to accept the estimate for good reasons provided to the Applicant. If the Applicant or developer and the Township are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer who is mutually chosen by the Township and the Applicant. The estimate certified by the third-party engineer shall be presumed to be fair and reasonable and shall be the final estimate.
- (D) When requested by the Applicant to facilitate financing, the Township Board of Commissioners shall furnish the Applicant with a signed copy of a resolution indicating approval of the Final Plan contingent upon the Applicant obtaining satisfactory financial security. Final Plans will not be signed or recorded until the financial improvement agreement is executed. The resolution of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days unless a written extension is granted by the Township Board of Commissioners.
- (E) The Township at its option, may accept financial security in the form of cash escrow, irrevocable letter of credit, escrow account, or surety bond with a bonding company or chartered lending institution chosen by the party posting financial security provided said institution or company is authorized to conduct such business in the Commonwealth of Pennsylvania.

§22-604 Release of Financial Security

- (A) General. The Township Board of Commissioners may release all or parts of the posted financial security as completion of improvements proceeds, in compliance with the applicable requirements of the MPC.
- (B) Partial Release of Security. As the work of the installation of the required public improvements proceeds, the party posting the financial security may request the Township to release or authorize the release, from time to time, such portions of the financial security necessary for the payment of the contractor or contractors performing the work. Any such request shall be made in writing addressed to the Township. Upon receipt of the request for release of a portion of the improvement security, the municipality shall within forty-five (45) days allow the Township Engineer to certify, in writing, that such portion of the public improvements has been completed in accordance with the approved plan at which time the Township shall authorize the release to the Applicant or his designee by the bond company or lending institution of an amount of funds that the Township Engineer feels fairly represents the value of the work completed. If the municipality fails to act upon a request for release of security within forty-five (45) days, the Township shall be deemed to have approved the full release of security as requested.
- (C) Incomplete Improvements. If the required improvements are not completely installed within the period fixed or extended by the Township Board of Commissioners, the Board may take one or more of the following actions:

1. Declare the financial security in default and require that all improvements be installed regardless of the extent of the building development at the time the agreement is declared in default;
 2. Suspend Final Plan approval until the development improvements are completed and record a document to that effect for the purpose of public notice;
 3. Obtain funds under the security and complete improvements;
 4. Assign the right to receive funds under the security to any third party, including a subsequent owner of the property wherein improvements were not completed in exchange for that subsequent owner's promise to complete improvements; and/or
 5. Exercise any other available rights under the MPC.
- (D) Post-Completion Security. The Applicant shall be responsible for maintenance of all improvements for a period of eighteen (18) months after final acceptance and certification of project completion.
- (E) Landscaping Security. The Applicant shall be responsible for the full replacement of all dead or diseased trees or shrubs for eighteen (18) months after final acceptance and certification of project completion. Final inspection of landscaping shall be performed while the plant leaves are in full maturity stage; typically, May 1 through November 1.

§22-605 Inspection of Work and Materials

- (A) Notice. The Township Engineer shall be notified forty-eight (48) hours in advance of the commencement of any construction or installation operation to schedule an inspection by the Township. Construction and installation operations shall also be subject to inspection by the Township during the progress of the work. The Applicant, developer, or builder shall pay the reasonable and necessary expenses for inspections in accordance with the fee schedule established by resolution of the Township Board of Commissioners.
- (B) Improvement Specifications. All required road improvements should be constructed in accordance with the applicable provisions of PennDOT Form 408, including the latest revisions and other applicable regulations. All other required improvements shall be constructed in accordance with approved specifications found in Parts Three, Four, and Five of this Chapter. If the appropriate standards are not provided in this Chapter, the following procedures shall be used:
1. Specifications. The specifications will be furnished to the Applicant by the Township. If any of the specifications are unavailable at the Township Municipal Building, the Township Engineer shall provide the applicable specifications.
 2. Sample of Materials. During or after construction of any required improvement, if the Township requires a sample of materials, said sample shall be furnished by the appropriate contractor, in a form specified by the Township Engineer.
- (C) Delivery Slips. Copies of all delivery slips for materials used in the construction of any storm sewers, sanitary sewers, roads, curbs, sidewalks, or any other facility within a Township- or Susquehanna Municipal Authority-owned right-of-way or easement or in areas proposed for future dedication to the Township as shown on the Township's Official Map shall be supplied to the Township.

§22-606 Off-site Improvements

- (A) Certain improvements beyond the geographical boundaries of a site to be subdivided and/or developed, including but not limited to road improvements, may be requested by the Township Board of Commissioners where it can clearly be demonstrated that such improvements have been made necessary solely through the additional burden imposed by the developer's subdivision and/or development of the site. All such improvements or contributions for future offsite improvements shall be considered voluntary and will not be refunded to the developer.
- (B) The developer may also be requested to cover certain costs which must be incurred by the Township or other governmental jurisdiction to make these improvements feasible. The legal and financial arrangements to cover the costs of the offsite improvements shall be the same as those prescribed in §22-602 Completion or Guarantee of Improvements.

§22-607 Conditions of Acceptance

The requirements and specifications of Chapter 21 Part 3 Dedication of Streets shall be followed to dedicate a street and related improvements or a portion thereof to Susquehanna Township.

§22-608 Guarantee of Completed Improvements

- (A) When the Township Board of Commissioners accepts dedication of required improvements following their completion or certifies project completion, the Township Board of Commissioners may require posting of financial security by the Applicant to secure the structural integrity and functioning of these improvements in accordance with the design and specifications as depicted on the approved Final Plan.
- (B) Said financial security shall be of the same type as otherwise required by §22-602 Completion or Guarantee of Improvements.
- (C) The amount of financial security shall be fifteen (15) percent of the actual cost of installation of the improvements.
- (D) The term of the guarantee shall be eighteen (18) months from the date of acceptance of dedication or certification of project completion.

§22-609 Private Maintenance of Improvements

Where the maintenance of improvements is to be the responsibility of individual lot owners, a homeowners' association or similar entity, or an organization capable of carrying out maintenance responsibilities, the Township Board of Commissioners shall require that maintenance responsibilities be set forth in perpetual covenants or deed restrictions binding on the landowners' successors in interest and may further require that an initial maintenance fund be established in a reasonable manner.

§22-610 Required Contracts

- (A) Before the Township Board of Commissioners shall cause its approval to be endorsed upon the Final Plans of any subdivision or land development (except in the case of minor subdivisions wherein Township Board of Commissioners may impose no condition or conditions for the approval of the plan), and as a requirement for the approval thereof, the owners shall enter into a written agreement with the Township in the manner and form set forth by the Township Solicitor, which shall include but not be limited to the following:

DRAFT Susquehanna Township Subdivision and Land Development Ordinance

1. To construct or cause to be constructed or installed, at the owners' expense, all streets, curbs, sidewalks, fire hydrants, streetlights, stormwater facilities, water and sewer facilities, Street signs, monuments, capped sewers, parks, landscaping, parking lots, lighting, line painting, and other improvements shown the Final Plan when required to do so by Township Board of Commissioners in accordance with the standards and specifications of the Township.
2. To maintain at the owners' expense all streets, curbs, sidewalks, stormwater facilities, water and sewer facilities, Street signs, parks, monuments, fire hydrants, streetlight, capped sewers, line painting, landscaping, and other improvements, until the same are accepted or condemned by the Township for public use, and for a period of eighteen (18) months thereafter to repair and reconstruct the same of any part of one of them when such repair or reconstruction shall be specified by Township Board of Commissioners as necessary by reason of faulty construction, workmanship, or materials, or the structural integrity or functionality of the improvements are not satisfactory as determined by the Township or Township Engineer.
3. To pay all costs, charges, or rates, of the utility furnishing electric service for the lighting of the streets on or abutting said subdivision, from the lights installed by the owner, until such time as the streets shown on the subdivision plans shall be accepted as public streets of the Township by ordinance (or resolution) , and to indemnify and hold harmless the Township from and against all suit, actions, claims, and demands for electric service to the streets shown on said plans, or any part thereof, to the time that said streets shall be accepted as public streets of the Township in the manner hereinabove set forth.
4. Pay the inspection fees required by the Township.
5. To obtain, at their own cost, the easements and releases required when any Street, drainage facility, or other improvement, wherein a subdivision abuts or traverses land of persons other than the person holding legal title to the lands of the subdivision.
6. To obtain from the owner of the lands so abutted or traversed, full releases from all damages which may change in grade, construction, or otherwise, of the Street, drainage facility or other improvements and such releases shall insure to the benefit not only of the owner of the subdivision but to the Township as well.
7. To promptly remove or cause to be removed snow from the streets as may be required for safe traverse of the streets prior to dedication.
8. To promptly reimburse to the Township, reasonable Township Solicitor's and Township Engineers' fees.
9. To provide in a timely manner all construction shop drawings, and plans, including a full set of "as built" plans in paper and in appropriate electronic format as specified by the Township Engineer.
10. Such other provision(s) as deemed necessary or desired by the Township Board of Commissioners.

§22-611 As-Built Survey and Plan

- (A) General. Within thirty (30) business days of the completion of the final inspection, the Applicant shall submit an As-Built Survey and Plan of the completed project to the Township. The As-Built Survey and Plan shall be submitted as follows:

DRAFT Susquehanna Township Subdivision and Land Development Ordinance

1. Three (3) sets of certified, full size, black line prints of the As-Built Survey and Plan signed and sealed by the Applicant's engineer.
2. A digital version of the certified, hard copy As-Built Survey and Plan AutoCAD (.dwg) and portable document file (pdf) formats.

(B) Requirements. The As-Built Survey and Plan shall include the following information:

1. Utilities. Elevations of inverts and structure covers, hydrants, and shutoffs for all underground utilities (water, sanitary, storm) along with actual pipe lengths and type of material shall be obtained and noted on the plans. All gatewells, manholes, catch basins, shutoffs, and similar types of structures are to be located and noted on the plans. Location of edge drains, electrical, gas, phone, cable or other underground facilities not included above shall also be noted on the plans. All structures at ground level, which are not in the road pavement, shall be tied in an acceptable fashion to property corners or other suitable witnesses.
2. Grading. Perimeter lot grades and additional grades at appropriate intervals to detail flow of drainage and character of finished grading work (berms, swales etc.) shall be noted on the plans. Sufficient information shall be provided to describe detention/retention areas and actual volumes on the plans. Permanent pond elevations and/or retention-storage elevations shall also be provided.
3. Paving. Finished pavement cross section grades shall be obtained at appropriate intervals or where there is significant break in road profile grade. Low points (sags) and crests in road profile are to be identified. Cross sections at existing adjoining streets are also required.
4. Sidewalks. Elevations of sidewalks and pathways shall be obtained at intervals not to exceed 100 feet in length and shall be obtained where there are apparent breaks in grade and/or intersection with driveways or side streets. Two elevations shall be taken at each interval to determine crown of pathway.

PART 7 DEFINITIONS

§22-701 Rules of Interpretation

- (A) The following rules apply to the interpretation of this Chapter:
1. Words in the singular include the plural, and those in the plural include the singular.
 2. The singular number includes the plural, and the plural includes the singular.
 3. Words used in the present tense include the future tense.
 4. The words “Person”, “Applicant”, “developer”, and “Owner” include a corporation, unincorporated association, and a partnership, or other legal entity, as well as an individual engaged in the subject activity.
 5. The word “Building” includes Structure and shall be construed as if followed by the phrase “or part thereof”.
 6. The word “Watercourse” includes channel, creek, ditch, dry run, spring, Stream, and river.
 7. The words “should” and “may” are permissive; the words “shall” and “will” are mandatory and directive.
 8. The word “Lot” includes the word plot or parcel.
 9. The word “used” or “occupied” as applied to any land or Building shall be construed to include the words “intended, arranged or designed to be used or occupied.”
 10. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," and "occupied for."
 11. The words "include" or "including" shall not limit the term to the specified examples but are intended to extend the meaning to all other instances of like kind and character.
 12. The word "person" includes an individual, corporation, partnership, incorporated association, and/or any other similar entity.
 13. The words: "he" or "she" or "they" are to be used interchangeably with the word person.
 14. The word "Street" includes road, highway, avenue, boulevard, or expressway.
 15. The names of organizations, including government agencies, shall be construed to include their successors.

§22-702 Defined Words and Terms

- (A) Words and terms used in this Part shall have the meanings given in this Part. Unless expressly stated otherwise, any pertinent word or term not part of this listing but vital to the interpretation of this Chapter shall be construed to have their legal definition, or in the absence of a legal definition, their meaning as commonly accepted by practitioners, including civil engineers, surveyors, architects, landscape architects, and planners.

ACCEPTED ENGINEERING PRACTICE – That which conforms to accepted principles, tests, or standards of nationally recognized technical, scientific, and/or engineering authorities.

ACCELERATED EROSION – The removal of the surface of the land through the combination of human activities and natural processes at a rate greater than would occur from natural processes alone.

ACCELERATION LANE – The portion of a roadway adjoining the traffic lane constructed for the purpose of enabling a vehicle entering a roadway to increase its speed to a rate at which it can safely merge with traffic.

ACCEPTED ENGINEERING PRACTICE – That which conforms to accepted principles, tests, or standards of nationally recognized technical, scientific, and/or engineering authorities.

ACCESS DRIVE – See DRIVEWAY.

ACCESS STRIP – A piece of land which provides physical access to, and legal road frontage for a lot, but which does not comply with the minimum lot width regulations of this Chapter. Access strips provide access to "flag," "rear," or "interior" lots.

ACCESSORY STRUCTURE OR BUILDING – A structure or building detached from a principal building on the same lot and customarily incidental and subordinate to the principal building.

AISLE – The traveled way by which cars enter and depart parking spaces.

ALLEY – ALLEY (also see SERVICE DRIVE) – A minor Right-of-Way, publicly or privately owned, primarily for service access to the back or side of properties and not intended for general traffic circulation.

APPLICANT – A person who has filed an application for approval of subdivision, land development plan, variance, special exception or conditional use, including their heirs, successors, agents, and assigns. The term also includes landowner, developer, builder, and/or other persons responsible for the plans and construction of buildings or other improvements on any parcel of land.

APPLICATION FOR SUBDIVISION OR LAND DEVELOPMENT – Every application, whether preliminary or final, is required to be filed and approved prior to the start of construction or development, including but not limited to an application for a building permit, for the approval of a subdivision plan, or for the approval of development plan.

APPLICATION DATE – The date of the day when an application for development is filed with the Township in accordance with submission requirements outlined in Article Three. This date is not necessarily the date when the ninety (90) day plan review period begins.

AUTHORITY – A public organization created pursuant to the Pennsylvania Municipal Authorities Act of 1945 (P.L. 382, No.164).

AVERAGE VEHICLE OCCUPANCY. A numerical value calculated by dividing the number of employees scheduled to start work between the hours of 6:00 A.M. and 10:00 A.M. by the number of vehicles arriving between those hours.

BEST MANAGEMENT PRACTICE (BMP) - Activities, facilities, designs, measures, or procedures used to manage stormwater impacts from regulated activities; to meet Pennsylvania water quality requirements, promote groundwater recharge; and otherwise meet the purposes of this Chapter. Stormwater BMPs are commonly grouped into two broad categories or measures: "structural" or "non-structural." In this Chapter, non-structural BMPs or measures refer to operational and/or behavior-related practices that attempt to minimize the contact of pollutants with stormwater runoff. In contrast, structural BMPs or measures consist of a physical device or practice that is installed to capture and treat stormwater runoff. Structural BMPs include, but are not limited to, a wide variety of practices and devices, from large-scale retention ponds and constructed wetlands, to small-scale underground treatment systems, infiltration facilities, filter strips, low impact design, bioretention, wet ponds, permeable paving, grassed swales, riparian or forested buffers, sand filters, detention basins, and manufactured devices. Structural stormwater BMPs are permanent appurtenances to the project site.

BLOCK – A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to development.

BOND – Any form of surety bond in an amount and form satisfactory to Township Board of Commissioners. All bonds shall be approved by the Township Board of Commissioners whenever a bond is required by regulations.

BUFFER – An area designed and functioning to separate the elements and uses of land which abut it and to ease the transition between them. Unless otherwise specified, "buffer" may be included as part of the required setbacks and yard areas.

BUILDER – See APPLICANT.

BUILDING – Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, equipment, goods, or materials of any kind or nature. (Also see Accessory Structure and Principal Building)

BUILDING ENVELOPE – The area of a lot within which a principal building may be erected. This area is defined by the limits of the minimum front, side, and rear yard areas and encompasses the area of the lot not found in the yard areas, legal rights-of-way, or other areas defined in the zoning ordinance.

CALIPER – Tree trunk diameter measured in inches at six (6") inches above ground level for trees four (4") inches or less in diameter or twelve (12") inches above ground level for larger trees.

CAPITAL IMPROVEMENT PLAN – A plan setting forth, by category of public facility, those public improvements and that portion of their costs attributable to servicing new development within a designated service area for such public facilities over a period of specified years.

CARTWAY – The paved portion of a Street or highway designed for vehicular traffic.

COMMON FACILITIES – All of the real property and improvements set aside for the common use and enjoyment of the residents, including, but not limited to, buildings, open land, private roads, parking areas, walkways, recreation areas, landscaped areas, drainage easements, and any utilities that service more than one unit, such as sewer and water facilities.

COMMON OPEN SPACE – A parcel or parcels of land within a development site designed and intended for the use and enjoyment of the Township residents or occupants of the

development or community or for the protection of natural or historic resources, not including streets, off-Street parking areas, and areas set aside for public facilities. Common open space shall not be part of individual residential lots, and shall be substantially free of structures but may contain recreational facilities for park users or historic buildings as are shown in the approved development plan.

COMPREHENSIVE PLAN – A comprehensive plan prepared by the Township and Dauphin County Planning Commissions pursuant to the Pennsylvania Municipalities Planning Code.

DAUPHIN COUNTY CONSERVATION DISTRICT – A conservation district, as defined in Section 3(c) of the Conservation District Law (3 P. S. § 851(c)), which has the authority under a delegation agreement executed with the Pennsylvania Department of Environmental Protection to administer and enforce all or a portion of the erosion and sediment control program in their county.

CLEAR SIGHT DISTANCE – A line of unobstructed vision from a point four and one half (4.5) feet above the center line of a Street to the nearest point on the top of an object four (4) inches high on the same center line (see Figure 7-1).

CLEAR SIGHT TRIANGLE – An area of unobstructed vision at Street intersections defined by lines of sight between points at a given distance from the intersection of the Street center lines (see Figure 7-2).

Figure 7-1, Clear Sight Distance

Source: Chester County Multi-modal Handbook (2016)

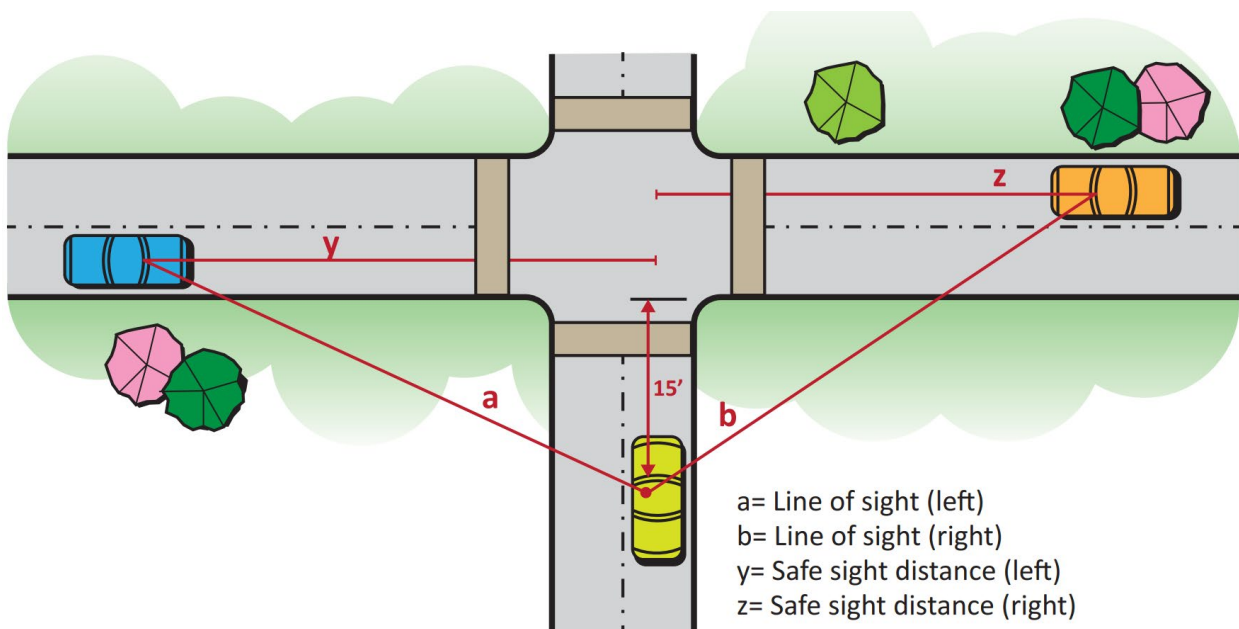
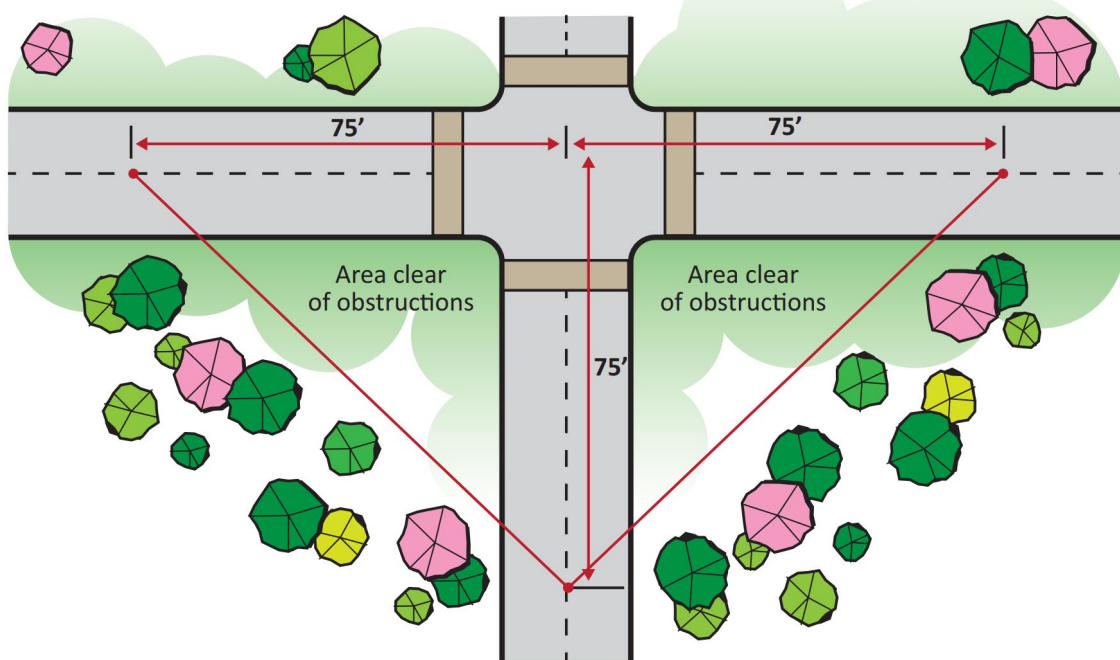


Figure 7-2, Clear Sight Triangle

Source: Chester County Multi-modal Handbook (2016)



CLEARLY VISIBLE – Displayed in a manner that allows the Street address number to be clearly seen, day or night, from the Street in front of the building, unobstructed by trees, shrubs, vegetation, or other structures upon the property.

CONNECTION TO WATER SUPPLY SYSTEM — Such pipes, conduits, valves, turnoffs or related facilities required or necessary to carry water from a supply system to a consumer and meeting the requirements of the Plumbing Code of Susquehanna Township.

CONTRACTOR — Any person engaging in the business or act of excavating or filling.

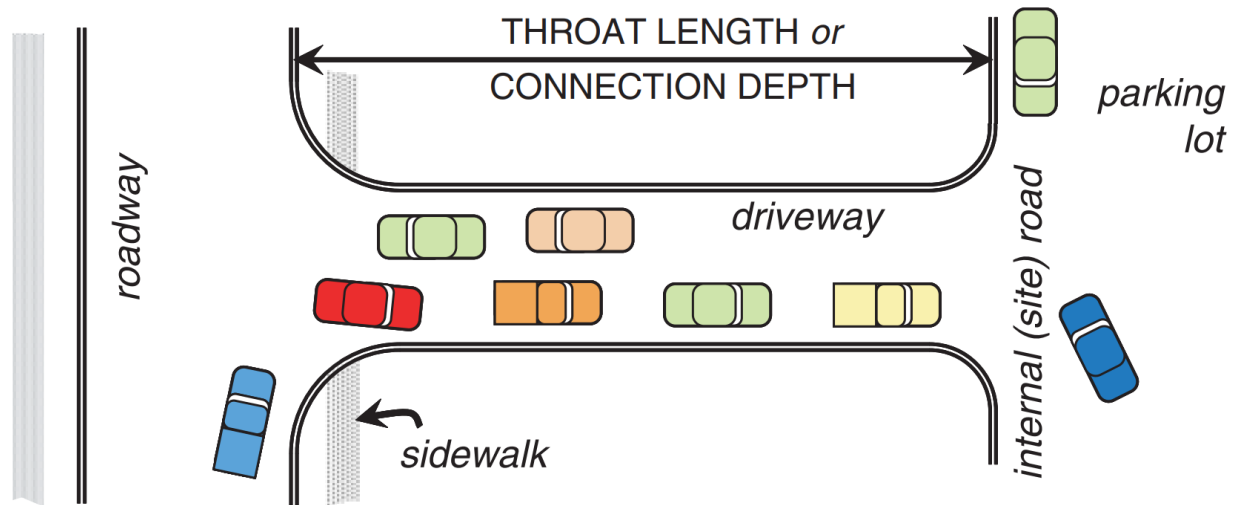
DRIVEWAY – Private right-of-way that provides access (both ingress and egress) between a public way and abutting property(ies) and any facilities on such property(ies). Driveways shall be designed pursuant to the applicable design standards specified in the Township Subdivision Ordinance (Chapter 22 of the Township Municipal Code). See Figure 7-3, Typical Driveway Design Elements.

DEVELOPMENT PLAN – The provisions for development including a planned residential development, a plan or subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of development plan," when used in this Chapter, shall mean the written and graphic materials referred to in this definition.

DRAINAGE EASEMENT – A right granted by a landowner to a grantee, allowing the use of private land for stormwater management purposes.

Figure 7-3, Typical Driveway Design Elements

Source: NCHRP Report 659: Guide for the Geometric Design of Driveways



EARTH DISTURBANCE ACTIVITY – See 25 Pennsylvania Code Chapter 102, except that this Chapter does not further regulate agricultural plowing or tilling.

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

EXCAVATION — The butting, grading, digging or removal of earth or natural materials in such manner as to change the natural or existing terrain.

FILL — The placing, carrying or depositing of earth or natural materials in such manner as to change the natural or existing terrain.

GRADING PLAN — A plan showing the existing contours at two foot intervals of the area involved and the proposed final contours for grade.
IMPROVED PROPERTY — Any property located within this Township upon which there is erected a structure intended for continuous or periodic habitation, occupancy, or use by human beings or animals and from which structure sanitary sewage and/or industrial wastes shall be or may be discharged, except properties used for industry and farms who have their own supply of water for uses other than human consumption.

INDUSTRIAL WASTES — Any solid, liquid, or gaseous substance or form of energy rejected or escaping in the course of any industrial, manufacturing, trade, or business process or in the course of the development, recovery, or processing of natural resources, as distinct from sanitary sewage.

MANUFACTURED HOME – A transportable single-family dwelling intended for permanent occupancy in one unit or two units designed to be joined into an integral unit, which arrives at the site complete and ready for occupancy except for minor and incidental un-packing and assembly operations, and constructed so that it may be used without a permanent foundation. A Manufactured Home need not meet local building codes but shall meet the standards of the U.S. Department of Housing and Urban Development, as indicated in the

Structural Engineering Bulletin(s), which shall be provided to the Township by the Applicant. The term includes a Mobile Home.

MANUFACTURED HOME PARK – A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more Manufactured Home lots for the placement of Manufactured Homes.

MOBILE HOME – See **MANUFACTURED HOME**.

MODULAR (INDUSTRIALIZED) HOME – A dwelling that is wholly or mostly made, constructed, fabricated, or assembled in manufacturing facilities. These Structures are then shipped to the home site for assembly and installation. A modular home is designed only for installation on a -built permanent foundation and not moved after the installation.

OCCUPIED BUILDING – Any building or structure for which an occupancy permit is required.

OFF-STREET PARKING – A use providing parking spaces for the temporary storage of vehicles not on a public Street or right-of-way and includes accessory off-Street parking and off-Street parking that is a principal use.

OWNER — Any person who owns land, or any interests therein, sufficient to permit excavation or fill thereon.

OUTPARCEL – A Lot deeded separately from a larger tract for individual residential or non-residential development, where said area of land is adjacent to a right-of-way or property line of the major parcel and is located in front of or adjacent to a major parcel.

OWNER — Any person vested with ownership, legal or equitable, sole or partial, of any improved property.

PERSON — Any individual, partnership, company, association, society, corporation, or other group or entity.

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

PLAN, SKETCH – An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings and the general layout of a proposed subdivision or land development.

PRACTICE OF ENGINEERING – The application of the mathematical and physical sciences for the design of public or private buildings, structures, machines, equipment, processes, works or engineering systems, and the consultation, investigation, evaluation, engineering surveys, construction management, planning and inspection in connection therewith, the performance of the foregoing acts and services being prohibited to persons who are not licensed under this act as professional engineers unless exempt under other provisions of the Engineer, Land Surveyor And Geologist Registration Law, Act of May 23, 1945, P.L. 913, No. 367 Cl. 63.

PRACTICE OF LAND SURVEYING – The practice of that branch of the profession of engineering which involves the location, relocation, establishment, reestablishment or retracement of any property line or boundary of any parcel of land or any road right-of-way, easement or alignment; the use of principles of land surveying, determination of the position of any monument or reference point which marks a property line boundary, or corner setting,

resetting or replacing any such monument or individual point including the writing of deed descriptions; procuring or offering to procure land surveying work for himself or others; managing or conducting as managers, proprietors or agent any place of business from which land surveying work is solicited, performed, or practiced; the performance of the foregoing acts and services being prohibited to persons who are not granted certificates of registration under this act as a professional land surveyor unless exempt under other provisions of the Engineer, Land Surveyor And Geologist Registration Law, Act of May 23, 1945, P.L. 913, No. 367 Cl. 63.

PROFESSIONAL ENGINEER – An individual licensed and registered under the laws of the Commonwealth of Pennsylvania to engage in the Practice of Engineering. A Professional Engineer may not practice land surveying unless licensed and registered as a Professional Land Surveyor as defined and set forth in the Engineer, Land Surveyor and Geologist Registration Law, Act of May 23, 1945, P.L. 913, No. 367 Cl. 63. However, a professional engineer may perform engineering land surveys.

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

PUBLIC HEARING – A formal meeting held pursuant to public notice by the Board of Commissioners or Planning Commissions, intended to inform and obtain public comment, prior to taking action in accordance with this Chapter.

PUBLIC MEETING – A forum held pursuant to notice under the Act of July 3, 1986 (P.L. 388, No. 84), known as the "Sunshine Act."

PUBLIC NOTICE – Notice published once a week for two consecutive weeks in a newspaper of general circulation in the Township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven days from the hearing.

QUALIFIED PROFESSIONAL – A professional engineer licensed by the Pennsylvania Department of State, and other persons licensed or otherwise qualified by law to perform the work required by this Chapter.

RECORD DRAWINGS – Construction drawings revised to represent the site's as-built conditions, including, at a minimum, all locations, dimensions, elevations, and materials as constructed and installed.

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

SERVICE DRIVE (PRIVATE) – A service way providing a secondary means of private access to abutting property and not intended for general traffic circulation.

SIDEWALK – A paved, surfaced or leveled area, paralleling and usually separated from the Street, used as a pedestrian walkway.

STREET – Includes Street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct, and any other ways used or intended to be used by vehicular traffic or pedestrians, whether public or private.

STREET ADDRESS NUMBER – The number that has been legally assigned to a residence, apartment building, business, or other occupied building for the purpose of identification, including use by the United States Postal Service for the delivery of mail.

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

STREET WALL – The wall of a building adjoining a sidewalk at the edge of the Street right-of-way, as in the case of a non-residential use, or adjoining a porch, stoop, or front yard landscaped area as in the case of a residential use; or approved architectural or landscaping elements at least thirty (30) inches but not more than forty-eight (48) inches in height such as piers, fences, and hedges, in lieu of a building wall. A Street wall shall extend the entire length of the edge of the Street right-of-way, except where curb cuts, driveways and pedestrian access is provided.

SUBDIVISION – The division or re division of a lot, tract of parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, or lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new Street or easement of access or any residential dwelling, shall be exempted.

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

TECHNICAL REVIEW COMMITTEE – The Technical Review Committee is composed of Township Subdivision Administrator, Community & Economic Development Director, Township Engineer, Authority Engineer, Stormwater Program Coordinator, the Public Works Director, Fire Marshall, and the Bicycle – Pedestrian Coordinator. Additional staff such as the Building Code Official or Police Chief may be included as needed. The primary purpose of the Technical Review Committee is to assist the Planning Commission in the administration of the Subdivision and Land Development Ordinance, including the review of subdivision and land development plans, and other duties as outlined in this chapter.

WATERS OF THE COMMONWEALTH – Shall be construed to include any and all rivers, streams, creeks, rivulets, impoundments, ditches, watercourses, storm sewers, lakes, dammed water, ponds, springs, and all other bodies or channels of conveyance of surface and underground water, or parts thereof, whether natural or artificial, within or on the boundaries of this Commonwealth.

SANITARY SEWAGE — Normal water-carried household and toilet wastes from any improved property, including such ground, surface, or stormwater water as may be present.

SURVEY – The result of any professional service or work resulting from the Practice of Land Surveying and Mapping as defined in chapter 472, F.S., which includes, As-built/Record Surveys, Boundary Surveys, Construction Layout Surveys, Condominium Surveys, Construction Control Surveys, Control Surveys, Elevation Surveys, Hydrographic/Bathymetric Surveys, Tidal or non-tidal Water Boundary Surveys, Photogrammetric Surveys (including Orthorectified Imagery), Quantity Surveys, and Topographic Surveys, whether it is measured by direct or remote sensing methods.

TREE LAWN – The area lying between the sidewalk and that portion of the Street used for vehicular traffic.

TOWNSHIP — Susquehanna Township, Dauphin County, Pennsylvania, a political subdivision, acting by and through its Board of Commissioners or, in appropriate cases, by and through its authorized representatives.

WATER SUPPLY SYSTEM — A facility for supplying water owned or operated by the Authority, the Township, or any public utility.

EXHIBIT A – TYPICAL OFF-STREET PARKING SPACE REQUIREMENTS

ITE Code	Specific Land Use	Minimum Off-Street Parking Space Requirements
PORT AND TERMINAL USES (ITE CODES 000 – 009)		
090	Park-and-Ride Lot	Applicant shall submit a parking study to show the park-and-ride facility is adequately sized to meet parking needs.
RESIDENTIAL USES (ITE CODES 200 - 299)		
210	Single-Family Housing	2.0 spaces per dwelling unit
*	Two-Family Housing	2.0 spaces per dwelling unit
220	Multi-Family Housing (Low-Rise)	1.2 spaces per dwelling unit
221	Multi-Family Housing (Mid-Rise)	1.4 spaces per dwelling unit
222	Multi-Family Housing (High-Rise)	0.8 spaces per dwelling unit
223	Affordable Housing	0.8 spaces per dwelling unit
252	Senior Adult Housing – Attached	0.9 spaces per dwelling unit
253	Congregate Care Facility	0.5 spaces per dwelling unit
254	Assisted Living	0.5 spaces per dwelling unit
255	Continuing Care Retirement Community	1.3 spaces per dwelling unit
LODGING USES (ITE CODES 300 – 399)		
310	Hotel	1.1 spaces per room
311	All Suites Hotel	1.1 spaces per room
312	Business Hotel	1.1 spaces per room
320	Motel	1.1 spaces per room
330	Resort Hotel	1.4 spaces per room
RECREATIONAL USES (ITE CODES 400 – 499)		
411	Public Park	0.8 spaces per acre
430	Golf Course	11.0 spaces per hole
433	Batting Cages	1.5 per batting cage
435	Multipurpose Recreational Facility	16 spaces per 1,000 sq. ft. GFA, 2.7 spaces per hole, and 12.8 spaces per acre
437	Bowling Alley	4.9 spaces per lane
438	Billiard Hall	6.9 spaces per 1,000 sq. ft. GFA and 3.0 spaces per billiard table
440	Adult Cabaret (Adult Uses)	5.2 spaces per 1,000 sq. ft. GFA
441	Live Theater	0.3 spaces per seat
444	Movie Theater	0.2 spaces per seat
445	Multiplex Movie Theater	0.3 spaces per seat
465	Ice Skating Rink	1.5 spaces per 1,000 sq. ft. GFA
466	Snow Ski Area	1.0 spaces per acre of ski trails

DRAFT Susquehanna Township Subdivision and Land Development Ordinance

ITE Code	Specific Land Use	Minimum Off-Street Parking Space Requirements
473	Casino/Video Lottery Establishment	36 spaces per 1,000 sq. ft. GFA and 1.6 spaces per gaming position
481	Zoo	12 spaces per acre
482	Water Slide Park	45 vehicles per acre
488	Soccer Complex	41 spaces per soccer field
490	Tennis Courts	6.2 spaces per court
491	Racquet/Tennis Club	1.3 spaces per 1,000 sq. ft. GFA and 4.3 spaces per court
492	Health/Fitness Club	4.3 spaces per 1,000 sq. ft. GFA and 0.1 spaces per member
493	Athletic Club	3.4 spaces per 1,000 sq. ft. GFA and 0.8 spaces per 10 members
495	Recreational Community Center	2.7 spaces per 1,000 sq. ft. GFA
INSTITUTIONAL USES (ITE CODE 500 – 599)		
520	Elementary School	0.1 spaces per student
522	Middle School/Junior High School	0.1 spaces per student
530	High School	0.4 spaces per student
536	Private School (K-12)	0.4 spaces per student
538	School District Office	2.4 spaces per 1,000 sq. ft. GFA and 7.0 spaces per 1,000 students
540	Junior/Community College	0.2 spaces per student
550	University/College	0.3 spaces per student
560	Church	11 spaces per 1,000 sq. ft. GFA and 0.3 spaces per seat
561	Synagogue	0.4 spaces per attendee
562	Mosque	12 spaces per 1,000 sq. ft. GFA
565	Day Care Center	3.3 spaces per 1,000 sq. ft. GFA and 0.2 vehicles per student
580	Museum	3.3 spaces per 1,000 sq. ft. GFA
590	Library	2.5 spaces per 1,000 sq. ft. GFA
595	Convention Center	0.4 spaces per attendee
MEDICAL USES (ITE CODES 600 – 699)		
610	Hospital	2.4 spaces per 1,000 sq. ft. GFA, 3.7 spaces per bed and 0.7 spaces per employee
612	(Outpatient) Surgery Center	8.5 spaces per operating room
620	Nursing Home	1.1 spaces per 1,000 sq. ft. GFA, 0.8 spaces per dwelling unit, and 0.5 spaces per bed
630	Clinic	5.3 spaces per 1,000 sq. ft. GFA
640	Animal Hospital/Veterinary Clinic	2.8 spaces per 1,000 sq. ft. GFA
650	Free-Standing Emergency Room	4.9 spaces per 1,000 sq. ft. GFA
OFFICE USES (ITE CODES 700 – 799)		
710	General Office Building	3.1 spaces per 1,000 sq. ft. GFA and 1.0 spaces per employee
712	Small Office Building	3.9 spaces per 1,000 sq. ft. GFA
714	Corporate Headquarters Building	3.3 spaces per 1,000 sq. ft. GFA and 1.2 spaces per employee
715	Single Tenant Office Building	3.7 spaces per 1,000 sq. ft. GFA and 0.9 spaces per employee
720	Medical-Dental Office Building	4.3 spaces per 1,000 sq. ft. GFA
730	Government Office Building	4.9 spaces per 1,000 sq. ft. GFA for municipal buildings and 3.7 spaces per 1,000 sq. ft. GFA for state or federal buildings

DRAFT Susquehanna Township Subdivision and Land Development Ordinance

ITE Code	Specific Land Use	Minimum Off-Street Parking Space Requirements
732	United States Post Office	33 spaces per 1,000 sq. ft. GFA, and sufficient stacking for any drive-through lane(s)
735	Judicial Complex	4.1 spaces per 1,000 sq. ft. GFA and 0.8 spaces per employee
750	Office Park	4.4 spaces per 1,000 sq. ft. GFA and 1.5 spaces per employee
760	Research and Development Center	3.5 spaces per 1,000 sq. ft. GFA and 1.0 spaces per employee
RETAIL USES (ITE CODES 800 – 899)		
812	Building Materials and Lumber Store	0.6 spaces per 1,000 sq. ft. GFA and 1.3 spaces per employee
813	Free-Standing Discount Superstore	4.8 spaces per 1,000 sq. ft. GFA
814	Variety Store	1.7 spaces per 1,000 sq. ft. GFA and 2.1 spaces per employee
815	Free-Standing Discount Store	5.0 spaces per 1,000 sq. ft. GFA
816	Hardware/Paint Store	6.7 spaces per 1,000 sq. ft. GFA
820	Shopping Center	4.9 spaces per 1,000 sq. ft. GFA
840	New Car Sales	2.3 spaces per 1,000 sq. ft. GFA, plus adequate space for vehicle display and storage
841	Used Car Sales	3.1 spaces per 1,000 sq. ft. GFA, plus adequate space for vehicle display and storage
842	Recreational Vehicle Sales	0.78 spaces per 1,000 sq. ft. GFA, plus adequate space for vehicle display and storage
843	Automobile Parts Sales	5.3 spaces per 1,000 sq. ft. GFA
845	Motorcycle Dealership	5.9 spaces per 1,000 sq. ft. GFA
848	Tire Store	5.0 spaces per 1,000 sq. ft. GFA
850	Supermarket	4.6 spaces per 1,000 sq. ft. GFA
851	Convenience Market	4.6 spaces per 1,000 sq. ft. GFA
857	Discount Club	4.8 spaces per 1,000 sq. ft. GFA
860	Wholesale Market	2.2 spaces per 1,000 sq. ft. GFA
861	Sporting Goods Superstore	4.3 spaces per 1,000 sq. ft. GFA
862	Home Improvement Superstore	4.9 spaces per 1,000 sq. ft. GFA
863	Electronics Superstore	2.3 spaces per 1,000 sq. ft. GFA
864	Toy/Children's Superstore	1.9 spaces per 1,000 sq. ft. GFA
866	Pet Supply Superstore	4.0 spaces per 1,000 sq. ft. GFA
867	Office Supply Superstore	1.3 spaces per 1,000 sq. ft. GFA
868	Book Superstore	1.1 spaces per 1,000 sq. ft. GFA
869	Discount Home Furnishings Superstore	4.3 spaces per 1,000 sq. ft. GFA
876	Apparel Store	8.2 spaces per 1,000 sq. ft. GFA
880	Pharmacy/Drugstore w/o Drive-Through Window	5.0 spaces per 1,000 sq. ft. GFA
881	Pharmacy/Drugstore with Drive-Through Window	4.2 spaces per 1,000 sq. ft. GFA
882	Marijuana Dispensary	7.2 spaces per 1,000 sq. ft. GFA
890	Furniture Store	1.9 spaces per 1,000 sq. ft. GFA
892	Carpet Store	2.9 spaces per 1,000 sq. ft. GFA
899	Liquor Store	5.1 spaces per 1,000 sq. ft. GFA
SERVICE USES (ITE CODES 900 – 999)		
912	Drive-in Bank	7.2 space per 1,000 sq. ft. GFA, plus sufficient stacking area to accommodate drive-through lane(s)

DRAFT Susquehanna Township Subdivision and Land Development Ordinance

ITE Code	Specific Land Use	Minimum Off-Street Parking Space Requirements
920	Copy, Print, and Express Ship Store	8.1 spaces per 1,000 sq. ft. GFA
930	Fast Casual Restaurant	11 spaces per 1,000 sq. ft. GFA
931	Quality Restaurant	17.5 spaces per 1,000 sq. ft. GFA and 0.5 spaces per seat
932	High-Turnover (Sit-Down) Restaurant	11 spaces per 1,000 sq. ft. GFA and 0.5 spaces per seat
933	Fast-Food Restaurant w/o Drive-Through Window	13 spaces per 1,000 sq. ft. GFA
934	Fast-Food Restaurant with Drive-Through Window	11.9 spaces per 1,000 sq. ft. GFA and 0.5 space per seat, plus sufficient stacking area to accommodate drive-through lane
936	Coffee/Donut Shop w/o Drive-Through Window	7.1 spaces per 1,000 sq. ft. GFA
937	Coffee/Donut Shop with Drive-Through Window	8.8 spaces per 1,000 sq. ft. GFA, plus sufficient stacking area to accommodate drive-through lane
939	Bread/Donut/Bagel Shop w/o Drive-Through Window	8.9 spaces per 1,000 sq. ft. GFA
940	Bread/Donut/Bagel Shop with Drive-Through Window	5.5 spaces per 1,000 sq. ft. GFA, plus sufficient staking area to accommodate drive-through lanes
941	Quick Lube Vehicle Shop	5.1 spaces per 1,000 sq. ft. GFA and 1.2 spaces per employee
943	Automobile Parts and Service Center	1.4 spaces per 1,000 sq. ft. GFA, plus adequate space for vehicle storage
960	Dry Cleaners	3.6 spaces per 1,000 sq. ft. GFA
960	Super Convenience Market/Gas Station	13 spaces per 1,000 sq. ft. GFA
970	Winery	43 spaces per 1,000 sq. ft. GFA

EXHIBIT B – SAMPLE TIME EXTENSION AGREEMENT

SAMPLE AGREEMENT TO EXTEND THE TIME FOR RENDERING AND COMMUNICATING A DECISION ON CERTAIN PRELIMINARY AND/OR FINAL SUBDIVISION/LAND DEVELOPMENT PLANS

This Agreement made the _____ day of _____, by and between the Board of Commissioners of the Township of Susquehanna, Dauphin County, Pennsylvania, (hereinafter called “Governing Body” and _____ (hereinafter call “Developer”).

WHEREAS, the Developer submitted a Preliminary/Final Plan of Subdivision/Land Development for a development known as to the Township on the _____ day of _____, and

WHEREAS, the term within which the Governing Body must render a decision approving or disapproving said plan of Subdivision/Land Development pursuant to the provisions of Section 508 of the Pennsylvania Municipalities Planning Code, as amended expires _____ day of _____, and

WHEREAS, the Developer wishes to have an additional period of time within which to attempt to bring said plan of Subdivision/Land Development into compliance with all applicable Township ordinances and regulations or to further document the said submissions.

NOW, THEREFORE, in consideration of the above recitals and the covenants and in reliance thereon, the parties agree as follows:

1. Developer hereby agrees to an extension of the time within which the Governing Body must render a decision and communicate its decision relative to the above mentioned plan of subdivision/land development to the Developer which extended time period shall expire the _____ day of _____.
2. Developer understands that Governing Body is relying on the representation of Developer and Developer intends to be bound by the extension of time granted herein.

IN WITNESS WHEREOF, the parties intending to be legally bound have here- unto set their hands and seals the day and year first above written.

DEVELOPER

Witness

DEVELOPER

Accepted by Susquehanna Township BY:

Witness

Township Manager/Secretary

EXHIBIT C – SAMPLE PLAT APPROVAL BLOCKS

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____.

CHAIRMAN: _____

SECRETARY: _____

THIS PLAN REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENGINEER THIS _____ DAY OF _____.

TOWNSHIP ENGINEER: _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____.

CHAIRMAN: _____

SECRETARY: _____

THIS PLAN APPROVED BY THE SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____.

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS _____ DAY OF _____.

PLAN BOOK: _____

VOLUME: _____

PAGE: _____



Susquehanna
TOWNSHIP