

ORDINANCE NO. 2003 - A

AN ORDINANCE OF THE TOWNSHIP OF UNION, ADAMS COUNTY, PENNSYLVANIA AMENDING THE UNION TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE BY DELETING THOSE SECTIONS WHICH PROVIDE SPECIFICATIONS FOR THE CONSTRUCTION OF STREETS IN AND ABUTTING SUBDIVISIONS AND LAND DEVELOPMENTS IN THE TOWNSHIP AND SUBSTITUTING THEREFORE THE SPECIFICATIONS OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND SPECIFICATIONS ADOPTED BY UNION TOWNSHIP EITHER BY ORDINANCE OR RESOLUTION.

BE IT ENACTED AND ORDAINED, and it is hereby enacted and ordained by the Board of Supervisors of Union Township, Adams County, Pennsylvania (hereinafter the "Township") that the Union Township Subdivision and Land Development Ordinance (hereinafter the "SALDO") is hereby amended as follows:

SECTION I: Section 502-A, Subsections 1-3, inclusive, of the SALDO are hereby revoked in their entirety and the provisions set forth below are substituted therefore:

502-A - URBAN OR SUBURBAN DEVELOPMENTS

1. Streets and alleys shall be surfaced to the grades and dimensions shown on the plans, profiles and cross-sections submitted by the developer to and approved by the Township.
2. All streets shall be constructed in accordance with the specifications of the Pennsylvania Department of Transportation and to specifications adopted by the Township, either by ordinance or resolution.
3. Before paving the street surface, the developer shall install the required utilities and provide, where necessary, adequate storm water drainage for the streets as approved by the Township. The Township's engineer or other designated inspector must be given an opportunity to inspect such installations prior to the street being paved in order to ensure to compliance with applicable standards and requirements.
4. For the construction of arterial streets, the developer shall consult with the Township regarding the applicable standards and specifications but shall generally be required to comply with the specifications of the Pennsylvania Department of Transportation for the materials and methods of construction. The Township shall determine if a collector or arterial street is required as a result of the development being constructed and the developer shall be responsible for all costs of constructing such street in accordance with the terms hereof and the applicable standards and specifications.

SECTION II: All provisions of the SALDO inconsistent with the provisions set forth above are hereby revoked and rendered null and void. All provisions not inconsistent herewith are ratified and confirmed.

SECTION III: This Ordinance shall become effective five (5) days after the enactment hereof.

ENACTED AND ORDAINED the 16th day of September, 2003 by
the Union Township Board of Supervisors.

ATTEST:

Dale R. Edin

TOWNSHIP OF UNION

Jack D. Freet
Jack D. Freet, Chairman

Donald L. Pollard
Donald L. Pollard

John W. Aldridge
John W. Aldridge

UNION TOWNSHIP BOARD OF SUPERVISORS
RESOLUTION 2003-H

WHEREAS, the Board of Supervisors of Union Township, Adams County, Pennsylvania has amended its Subdivision and Land Development Ordinance by Ordinance No. 2003____, which deletes those sections which provide specifications for the construction of streets in and abutting subdivision and land developments in the Township; and

WHEREAS, the Board of Supervisors in said Ordinance has substituted for said specifications the road construction specifications of the Pennsylvania Department of Transportation and those specifications adopted from time to time by the Township, either by ordinance or resolution; and

WHEREAS, the Supervisors desire to adopt the road construction specifications set forth herein to apply to roads constructed in and abutting subdivision and land developments in the Township.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Union Township, Adams County, Pennsylvania as follows:

I. The following specifications shall apply to the construction of all new roads in Union Township:

1. All roads shall follow the lines and grades as shown on plans approved by the Township.
2. The sub-grade shall be graded and rolled to conform to the final grade. Unstable material in the road sub-grade shall be removed, until stable material is encountered, and replaced with either number 3 or 2A stone as required by the Township. Sub-grade must be approved by the Township prior to placing the sub-base.
3. The sub-base will be a minimum of eight (8) inches of 2A stone compacted, meeting Pennsylvania Department of Transportation specifications. The sub-base will be graded to conform to the final grade. Sub-base must be approved by the Township prior

to the placement of bituminous binder course.

4. For streets to be built where the predominant use will be agricultural or residential in nature, a compacted bituminous binder course BCBC of four (4) inches will be placed over the sub-base. For streets to be built where the predominant use will be commercial or industrial in nature, a compacted bituminous binder course BCBC of six (6) inches will be placed over the sub-base. All streets regardless of type of use shall have a two (2) inch compacted bituminous wearing course of ID-2 placed over the binder course.

5. A roller having a ten (10) ton static weight or of a type otherwise approved by the Township must be used. In certain cases, the Township may require the use of two rollers to ensure that the asphalt is fully compacted.

6. Before paving operations begin, the equipment must be in good mechanical condition, properly adjusted and free from any wear that would impair the quality of work.

7. The bituminous paver should be self-propelled, self-contained and have a ten (10) ton load capacity, with activated vibratory heated screeds.

8. The wear course must be constructed to the tolerance specified in the Pennsylvania Department of Transportation Specifications, Publication 408, as from time to time modified or amended. The Township will not accept any construction which is unlevel, wavy, rough, has honeycomb surface, or is not completed in a good workmanlike manner.

9. After the surface course has been placed, a uniform coating of asphalt emulsion shall be sprayed along the curb, around drainage gratings, manholes, gutters and all other surfaces against which the bituminous material abuts.

10. Water must be available at the site during paving. If on-site water is not available, a water tank must be provided.

11. All asphalt must be purchased from a plant approved by the Pennsylvania Department of Transportation.

12. During construction of all streets, warning signs and flashers shall be provided as required by the Pennsylvania Department of Transportation Specifications, Publication 408, Section 900, as from time to time modified or amended.

13. As per specifications under Pennsylvania Department of Transportation Specifications, Publication 408, Section 401.3 (n) as from time to time modified or amended, "Protection of Surface Course" - Vehicular traffic or loads shall not be permitted on the newly completed surface course until adequate stability and adhesion has been attained and the material has cooled to 60°C (140°F) or less.

14. If the Township shall, at any time, be of the opinion that the Contractor is not progressing with the work in a satisfactory manner, or is neglecting to remedy any imperfections, or to repair damage to public or private property, or continues to employ or re-employ negligent or careless persons; or is conducting the work in a manner disapproved by the Township; or is failing to perform the work in accordance with the specifications, then the Township may suspend the work on any or all parts until its orders respecting the particular parts are complied with.

15. Where curbs are not required, four (4') foot stabilized shoulders having a minimum thickness of eight (8") inches of 2A compacted stone will be constructed. A double application of bituminous surface treatment will be placed over stones, in accordance with Pennsylvania Department of Transportation Specifications, Publication 408, Section 480, as from time to time modified or amended.

16. All work shall be performed in accordance with Pennsylvania Department of Transportation Specifications.

II. In all other respects, it shall be necessary for the developer to comply with all specifications and requirements set forth in the Union Township Subdivision and Land Development Ordinance, as from time to time modified or amended.

DULY ADOPTED, by the Board of Supervisors of the Township of Union, Adams County, Pennsylvania, in lawful session duly assembled this 16th day of September, 2003.

ATTEST:

Dale R. Edlin
Secretary

UNION TOWNSHIP
BOARD OF SUPERVISORS

Jack D. Freet
Jack D. Freet, Chairman

Donald L. Pollard
Donald L. Pollard

John W. Aldridge
John W. Aldridge

ORDINANCE NO. 1994-A

AN ORDINANCE AMENDING THE UNION TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIRING THAT INDIVIDUALS ENGAGED IN THE SUBDIVISION AND DEVELOPMENT OF LAND PROVIDE THE TOWNSHIP WITH A DRAINAGE/STORMWATER MANAGEMENT PLAN: INCLUDING THE REQUIREMENTS AS TO THE CONTENTS OF SAID PLAN; DESIGN CRITERIA FOR DRAINAGE AND STORMWATER MANAGEMENT FACILITIES; PROVISIONS FOR EASEMENTS FOR THE CONSTRUCTION OF SAID FACILITIES; MINIMUM ACCEPTABLE CONSTRUCTION STANDARDS FOR SAID FACILITIES; OWNERSHIP AND MAINTENANCE OF SUCH FACILITIES; AND PROVISIONS FOR WAIVERS OR VARIANCES FROM THE REQUIREMENTS THEREOF.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Union Township, Adams County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same as follows:

SECTION I. The Board of Supervisors of Union Township hereby amends the Union Township Subdivision and Land Development Ordinance, by deleting the existing Section 507 and substituting the following therefor:

UNION TOWNSHIP, ADAMS COUNTY

SECTION 507

DRAINAGE AND STORMWATER MANAGEMENT

Section 507-A PLAN CONTENT

The Drainage/Stormwater Management (hereafter referred to as D/SWM) Plan shall consist of maps and a narrative prepared under the direction of a professional engineer or land surveyor registered in Pennsylvania with experience in D/SWM. The D/SWM Plan shall include the following items:

1. A narrative including a general statement of the project, the date the project is expected to begin and end, a description of existing and proposed conditions, ownership and maintenance of facilities, and conclusions.
2. A 7 1/2 minute USGS topographic map, or equivalent, showing the project location and its total watershed(s), and additional maps, as necessary, to clearly show the delineation of all drainage areas, both on site and off site, used in all computations for all drainage and stormwater management facilities.
3. Project mapping showing existing and proposed facilities such as lots, streets, parking areas, drainage facilities, erosion control facilities, areas of cut and fill, limits of earth disturbance, and stormwater management facilities.
4. Project mapping showing existing and proposed topographic features as following:
 - a. contours at 2' intervals except in areas where the slope is greater than 15% in which case the contour interval shall be 5'.
 - b. boundary lines of the project area.
 - c. drainage on the project and adjoining properties including floodplains, floodways, streams, lakes, ponds, and easements.
5. Calculations for all proposed drainage and stormwater management facilities and any other impacted facilities.

Section 507-B. DESIGN CRITERIA

1. General

The following design criteria are presented as the minimum acceptable standards available at the time this ordinance was adopted. New and innovative procedures are encouraged and shall be permitted on a case-by-case basis as approved by the Township Engineer.

2. Drainage

a. Design Storm

All drainage facilities shall be designed to safely convey the 10-year storm. More stringent criteria may be required by the Township Engineer where the above criteria will aggravate existing problems or create new problems.

b. Peak Flow

The Rational Method shall be used for drainage areas up to 0.5 sq. mi. However, extreme care should be used for watersheds with times of concentration greater than 60 minutes or flow paths that include channel storage or diversions. For drainage areas greater than 0.5 sq. mi., other hydrologic methods should be used such as the SCS Soil Cover-Complex method.

c. Rainfall

Design rainfall shall be determined using the Pennsylvania Department of Transportation Intensity-Duration-Frequency Curves for Region Four as follows:

- (1) Rational Method - The appropriate time of concentration and return period shall be used to determine the rainfall intensity.
- (2) Soil-Cover-Complex Method - The Soil Conservation Service Type II 24-hour rainfall distribution shall be used with the following rainfall depths derived from the Region 4 Curves:

<u>Return Period</u>	<u>24 Hour Rainfall Depth</u>
2-year	3.0 in.
10-year	4.6 in.
25-year	5.5 in.
100-year	7.4 in.

d. Runoff Coefficients

- (1) Runoff coefficients for the Rational method shall be determined using Table 1 in Appendix A.
- (2) Runoff curve numbers for the SCS Soil Cover-Complex Method shall be determined using Table 2 in Appendix A.

e. Time of Concentration

The methods found in Chapter 3 of TR-55 (Reference 1) shall be used to compute times of concentration. The length of flow path for sheet flow shall not exceed 100 ft. and the length of flow path for shallow concentrated flow shall not exceed 1,000 ft.

f. Allowable Spread of Water

The maximum allowable spread of water on streets is one-half of a travel lane.

g. Pipe

(1) At a minimum, pipe capacities shall be computed using both the Manning Equation for full flow capacity and the Inlet Control Nomographs in Hydraulic Design Series 5 (Reference 2). For inlets, the maximum headwater elevation must be less than the top of grate or top of road. For culverts, the headwater/diameter ratio must be less than or equal to 1.25. Complete outlet control calculations shall be required for special circumstances such as high tailwater conditions, long runs of pipe, excessive bends and other losses, etc.

(2) The minimum pipe slope shall be 0.005 ft./ft.

h. Inlet Spacing

The maximum spacing of inlets is 450 ft. On curbed sections, a double inlet shall be placed at the low point on sag vertical curves. Otherwise, an inlet shall be placed on each side of the low point at a distance not to exceed 100 ft. or at an elevation not to exceed 0.2 ft. above the low point.

i. Swales

(1) At a minimum, swale capacities and velocities shall be computed using the Manning Equation. Backwater calculations and other methods may be necessary for special conditions such as excessive bends and other losses, backwater conditions, etc.

(2) The minimum longitudinal slope shall be 0.005 ft./ft.

(3) The maximum side slopes shall be 3:1 for grass lined swales and 2:1 for rock lined swales.

(4) All grass lined swales shall be provided with a minimum of 4 inches of topsoil. Swales shall be mulched and seeded with Formula B in areas that will be mowed and Formula D in areas with limited access that will not be mowed, in accordance with PennDOT Publication 408, Section 804.

3. Stormwater

a. Design Storm

The maximum peak rate of runoff for the proposed conditions shall not exceed the maximum peak rate of runoff for the existing conditions for the 2-year, 10-year, and 25-year storms. More stringent criteria may be required by the Township Engineer where the above criteria will aggravate existing problems or create new problems.

b. Hydrographs

Hydrographs shall be calculated using the following methods:

<u>Drainage Area</u>	<u>Method</u>
Less Than 10 Acres	Modified Rational Method
10 to 20 Acres	Modified Rational Method or SCS Soil Cover-Complex Method
Greater than 20 acres	SCS Soil Cover-Complex Method

c. Rainfall

Refer to Section 507-B(2)(c).

d. Runoff Coefficient

Refer to Section 507-B(2)(d).

e. Time of Concentration

Refer to Section 507-B(2)(e).

f. Routing

The design of the facility shall be verified by routing the proposed 2-, 10-, 25-, and 100-year hydrographs through the facility using the storage indication method or modified Puls method.

g. Emergency Spillway

An emergency spillway shall be provided to safely pass the 100-year storm with one foot of freeboard between the maximum pool elevation and the top of the dam.

h. Riser Pipe

The riser pipe shall be designed to withstand buoyancy forces if it becomes clogged.

i. Pond Side Slopes

Pond side slopes shall be no steeper than 3:1.

j. Pond Bottom

The minimum slope of any surface on the bottom of any pond shall be 1.5%. Also, concrete low-flow channels shall be constructed from any pipe or swale leading into the pond to the principal spillway.

k. Access

All facilities shall have stabilized access roads, gates, fences and easements where necessary for the proper maintenance, repair, and utilization of the stormwater facilities.

l. Seasonal High Groundwater Table

The invert of all stormwater ponds and underground infiltration/storage facilities shall be located a minimum of 2 feet above the seasonal high groundwater table.

m. Underground Infiltration Facilities

Underground infiltration facilities shall be designed in accordance with Standards and Specifications for Infiltration Practices (Reference 5). The minimum infiltration rate of the soil must be field verified.

n. Topsoil and Seeding

All pond areas including bottoms, side slopes, and top of berms shall be provided with a minimum 4 inches of topsoil and shall be mulched and seeded with Formula B in accordance with PennDOT Publication 408, Section 804.

4. Easements

a. Easements shall be provided for drainage and stormwater facilities in consultation with the Township Engineer.

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

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

b. A drainage easement shall be provided where a subdivision and/or land development is traversed by a watercourse, drainageway, channel or stream. The width of the easement will be determined by the Township Engineer. The easement will conform substantially with the line of the watercourse, drainageway, channel or stream. The width will be adequate to preserve the unimpeded flow of natural drainage or to widen, deepen, relocate, improve or protect such drainage facilities or to install a storm sewer. Under no circumstances shall the easement be less than twenty-five (25') feet. Access easements shall also be required.

Section 507-C. CONSTRUCTION STANDARDS

1. General

Following are the minimum acceptable construction standards. Other standards will be accepted on a case-by-case basis by the Township Engineer.

2. Drainage and Stormwater

a. Pipe

- (1) Pipes shall be constructed in accordance with the specifications as set forth in the Pennsylvania Department of Transportation, Publication 408, as amended (Reference 3). All metal pipes shall be aluminum coated (Type 2) and conform to the current AASHTO M274 (and ASTM A819) material specification or equal or better as approved by the Township Engineer
- (2) Pipes, trenching and backfill shall be in accordance with RC-30 of Roadway Construction Standard Drawings (Reference 4) or other detail approved by the Township Engineer.
- (3) Pipe thickness and reinforcement shall be in accordance with approved engineering calculations. Minimum gauge for metal pipes shall be sixteen (16) gauge.
- (4) Pipe sizes shall be in accordance with that shown on approved drawings. Minimum pipe size for drainage facilities shall be fifteen (15") inches in diameter for on site collection. Pipes utilized for upstream conveyance of off-site flows shall have a minimum size of eighteen (18") inches.
- (5) Pipes shall be constructed and set to line and grade as shown on approved drawings.
- (6) Pipes shall be inspected by the Township Engineer or his agent prior to backfilling.

b. Inlets

- (1) Inlets 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-34) or other detail approved by the Township Engineer.
- (2) Inlets shall be placed in a two inch (2") sump condition, and shall be compatible with type of curbing installed.
- (3) All inlets shall have weep holes covered with geotextile fabric placed at the appropriate elevations to completely drain the subgrade prior to placing the base course and surface course.
- (4) Inlets shall be inspected by the Township Engineer or his designated agent after completion of all work.

c. Manholes

- (1) Manholes 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-39).

- (2) Manholes shall be inspected by the Township Engineer or his designated agent after completion of all work.

d. Miscellaneous Structures and Facilities

Miscellaneous structures and facilities shall be constructed in accordance with Pennsylvania Department of Transportation Publication 408 and Roadway Construction Standards where applicable.

Section 507-D. OTHER APPROVALS

Compliance with this ordinance does not preclude the need to obtain other permits and approvals as required by Union Township, Adams County, the Adams County Conservation District, the Commonwealth of Pennsylvania, the Federal Government and other agencies. Other permits and approvals may include subdivision, zoning, and building approvals and street excavation permits from the Township, an Erosion and Sedimentation Pollution Control Plan, National Pollutant Discharge Elimination System Permit (NPDES), Water Obstruction and Encroachment Permit, Dam Safety Permit, Submerged Lands License Agreement, Sections 401 and 404 of the Clean Water Act, and others. The most stringent of all pertinent requirements shall apply.

Section 507-E. OWNERSHIP AND MAINTENANCE

Prior to the granting of final approval of the D/SWM by the Township, the applicant shall either (1) provide for the dedication of the permanent facilities to the Township or (2) have a written agreement providing for the ownership and maintenance of said facilities.

1. Facilities Dedicated to Township

It shall be the Township's responsibility to maintain any facilities that are dedicated to the Township after acceptance of the same by the Township. After construction of the facilities which the developer or owner wishes to dedicate to the Township and before acceptance by the Township, the applicant shall provide to the Township an amount determined by the Township, which at a rate of 6% per annum, will provide sufficient interest income per year to cover the annual maintenance of such facilities.

Example:

Maintenance \$250.00 per year = \$4,166.67 deposit
Maintenance \$500.00 per year = \$8,333.33 deposit

Prior to the Township approving the final D/SWM Plan upon which the facilities are shown for dedication to the Township, the developer or owner shall provide to the Township satisfactory surety as approved by the Township Solicitor to ensure the payment of the said required maintenance amount at the completion of construction and prior to acceptance by the Township Engineer.

2. Facilities Maintained by Private Entity

- a. In cases where permanent facilities are owned by a private entity such as a homeowners association, such entity shall be responsible for maintenance. In this case, a legally binding agreement between the entity and the Township shall be made providing for maintenance for all permanent facilities, including the inspection by the Township of all such facilities deemed critical to the public welfare, annually and after each major flood event.
- b. If the Township determines at any time that any facility has been eliminated, altered or improperly maintained, the entity shall be advised of corrective measures required and given a period of time not to exceed 90 days to take necessary corrective action. If the entity can not complete the corrective work within the 90 day period, the entity may apply for an extension of 90 days which the Township may grant upon the entity showing adequate cause for the extension. If such action is not taken by the entity, the Township may cause the work to be done and lien all costs against the entity.

3. Facilities Maintained by Individual Lot Owners

- a. When the facilities are located on individual lots, and when they are the responsibility of that landowner to maintain, a description of the facility or system and the terms of their required maintenance shall be recorded with the deed to the property. Also, a description of the facility or system shall be provided to the Township.
- b. If the Township determines at any time that any facility has been eliminated, altered or improperly maintained, the owner of the property shall be advised of corrective measures required and given a period of time not to exceed 90 days to take necessary corrective action. If the owner can not complete the corrective work within the 90 day period, the owner may apply for an extension of 90 days which the Township may grant upon the owner showing adequate cause for the extension. If such action is not taken by the property owner, the Township may cause the work to be done and lien all costs against the property.

Section 507-F. WAIVERS

1. Stormwater management facilities located in close proximity to stream or drainage facilities with excess capacity may be waived in order to facilitate drainage prior to stream flooding. All conveyance facilities between the receiving stream or drainage facility must have adequate capacity to safely pass the proposed 25-year storm or they must be improved to pass the proposed 25-year storm.
2. Any proposed activity regulated by or subject to the stormwater requirements of this ordinance which would create 10,000 square feet or less of additional impervious cover shall not be required to adhere to the stormwater provisions in Section 507-B(3)(a) of this Article. Development which is planned to occur in stages or phases will be considered in its entirety for the purposes of determining exemption. Semi-pervious areas shall be considered as impervious for purposes of this exemption. Waivers shall not be provided for any diversion of watercourses or watersheds.

3. Where, owing to special conditions, a literal enforcement of the provisions of this Article will result in unreasonable hardship, the Township, on the recommendation of the Township Engineer and Zoning Officer, may make such reasonable variance thereto or waiver thereof as will not be contrary to the public interest and so that the spirit of this Article shall be observed and substantial justice done. A request for a variance or waiver shall be submitted in writing by the applicant to the Zoning Officer setting forth the grounds and all facts relied upon by the applicant. Procedures to be followed in the granting of a waiver or variance shall be as set forth in Article VII, Section 702 of the Land Development and Subdivision Ordinance.

SECTION 507-G. REFERENCES

1. U.S. Department of Agriculture, Soil Conservation Service, Urban Hydrology for Small Watersheds, Technical Release 55, June, 1986.
2. U.S. Department of Transportation, Federal Highway Administration, Hydraulic Design Series 5, Hydraulic Design of Culverts, September, 1985, and Computer Model HY-8, latest version.
3. Pennsylvania Department of Transportation, Specifications, Publication No. 408, 1990, as revised.
4. Pennsylvania Department of Transportation, Standards for Roadway Construction, Publication No. 72, May 1983, as revised.
5. Maryland Department of Natural Resources, Standards and Specifications for Infiltration Practices, February 1984.

APPENDIX A

APPENDIX A

Table 1 - Runoff Coefficients for the Rational Method

Hydrologic Soil Group and Slope Range

Land Use	A			B			C			D		
	0-2%	2-6%	6+%	0-2%	2-6%	6+%	0-2%	2-6%	6+%	0-2%	2-6%	6+%
Cultivated	0.08 ^a	0.13	0.16	0.11	0.15	0.21	0.14	0.19	0.26	0.18	0.23	0.31
Land	0.14 ^b	0.18	0.22	0.16	0.21	0.28	0.20	0.25	0.34	0.24	0.29	0.41
Pasture	0.12	0.20	0.30	0.18	0.28	0.37	0.24	0.34	0.44	0.30	0.40	0.50
	0.15	0.25	0.37	0.23	0.34	0.45	0.30	0.42	0.52	0.37	0.50	0.62
Meadow	0.10	0.16	0.25	0.14	0.22	0.30	0.20	0.28	0.36	0.24	0.30	0.40
	0.14	0.22	0.30	0.20	0.28	0.37	0.26	0.35	0.44	0.30	0.40	0.50
Forest	0.05	0.08	0.11	0.08	0.11	0.14	0.10	0.13	0.16	0.12	0.16	0.20
	0.08	0.11	0.14	0.10	0.14	0.18	0.12	0.16	0.20	0.15	0.20	0.25
Residential	0.25	0.28	0.31	0.27	0.30	0.35	0.30	0.33	0.38	0.33	0.36	0.42
1/8 Acre	0.33	0.37	0.40	0.35	0.39	0.44	0.38	0.42	0.49	0.41	0.45	0.54
1/4 Acre	0.22	0.26	0.29	0.24	0.29	0.33	0.27	0.31	0.36	0.30	0.34	0.40
	0.30	0.34	0.37	0.33	0.37	0.42	0.36	0.40	0.47	0.38	0.42	0.52
1/3 Acre	0.19	0.23	0.26	0.22	0.26	0.30	0.25	0.29	0.34	0.28	0.32	0.39
	0.28	0.32	0.35	0.30	0.35	0.39	0.33	0.38	0.45	0.36	0.40	0.50
1/2 Acre	0.16	0.20	0.24	0.19	0.23	0.28	0.22	0.27	0.32	0.26	0.30	0.37
	0.25	0.29	0.32	0.28	0.32	0.36	0.31	0.35	0.42	0.34	0.38	0.48
1 Acre	0.14	0.19	0.22	0.17	0.21	0.26	0.20	0.25	0.31	0.24	0.29	0.35
	0.22	0.26	0.29	0.24	0.28	0.34	0.28	0.32	0.40	0.31	0.35	0.46
Industrial	0.67	0.68	0.68	0.68	0.68	0.69	0.68	0.69	0.69	0.69	0.69	0.70
	0.85	0.85	0.86	0.85	0.86	0.86	0.86	0.86	0.87	0.86	0.86	0.88
Commercial	0.71	0.71	0.72	0.71	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72
	0.88	0.88	0.89	0.89	0.89	0.89	0.89	0.89	0.90	0.89	0.89	0.90
Streets	0.70	0.71	0.72	0.71	0.72	0.74	0.72	0.73	0.76	0.73	0.75	0.78
	0.76	0.77	0.79	0.80	0.82	0.84	0.84	0.85	0.89	0.89	0.91	0.95
Open Space	0.05	0.10	0.14	0.08	0.13	0.19	0.12	0.17	0.24	0.16	0.21	0.28
	0.11	0.16	0.20	0.14	0.19	0.26	0.18	0.23	0.32	0.22	0.27	0.39
Parking	0.85	0.86	0.87	0.85	0.86	0.87	0.85	0.86	0.87	0.85	0.86	0.87
	0.95	0.96	0.97	0.95	0.96	0.97	0.95	0.96	0.97	0.95	0.96	0.97

^a = Runoff coefficients for storm recurrence intervals less than 25 years

^b = Runoff coefficients for storm recurrence intervals of 25 years or more

Source: Rawls, W.J., S.L. Long, and R.H. McCuen, 1981. Comparison of Urban Flood Frequency Procedures. Preliminary Draft Report prepared for the Soil Conservation Service, Beltsville, Maryland.

APPENDIX A

Table 2-2a. - Runoff Curve Numbers for Urban Areas¹

Cover description	Average percent impervious area ²	Curve numbers for hydrologic soil group—			
		A	B	C	D
<i>Fully developed urban areas (vegetation established)</i>					
Open space (lawns, parks, golf courses, cemeteries, etc.) ³ :					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ⁴ ...		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
<i>Developing urban areas</i>					
Newly graded areas (pervious areas only, no vegetation) ⁵		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

¹Average runoff condition, and $I_a = 0.2S$.

²The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

³CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

⁴Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

⁵Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4, based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

APPENDIX A

Table 2-2c. -Runoff Curve Numbers for Other Agricultural Lands¹

Cover description		Curve numbers for hydrologic soil group—			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing. ²	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element. ³	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30	48	65	73
Woods—grass combination (orchard or tree farm). ³	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods. ⁴	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

¹Average runoff condition, and $I_n = 0.2S$.

²*Poor:* < 50% ground cover or heavily grazed with no mulch.
Fair: 50 to 75% ground cover and not heavily grazed.
Good: > 75% ground cover and lightly or only occasionally grazed.

³*Poor:* < 50% ground cover.
Fair: 50 to 75% ground cover.
Good: > 75% ground cover.

⁴Actual curve number is less than 30: use CN = 30 for runoff computations.

⁵CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

⁶*Poor:* Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.
Fair: Woods are grazed but not burned, and some forest litter covers the soil.
Good: Woods are protected from grazing, and litter and brush adequately cover the soil.

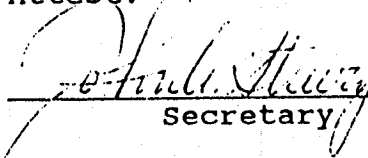
SECTION II. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

SECTION III. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

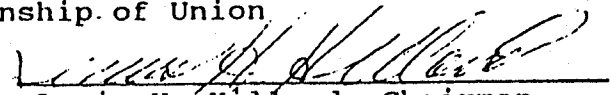
EFFECTIVE DATE. This Ordinance shall become effective on February 21, 1994.

ENACTED AND ORDAINED this 16th day of February, 1994.

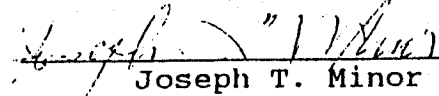
Attest:


Secretary

Board of Supervisors
Township of Union

By: 
Lewis H. Hillard, Chairman

Louis E. Hilker


Joseph T. Minor

UNION TOWNSHIP
SUBDIVISION & LAND DEVELOPMENT
ORDINANCE

UNION TOWNSHIP
ADAMS COUNTY, PA.

MAY 1990

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE I - SHORT TITLE, PURPOSE, AND JURISDICTION	1
ARTICLE II - DEFINITIONS	3
ARTICLE III - APPLICATION PROCEDURES AND PLAT REQUIREMENTS	10
Pre-application Procedures	10
Sketch Plan	10
Preliminary Plan Procedures	11
Preliminary Plan Requirements	13
Final Plan Procedures	17
Final Plan Requirements	20
Resubdivision Procedure	25
Additions to Existing Lots	25
ARTICLE IV - DESIGN STANDARDS	26
Application of Standards	26
General Site Standards	26
Street and Highway Standards	27
Off Street Parking	31
Access Drives	34
Blocks	35
Lots	36
Easements	47
ARTICLE V - IMPROVEMENT AND CONSTRUCTION REQUIREMENTS	48
Monuments and Markers	48
Streets	48
Curbs and Gutters	51
Sidewalks	51
Sewer and Water Supply Systems	51
Fire Hydrants	53
Storm Drainage	54
Erosion and Sedimentation	55
Floodplain	55
Underground Utility Lines	56
Petroleum Lines	56
Natural Gas Lines	56
Dedication of Lands for Local Recreation and Other Public Sites	56
Water Areas	57
Reservations	57
Completion of Improvements or Guarantee thereof; Prerequisite to Final Plan Approval	57
Release from Improvement Bond	59
Remedies to Effect Completion	60
Dedication of Improvements	60

ARTICLE VI - FEES	61
ARTICLE VII - MODIFICATIONS	62
ARTICLE VIII - ADMINISTRATION, ENFORCEMENT, AND PENALTIES	63
ARTICLE IX - MOBILE HOMES AND MOBILE HOME PARKS	65
Definitions	65
Permits for Mobile Home Park Construction, Alteration, or Extension	66
Registration and Licensing for Mobile Home Parks	68
Inspections of Mobile Home Parks	69
Park Construction Requirements	69
Water Supply	72
Sewage Disposal	74
Electrical Distribution System	75
Service Buildings and Other Community Service Facilities	76
Refuse Handling	76
Insect and Rodent Control	77
Fuel Supply and Storage	77
Fire Protection	78
Mobile Homes	78
Miscellaneous Requirements	78
Notices and Revocation of License	79
Penalties	79
Severability Clause	79
ARTICLE X - ENACTMENT AND REPEAL	80

AN ORDINANCE ESTABLISHING REGULATIONS AND STANDARDS FOR THE SUBDIVISION AND DEVELOPMENT OF LAND WITHIN THE TOWNSHIP OF UNION; ESTABLISHING PROCEDURE FOR APPLICATION AND ADMINISTRATION OF THESE REGULATIONS AND STANDARDS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; ESTABLISHING REGULATIONS AND STANDARDS FOR MOBILE HOMES AND MOBILE HOME PARKS; AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF. THIS ORDINANCE REPEALS ALL OTHER SUBDIVISION ORDINANCES PREVIOUSLY ADOPTED.

BE IT ORDAINED by the Supervisors of the Township of Union, Adams County, Pennsylvania, as follows:

ARTICLE I - SHORT TITLE, PURPOSE, AND JURISDICTION

101 - SHORT TITLE

This Ordinance shall be known and may be cited as "The Union Township Subdivision and Land Development Ordinance".

102 - PURPOSE

This Ordinance is enacted for the purpose of assuring suitable sites for building purposes and human habitation and to provide for the harmonious development of the Township of Union for the proper coordination of proposed streets, parks, or other facilities for insuring adequate open space for traffic, recreation, light and air and for the proper distribution of population, thereby creating conditions favorable to the health safety, morals, and general welfare of the citizens of Union Township. The approval of any subdivision plan shall be based upon considerations set forth as following:

1. Recognition of a desirable relationship of the development proposed to the general land form, topographic and geologic character, to natural drainage and surface water runoff, and to the ground water table.
2. Recognition of a desirable standard of subdivision design, including adequate provision for pedestrian and vehicular traffic, and for suitable building sites for the contemplated land use.
3. Preservation of such natural assets as ponds, streams, shrubs, trees, and watershed areas.
4. Provisions for adequate and safe water supply, sewage disposal, storm drainage and other utilities.

103 - AUTHORITY AND JURISDICTION

The authority of the Township Supervisors to adopt this Ordinance regulating subdivision and land development within Union Township is granted by Article V of the Pennsylvania Municipalities Planning Code of July 31, 1968, Act No. 247 as amended. No subdivision or land development of any lot, tract, or parcel of land shall be made, no streets, sanitary sewer, storm sewer, water main or other improvements in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel, or for the common use of occupants of buildings abutting thereon, except in accordance with the provisions of this Ordinance. No lot in a subdivision may be sold, no permit to erect, alter or repair any building upon land in a subdivision may be issued, and no building may be erected in a subdivision unless and until a plan for the subdivision has been approved by the Board of Township Supervisors and recorded, and until the improvements required by the Board of Township Supervisors in connection therewith have either been constructed in strict accordance with the standards and specifications of the Township or guaranteed as provided in this ordinance.

104 - INTERPRETATION

The provisions of this Ordinance shall be interpreted to be the minimum requirements to meet the purposes of the Ordinance. Where the provisions of this Ordinance conflict or are inconsistent with the provisions of any other ordinance, regulation or requirement, the more restrictive provisions shall apply.

105 - COUNTY REVIEW

All applications for subdivision and/or land development approval within Adams County shall be forwarded upon receipt to the Adams County Office of Planning and Development for review and report. Such action shall occur at the Preliminary and Final Plan stages, and the Township shall not take action on said plans until the county report is received or until the expiration of thirty (30) days from the date the plans were forwarded to the county.

106 - MUNICIPAL LIABILITY

The grant of a permit or approval of a subdivision and/or land development plan shall not constitute a representation, guarantee, or warranty of any kind by the municipality or by any official or employee thereof of the practicability or safety of the proposed use and shall create no liability upon the municipality, its officials or employees.

ARTICLE II - DEFINITIONS

For the purpose of this Ordinance, the following words and phrases shall have the meaning as given in the Article.

- o Words in the present tense include the future.
 - o The singular includes the plural.
 - o The word "shall" is mandatory, the word "may" is optional.
 - o The word "person" means an individual, corporation, partnership, firm, association, company, or any other similar entity.
1. AGRICULTURAL PURPOSE - The use of a tract at least ten (10) acres in size for the purpose of active cultivation or animal raising as a means of obtaining income.
 2. ACCESSORY STRUCTURE - A Subordinate structure incidental to and located on the same lot as the principal structure.
 3. ALLEY - A minor right-of-way privately or publicly owned, primarily for service access to the rear or side of properties.
 4. APPLICANT - A landowner or developer, as hereinafter defined, who has filed an application for development, including his heirs, successors and assigns.
 5. APPLICATION FOR DEVELOPMENT - Every application whether preliminary or final, required to be filed and approved prior to start of construction or development, including but not limited to an application for a building permit, for the approval of a subdivision plat or plan or for the approval of a development plan.
 6. BLOCK - An area bounded by streets.
 7. BOARD OF SUPERVISORS - The elected or appointed supervisors of Union Township.
 8. BUILDING SETBACK LINES - A line established by law or agreement, usually parallel to property lines, beyond which a structure, including covered or uncovered entrances, platforms, porches, patios and steps, may not extend.
 9. CARTWAY - The surface of a street or road available for vehicular traffic.
 10. 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.
 11. COUNTY - The County of Adams, Commonwealth of Pennsylvania.

12. CROSSWALK - A publicly or privately owned right-of-way for pedestrian use extending from a street into a block or across a block to another street.
13. DEVELOPER - Any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development or resubdivision.
14. DEVELOPMENT PLAN - The provisions for development, including a planned residential development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the development plan" when used in this act shall mean the written and graphic materials referred to in this definition.
15. DWELLING UNIT - One or more rooms having cooking and sanitary facilities and access directly outdoors or through a common entrance hall.
 - a. SINGLE RESIDENTIAL DETACHED UNIT - A residential structure containing only one (1) dwelling unit.
 - b. CONVERSION UNIT - Existing residential structure which has been modified structurally in such a way as to convert it from one (1) dwelling unit to multiple dwelling units.
 - c. SEMI-DETACHED UNIT - A residential structure containing two (2) single dwelling units.
 - d. ATTACHED, ROW OR TOWNHOUSE UNIT - A residential structure containing three (3) or more dwelling units which are separated from each other by a common wall(s).
 - e. MULTIPLE-DWELLING OR APARTMENT UNIT - A residential structure of two (2) or more stories containing three (3) or more dwelling units, which are not row or townhouse units.
 - f. CONDOMINIUMS - A given set of dwelling units each of which is owned by an individual person or persons in fee simple, and which is assigned a proportionate interest in all common elements, as set forth in the Uniform Condominium Act, Act of the General Assembly of July 2, 1980, P.L. No. 82, Section 1, et seq., as amended and supplemented.
16. EASEMENT, UTILITY - A right-of-way granted for a limited or specific use.
17. ENGINEER, TOWNSHIP - The Township Engineer or any consultant designated by the Board of Supervisors to review a subdivision plan and perform the duties of Engineer in behalf of the Township.

18. ENGINEERING SPECIFICATIONS - The engineering specifications of the municipality regulating the installation of any required improvement or for any facility installed by any owner, subject to public use.
19. EROSION - The removal of surface materials by the action of natural elements.
20. EXCAVATION - Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, carried, uncovered, removed, displaced, relocated or bulldozed. It shall include the conditions resulting therefrom.
21. FILL - (i) Any act by which earth, sand, gravel, rock or any other material is placed pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface, including the conditions resulting therefrom; (ii) the difference in elevation between a point on the original ground and a designated point of higher elevation of the final grade; and (iii) the material used to make fill.
22. FLOOD -
 - a. FLOOD PLAIN AREA - A relatively flat or low land area which is subject to partial or complete inundation from adjoining or nearby stream, river, or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source.
 - b. FLOODWAY - The channel of a river or other water course and the adjacent land areas required to carry and discharge a flood of the one hundred (100) year magnitude.
 - c. ONE HUNDRED (100) YEAR FLOOD - A flood that, on the average, is likely to occur once every one hundred (100) years (i.e. that has a one (1) percent chance of occurring each year, although the flood may occur in any year).
 - d. REGULATORY FLOOD ELEVATION - The one hundred (100) year flood elevation plus a freeboard safety factor of one and one-half (1 1/2) feet.
23. GOVERNING BODY - The Board of Supervisors of the Township of Union, Adams County, Pennsylvania.
24. IMPROVEMENTS - Any structure/infrastructure; physical additions; and changes made to a parcel of land.
25. LAND - The topographic aspects of a given area, taken as a whole and available for a given use, including but not limited to soil cover, water, natural and/or man-made elements such as trees or fences.

26. LAND DEVELOPMENT

- a. The improvement of one (1) lot or two (2) or more contiguous lots, tracts or parcels of land for any purpose involving:
 - 1. A group of two (2) or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - 2. The division or allocation of land or space, whether initially or cumulatively, between or among two (2) or more existing or prospective occupants by means of, or for the purpose of streets, common area, leaseholds, condominiums, building groups or other features.
- b. A subdivision of land.
- c. "Land Development" does not include development which involves the addition of an accessory structure, including farm structures, on a lot or lots subordinate to an existing principle structure where the accessory structure is not in excess of two hundred (200) square feet.

- 27. LANDOWNER - The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any conditions), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in the land, shall be deemed to be a landowner for the purpose of this Ordinance.
- 28. LOT - A designated parcel, tract, or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.
- 29. LOT, THROUGH OR DOUBLE FRONTAGE - A lot with front and rear street frontage.
- 30. LOT AREA - The area contained within the property lines of a lot excluding any street right-of-way, easement, or floodplain located on the lot.
- 31. LOT, REVERSE FRONTAGE - A lot extending between and having frontage on, an arterial street and a minor street, and with vehicular access solely from the latter.
- 32. MUNICIPALITY - Union Township.
- 33. PLAN, SKETCH - An informal plan, not necessarily to exact scale, indicating existing features of a tract, its surroundings and the general layout of a proposed subdivision.

34. PLAN, PRELIMINARY - A tentative subdivision or land development plan, in lesser detail than the final plan, indicating the approximate proposed layouts of a subdivision or land development as a basis for consideration prior to preparation of the final plan.
35. PLAN, FINAL - A complete and exact subdivision or land development plan prepared for official recording as required by statute.
36. PLANNING COMMISSION - The Union Township Planning Commission.
37. PUBLIC GROUNDS - Includes:
1. parks, playgrounds, trails, paths, and other recreational areas and other public areas;
 2. sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities; and
 3. publicly owned or operated scenic and historic sites.
38. PUBLIC NOTICE - Notice published once each week for two (2) successive weeks in a newspaper of general circulation in the municipality. 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 be not more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.
39. RE-SUBDIVISION - Any replatting or resubdivision of land limited to change in lot lines on an approved final plan or recorded plan.
40. RIGHT-OF-WAY, STREET - A public thoroughfare for vehicular traffic and/or pedestrian traffic, whether designated as a street, highway, parkway, road, avenue, boulevard, lane, alley or however designated.
41. RUNOFF - The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow, that does not enter the soil but runs off of the surface of the land.
42. SEDIMENTATION - The process by which mineral or organic matter is accumulated or deposited by moving wind, water or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as "Sediment".
43. SIGHT DISTANCE - The length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic.

44. SLOPE - The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical difference in feet per one hundred (100) feet of horizontal distance.
45. STREET - A right-of-way intended for general public, vehicular, and pedestrian use. The word "street" includes roads, highways, and thoroughfares. The term "street line" shall indicate the right-of-way line of any such road, highway, or thoroughfare.
46. STREETS -
- a. ARTERIAL STREET - A major street or highway with fast, heavy traffic volumes of considerable continuity, and used primarily as a traffic artery for intercommunications among large areas.
 - b. COLLECTOR STREET - A street or highway which carries traffic from minor streets to arterial streets including the principal entrance streets of a residential development and streets for circulation within such a development.
 - c. MINOR STREET - A street used primarily for access to abutting properties.
 - d. CUL-DE-SAC - A street intersecting another street at one end and terminating at the other in a vehicular turn-around.
 - e. MARGINAL ACCESS STREET - A minor street which is parallel and adjacent to limited access highways or arterial streets and which provides access to abutting properties and protection from traffic.
47. STRUCTURE - Anything constructed or erected with a fixed location in or on the ground including but not limited to buildings, factories, sheds, cabins, mobile homes, car ports (attached or free standing), and other similar items, including as a part thereof roofs, porches, patios, steps, etc.
48. SUBDIVIDER - The owner or authorized agent of the owner of a lot, tract or parcel of land to be subdivided for sale or development under the terms of this Ordinance.
49. SUBDIVISION - The division or redivision of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development. Provided however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

50. Substantially Completed - Where, in the judgment of the municipal engineer, at least 90% (based on the cost of the required improvements for which financial security was posted pursuant to Section 516) of those improvements required as a condition for final approval have been completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended use.
51. SURFACE DRAINAGE PLAN - A plan showing all present and proposed grades and facilities for storm water drainage.
52. TOP SOIL - Surface soils and subsurface soils which presumably are fertile soils and soil material ordinarily rich in organic matter or humus debris. Top soil usually found in the uppermost soil layer called the "A" Horizon.
53. TOWNSHIP - Union Township, Adams County, Pennsylvania.
54. UNDEVELOPED LAND - Any lot, tract or parcel of land which has not been graded or in any other manner improved or prepared for subdivision or land development or the construction of a building.
55. WATER COURSE - A stream of water, river, brook, creek or a channel of a perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water.
56. WETLANDS - Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that in normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas. The term includes, but is not limited to, wetland areas listed in the State Water Plan, the United States Forest Service Wetlands Inventory of Pennsylvania, the Pennsylvania Coastal Zone Management Plan, the United States Fish and Wildlife National Wetland Inventory and a wetland area designated by a river basin commission.

ARTICLE III - APPLICATION PROCEDURES AND PLAT REQUIREMENTS

301 - PRE-APPLICATION PROCEDURES

1. Copies of this Ordinance shall be available for use by any person seeking information concerning land development and/or subdivision standards and procedures in effect within the Township. Any prospective developer or subdivider may meet with the Township Planning Commission to discuss and review tentative plans and/or any provisions of this Ordinance.
2. Prior to the final plan submission, the prospective developer must have complied with the planning requirements of the Pennsylvania Sewage Facilities Act as administered by the Pennsylvania Department of Environmental Resources. It is suggested that the prospective developer consult the Township Sewage Enforcement Officer or the Adams County Office of the Pennsylvania Department of Environmental Resources as to the requirements of that Act.
3. Prospective developers shall consult the County Conservation District representative concerning erosion and sediment control and the effect of geologic conditions on the proposed development. At the same time a determination should be made as to whether or not any flood hazards either exist or will be created as a result of the subdivision or development. Land that is subject to flooding shall not be platted for residential occupancy or for any other use that may endanger health, life, or property. Such land within a subdivision shall be set aside for such uses as shall not be endangered by periodic or occasional flooding and shall not produce unsatisfactory living conditions.

302 - SKETCH PLAN

Prior to the submission of a Preliminary Plan, developers are encouraged, but not required, to submit a sketch plan to the Township Planning Commission. This will enable the Planning Commission to review the proposal for factors that may affect the development.

A sketch plan should contain at least the following information:

1. Location map.
2. General information concerning any community facilities and/or any other significant man-made or natural features that will affect the proposal.
3. A property map at a legible scale showing the specific parcel of land or site involved.
4. A sketch of the proposed development drawn at a scale no smaller than 1" = 100' showing the proposed layout of streets and lots, and other features of the subdivision.

303 - PRELIMINARY PLAN PROCEDURES

In proposed developments that will abut an existing public right-of-way, the submission of a Preliminary Plan may be waived. However, all other applicable requirements and specifications shall remain the same.

303-A - SUBMISSION OF THE PRELIMINARY PLAN

1. Preliminary Plans and all required accompanying documentation shall be submitted by a developer or his authorized representative to the Township Secretary or other such official as may be designated by the Supervisors within ten (10) business days in advance of a regularly scheduled planning commission meeting.
2. Submission shall consist of the following:
 - a. Five (5) copies of the appropriate application form available from the Township.
 - b. Eight (8) blue-line or black-line paper prints of the Preliminary Plan showing all the information required in Section 304.
 - c. Five (5) copies of all other required documentation.
 - d. A filing fee as established in Article VI of this Ordinance.

303-B - DISTRIBUTION OF PRELIMINARY PLAN FOR REVIEW AND COMMENT

Copies of the Preliminary Plan and accompanying documentation shall be immediately distributed by the Township Secretary as follows:

1. One (1) copy of the application, plan, and accompanying documentation to the Township Engineer.
2. One (1) copy of the application, plan, and accompanying documentation to the Township Sewage Enforcement Officer.
3. One (1) copy of the application, plan, and accompanying documentation to the Adams County Office of Planning and Development.
4. One (1) copy of the Soil Erosion and Sediment Control Plan to the County Conservation District Office.
5. One (1) copy of the plan to the District Office of the Pennsylvania Department of Transportation when a proposed subdivision abuts or is traversed by a state road.
6. The remaining copies of the application, plan, and accompanying documentation to the Township Planning Commission.

303-C - ACTION ON PRELIMINARY PLAN BY THE PLANNING COMMISSION

1. Action on a Preliminary Plan shall be taken by the Township Planning Commission not later than sixty (60) days following the receipt of a complete submission by the Township. However, no final decision or action shall be taken by the Township Planning Commission until the reports are received from the Adams County Office of Planning and Development and other individuals and agencies to whom the Plan was sent for review and comment, or until the expiration of thirty (30) days from the date the plans were forwarded to such individuals and agencies.
2. All actions on the plan by the Township Planning Commission shall be taken at a public meeting whether it be a regularly scheduled or special meeting. If the plan is to be considered at a special meeting, the developer shall be so notified.
3. The decision of the Township Planning Commission concerning the Plan shall be in writing. If a plan is not approved, or approved subject to certain conditions, the written decisions shall specify the defects and describe the requirements which have not been met, citing in each instance the applicable provisions of this Ordinance. Copies of the decision shall be sent to the Board of Supervisors and the Township Engineer.

303-D - ACTION ON PRELIMINARY PLAN BY THE BOARD OF SUPERVISORS

1. Following receipt of the written decision from the Township Planning Commission, the Board of Supervisors shall consider the Preliminary Plan at their next regularly scheduled or special meeting. If the plan is to be considered at a special meeting, the developer shall be so notified, and in addition, the Board of Supervisors may also schedule a public hearing pursuant to public notice, before taking any action on the Plan.
2. Action on a Preliminary Plan shall be taken by the Board of Supervisors and communicated to the developer not later than ninety (90) days following the date the application is filed. Should the next regular meeting occur more than thirty (30) days following the filing of the application, said ninety (90) day period shall be measured from the thirtieth (30) day following the day the application was filed. In their review, the Board of Supervisors shall consider the reports and recommendations of the Township Planning Commission and the various other individuals to whom the Plan was sent for review and comment. As a result of their review, the Board of Supervisors may require or recommend such changes and modifications as they shall deem necessary or advisable in the public interest.
3. The decision of the Board of Supervisors concerning the Plan shall be in writing and shall be communicated to the developer not later than fifteen (15) days following the meeting at which the decision is made. If a plan is not approved, or approved subject to certain conditions, the written decision shall specify the defects and describe the

requirements which have not been met, citing in each instance the applicable provisions of this Ordinance. Copies of the decision shall be sent to the Township Planning Commission.

4. Failure of the Board of Supervisors to render a decision and communicate it to the developer within the time and in the manner required by this Ordinance shall be deemed an approval of the Plan in terms as presented unless the developer has agreed to an extension of time.
5. Approval of the Preliminary Plan shall not constitute approval of the Final Plan for any purpose or reason, but shall constitute conditional approval of the proposed development as to its general character and layout.
6. When a Preliminary Plan has been approved or approved subject to certain conditions acceptable to the developer, no subsequent change or amendment in this or any other applicable Ordinances shall be applied to affect adversely the right of the developer to commence and to complete any aspect of the approved development within five (5) years from such approval. Where final approval is preceded by preliminary approval, the five (5) year period shall be counted from the date of preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the governing ordinances or plans as they stood at the time when the plan for such approval was duly submitted to the Township.

304 - PRELIMINARY PLAN REQUIREMENTS

The Preliminary Plan submission shall be prepared by a registered surveyor or engineer and be drawn on reproducible stable transparency, using black ink for all data including approval signatures.

Scale:

- o Tracts of one (1) acre or less shall be drawn at a scale of no less than 1" = 50'.
- o Tracts of one (1) to ten (10) acres shall be drawn at a scale of no less than 1" = 100'.
- o Tracts in excess of ten (10) acres shall be drawn at a scale of no less than 1" = 200'.
- o Tracts to be used for commercial, industrial, or high density housing development shall be drawn at a scale of no less than 1" = 50'.

304-A - INFORMATION REQUIRED

The Preliminary Plan shall show:

1. Name of the proposed subdivision, and of the municipality in which it is located.

2. Name and address of subdivider.
3. Name, address, license number, and seal of the professional engineer or registered surveyor who prepared the drawings.
4. Date of original submission and of each subsequent revised submission.
5. True or magnetic north point.
6. Graphic scale.
7. Written scale.
8. Certification by the professional engineer or surveyor that the plan is accurate and correct, and has been prepared in accordance with the Professional Engineer's Registration Law.
9. A key map, for the purpose of locating the property being subdivided, drawn at a scale of one (1) inch equals one thousand (1,000) feet and showing the relation of the property to adjoining property and to all streets, roads, municipal boundaries and recorded subdivision plans existing within one thousand (1,000) feet of any part of the property. In addition, a title, scale and north point shall be indicated.
10. The total tract boundary lines of the area being subdivided with distances accurate to hundredths of a foot and bearings to one quarter (1/4) of a minute. These boundaries shall be determined by accurate survey in the field, which shall be balanced and close with an error of closure not to exceed one (1) foot in ten thousand (10,000) feet; provided, however, that the boundary(s) adjoining additional unplatted land of the subdivider (for example, between separately submitted Final Plan sections) are not required to be based upon field survey, and may be calculated. The location and elevation of all boundary line (perimeter) monuments shall be indicated, along with a statement of the total area of the property being subdivided. In addition, the engineer or surveyor shall certify to the accuracy of the survey, the drawn plan, and the placement of the monuments.
11. A plot drawn to a legible scale showing the entire existing tract boundary and the location of the lots being subdivided from said tract.
12. Boundaries of adjacent properties and recorded name and deed reference. When adjacent properties are part of a recorded plat only the lot number and subdivision name need be shown.
13. Contour lines at vertical intervals of at least two (2) feet for land with average natural slope of four (4) percent or less, and at intervals of at least five (5) feet for land with average slope exceeding four (4) percent.

14. Location and elevation of the datum to which contour elevations refer; where practicable, datum used shall be an established bench mark. Datum shall be referenced to a U.S.G.S. bench mark when public sewer or public water is proposed and/or when the development is in excess of 10 lots.
15. The name (or number) and cartway width and lines of all proposed and existing public streets and private roads and the name and location of all other roads, public or private, within the property.
16. If the subdivision proposes a new street intersection with a State Legislative Route, the intersection occupancy permit number(s) shall be indicated for all such intersections.
17. Location of existing streets and alleys adjoining the tract including name, width, width of cartway, sidewalks.
18. The location (and elevation, if established) of all existing and proposed street monuments.
19. Location of existing and proposed rights-of-way and easements.
20. Lot numbers and a statement of the total number of lots and parcels.
21. Lot lines with approximate dimensions and approximate lot areas.
22. The building setback lines for each lot, or other sites.
23. For developments where on-site sewage disposal systems will be used, the location where the soils evaluation test was conducted for each lot.
24. A statement of the intended use of all non-residential lots, with reference to restrictions of any type which exist or will exist as covenants in the deed for the lots contained in the subdivision and, if recorded, including the book and page number.
25. Location and size of existing and proposed utility structures and/or transmission lines including water, gas, electric, petroleum, etc., and all easements or rights-of-way connected with such structures and/or lines.
26. The location of any existing bodies of water or water courses, tree masses, buildings or structures (including the location of wells and on-site sewage facilities for such buildings or structures), public facilities and any other man-made or natural features within or near the proposed subdivision.
27. Location, size and invert elevation of all existing and proposed sanitary sewers (including any and all proposed and/or existing capped sewer lines) and location of all manholes, inlets and culverts. (This data may be submitted as a separate plan.)

28. Location, size, and invert elevation of all existing and proposed storm sewers (and other drainage facilities), with the size and materials of each indicated, and any proposed connections with existing facilities.
29. Location of drainage structures, including marshes, ponds, streams, or similar conditions.
30. Location of parks, playgrounds, and other areas to be dedicated or reserved for public use, with any conditions governing such use.
31. Where the development lies partially or completely in any floodprone area, or where the development borders on any floodprone area, the Preliminary Plan map shall include detailed information giving the location and elevation of proposed roads, public utilities, and building sites. All such maps shall identify accurately the boundaries of the floodprone area.
32. The Plan shall accurately show the location of all wetland.

304-B - SUPPLEMENTARY DATA REQUIRED

The Preliminary Plan shall be accompanied by the following supplementary data where applicable:

1. A plan revision module for land development as required by the Pennsylvania Department of Environmental Resources.
2. A plan for the control of erosion and sedimentation for review by the County Conservation District Office as required by the Pennsylvania Clean Streams Act.
3. Preliminary designs of any bridges or culverts which may be required. Such designs shall meet all applicable requirements of the Pennsylvania Department of Environmental Resources and the Pennsylvania Department of Transportation.
4. Typical street cross-sections drawings for all proposed streets.
5. Tentative profiles along the centerline of the cartway (pavements) or along the top of the curb for both sides of each proposed street shown on the Preliminary Plan. Such profiles shall show natural and finished grades, and where applicable, the regulatory flood elevation.
6. The applicant shall, if requested, submit a feasibility report concerning the availability and adequacy of sewer and water facilities in or near a proposed land development. Said report shall be prepared by a registered Professional Engineer and be submitted in conjunction with the Preliminary Plan.

7. Where deemed necessary by the Township, the applicant shall also submit a storm drainage plan and storm drainage calculations.
8. Where the Preliminary Plan covers only a part of the entire landholdings, a sketch of the future street system of the unsubmitted part shall be submitted. The street system of the submitted part will be considered in light of adjustments and connections with future streets in the part not submitted.
9. Where the land included in the subject application has an electric transmission line, a gas pipeline, or a petroleum (or petroleum products) transmission line located within the tract, the application shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of land and the minimum building setback and/or right-of-way lines. This requirement may also be satisfied by submitting a copy of the recorded agreement.

SECTION 305 - FINAL PLAN PROCEDURES

Submission of a Final Plan for approval shall occur not more than five (5) years following the date of approval of the Preliminary Plan. Failure to submit the Final Plan within this period of time shall make the approval of the Preliminary Plan null and void unless an extension of time has been granted by the Township.

Except for any modifications or changes required, the Final Plan shall conform basically to the approved Preliminary Plan. Where significant modifications or changes, other than those required by the Township, are made to an approved Preliminary Plan, the Plan shall be submitted again as a Preliminary Plan.

305-A - SUBMISSION OF THE FINAL PLAN

1. Final Plans and all required accompanying documentation shall be submitted by a developer or his authorized representative to the Township Secretary or such other official as may be designated by the Supervisors within ten (10) business days in advance of a regularly scheduled Township Planning Commission meeting.
2. Submission shall consist of the following:
 - a. Five (5) completed copies of the appropriate application form available from the Township.
 - b. Eight (8) blue-line or black-line paper prints of the Final Plan showing all the information required in Section 306.
 - c. Five (5) copies of all other required documentation.
 - d. A filing fee as established in Article VI of this Ordinance.

305-B - DISTRIBUTION OF FINAL PLAN FOR REVIEW AND COMMENT

Copies of the Final Plan and accompanying documentation shall be immediately distributed by the Township Secretary as follows:

1. One (1) copy of the application, plan, and accompanying documentation to the Township Engineer.
2. One (1) copy of the application, plan, and accompanying documentation to the Township Sewage Enforcement Officer.
3. One (1) copy of the application, plan, and accompanying documentation to the County Planning Commission.
4. One (1) copy of the Plan to the County Conservation District Office.
5. One (1) copy of the plan to the District Office of the Pennsylvania Department of Transportation when a proposed subdivision abuts or is traversed by a state road.
6. The remaining copies of the application, plan, and accompanying documentation to the Township Planning Commission.

305-C - ACTION ON FINAL PLAN BY THE PLANNING COMMISSION

Action on the Final Plan shall be taken in the same manner as for preliminary plans. In addition, if a Final Plan is approved, the Township Planning Commission Chairman and Secretary shall sign the Record Plan and all prints and forward all but one (1) print to the Board of Supervisors along with a copy of their written decision.

305-D - ACTION OF FINAL PLAN BY THE BOARD OF SUPERVISORS

1. Following receipt of the written decision from the Township Planning Commission, the Board of Supervisors shall consider the Plan at their next regularly scheduled or special meeting. If the plan is to be considered at a special meeting, the developer shall be so notified, and in addition, the Board of Supervisors may also schedule a public hearing before taking any action on the Plan.
2. Action on a Final Plan shall be taken by the Board of Supervisors and communicated to the developer not later than ninety (90) days following the date of the regular meeting of the Township Planning Commission next following the date the application is filed. Should the next regular meeting occur more than thirty (30) days following the filing of the application, said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application was filed. In their review, the Board of Supervisors shall consider the reports and recommendations of the Township Planning Commission and the various other individuals to whom the plan was sent for review and comment. As a result of their review, the Board of Supervisors may require or recommend such changes and modifications as they shall deem necessary or advisable in the public interests.

3. The decision of the Board of Supervisors concerning the Plan shall be in writing and shall be communicated to the developer not later than fifteen (15) days following the meeting at which the decision is made. If a Plan is not approved, or approved subject to certain conditions, the written decision shall specify the defects and describe the requirements which have not been met, citing in each instance the applicable provisions of this Ordinance. Copies of the decision shall be sent to the Township Planning Commission.
4. Failure of the Board of Supervisors to render a decision and communicate it to the developer within the time and in the manner required by this Ordinance shall be deemed an approval of the Plan in terms as presented unless the developer has agreed to an extension of time.
5. Before any Final Plan is approved, the developer shall comply with all provisions of Section 516 of this ordinance regarding completion of improvements or guarantee thereof.

305-E - RECORDING OF PLAN

1. Upon approval of a Final Plan by the Township, the developer shall record the Record Plan in the office of the Adams County Recorder of Deeds within ninety (90) days. No plan shall be recorded unless it has been officially approved by the Township and reviewed by the County Planning Agency.
2. If the Plan is not recorded within ninety (90) days, the approval by the Township shall be null and void unless an extension of time is granted by the Board of Supervisors upon request from the developer.
3. After the Plan has been recorded, a copy of the Recorder's Certificate shall be submitted to the Board of Supervisors.
4. No land in a development shall be sold or transferred prior to recording of the Record Plan.

305-F - LIMITATIONS OF FINAL PLAN APPROVAL

The approval of the Final Plan by the Township shall be deemed an acceptance of the Plan and shall authorize the Recorder of Deeds to record the same, but shall not impose any duty upon the Township concerning maintenance or improvements of any streets, highways, alleys, or other portions of the same until said Township shall have accepted same by dedication for public use.

306 - FINAL PLAN REQUIREMENTS

The Final Plan submission shall be prepared by a registered surveyor or engineer and be drawn on reproducible stable transparency, using black ink for all data including approval signatures.

Scale:

- o Tracts of one (1) acre or less shall be drawn at a scale of no less than 1" = 50'.
- o Tracts of one (1) to ten (10) acres shall be drawn at a scale of no less than 1" = 100'.
- o Tracts in excess of ten (10) acres shall be drawn at a scale of no less than 1" = 200'.
- o Tracts to be used for commercial, industrial, or high density housing developments shall be drawn at a scale of no less than 1" = 50'.

Finished size of drawings for final plan submission shall be 18" by 24". Drawings done at a scale requiring a sheet larger than 18" by 24" may be reduced to that size providing all lines and lettering are clear and legible after reduction.

If the Final Plan requires more than one sheet, a key diagram showing the relative location of the several sections shall be drawn on each sheet.

306-A - INFORMATION REQUIRED

The Final Plan shall show:

1. Name of proposed subdivision, and of the municipality in which it is located.
2. Name and address of subdivider.
3. Name, address, license number, and seal of the professional engineer, or registered surveyor who prepared the drawings.
4. Date of original submission and of each subsequent revised submission.
5. True or magnetic north point.
6. Graphic scale.
7. Written scale.
8. Certification by the professional engineer or surveyor that the Plan is accurate and correct, and has been prepared in accordance with the Professional Engineer's Registration Law.

9. A key map, for the purpose of locating the property being subdivided, drawn at a scale of one (1) inch equals one thousand (1,000) feet and showing the relation of the property to adjoining property and to all streets, roads, municipal boundaries and recorded subdivision plans existing within one thousand (1,000) feet or any part of the property. In addition, a title, scale, and north point shall be indicated.
10. The total tract boundary lines of the area being subdivided with distances accurate to one hundredth of a foot and bearings to one quarter (1/4) of a minute. These boundaries shall be determined by accurate survey in the field, which shall be balanced and close with an error of closure not to exceed one (1) foot in ten thousand (10,000) feet; provided, however, that the boundary(s) adjoining additional unplatted land of the subdivider (for example, between separately submitted Final Plan sections) are not required to be based upon field survey, and may be calculated. The location and elevation of all boundary line (perimeter) monuments shall be indicated, along with a statement of the total area of the property being subdivided. In addition, the engineer or surveyor shall certify to the accuracy of the survey, the drawn plan, and the placement of the monuments.
11. A plot drawn to a legible scale showing the entire existing tract boundary and the location of the lots being subdivided from said tract.
12. Boundaries of adjacent properties and recorded name and deed reference. When adjacent properties are part of a recorded plat only the lot number and subdivision name need be shown.
13. Contour lines at vertical intervals of at least two (2) feet for land with average natural slope of four (4) percent or less, and at intervals of at least five (5) feet for land with average slope exceeding four (4) percent.
14. Location and elevation of the datum to which contour elevations refer; where practicable, datum used shall be an established bench mark. Datum shall be referenced to a U.S.G.S. bench mark when public sewer or public water is proposed, and/or the development is in excess of 10 lots.
15. The name (or number) and cartway width and lines of all proposed and existing public streets and the name and location of all other roads within the property.
16. The following data for the cartway edges (curb lines) and right-of-way lines of all recorded (except those which are to be vacated) and/or proposed streets, and for the right-of-way lines of all existing streets, within the property:
 - a. The length (in feet and hundredths of a foot) of all straight lines and of the radius and the arc (or chord) of all curved lines (including curved lot lines).

- b. The width (in feet) of the cartway, right-of-way and, if required, of the ultimate right-of-way, and (in degrees, minutes, and quarters of a minute) of the delta angle of all curved lines, including curved lot lines.
 - c. All straight lot lines, defined (in feet and hundredths of a foot by distances, and (in degrees, minutes, and quarters of a minute) either by magnetic bearings or by angles of deflection from other lot and street lines.
17. If a subdivision proposes a new street intersection with a State Legislative Route, the intersection occupancy permit number(s) shall be indicated for all such intersections.
 18. Location of existing streets and alleys adjoining the tract including the name, width, width of cartway, and sidewalks.
 19. The location (and elevation, if established) of all existing and proposed street monuments.
 20. Location of existing and proposed rights-of-way and easements.
 21. Lot numbers and a statement of the total number of lots and parcels.
 22. Lot lines with accurate lot dimensions and accurate lot areas.
 23. The building setback lines for each lot, or other sites.
 24. For developments where on-site sewage disposal systems will be used, the location where the soils evaluation test was conducted for each lot.
 25. A statement of the intended use of all non-residential lots, with reference to restrictions of any type which exist or will exist as covenants in the deed for the lots contained in the subdivision, and if recorded, including the book and page number.
 26. Location and size of existing and proposed utility structures and/or transmission lines including water, gas, electric, petroleum, etc., and all easements or rights-of-way connected with such structures and/or lines.
 27. The location of any existing bodies of water or watercourses, tree masses, buildings or structures (including the location of wells and on-site sewage facilities for such buildings or structures), public facilities and any other man-made or natural features within or near the proposed subdivision.
 28. A certification of ownership, acknowledgment of a plan and offer of dedication shall be lettered on the plan and shall be duly acknowledged and signed by the owner(s) of the company.
 29. An approval block for the use of the Township Supervisors and the Township and the Adams County Office of Planning and Development.

30. A block to be used for inserting the date, agreed upon by the Township Supervisors and the developer, by which all improvements shall be complete, shall be lettered on the plan. Such date shall not be more than two (2) years from the date of the Final Plan approval.
31. The accurate location of all wetland.

306-B - SUPPLEMENTARY DATA REQUIRED

Unless previously submitted, the Final Plan shall be accompanied by the following supplementary data where applicable:

1. Typical street cross-section drawing(s) for all proposed streets. Cross-section drawing(s) may be shown either on the Final Plan or on the profile sheets.
2. Profile sheets for all proposed streets within the tract. Such profiles shall show at least the following information, properly labeled:
 - a. Existing (natural) profile along both cartway edges or along the centerline of each street.
 - b. Proposed finished grade of the centerline, or proposed finished grade at the top of both curbs or proposed finished grade at both cartway (pavement) edges.
 - c. The length of all vertical curves.
 - d. Existing and proposed sanitary sewer mains and manholes.
 - e. Existing and proposed storm mains, inlets, manholes, and culverts.
3. Whenever a subdivider proposes to establish a street which is not offered for public use, he shall be subject to the requirements of Section 502-B and shall submit such plans, agreements, and documents as may be required by the Township under the provisions of that section.
4. An agreement that the applicant will install all underground utilities before paving streets or constructing sidewalks.
5. Final designs of any bridge or culverts which may be required. Such designs shall meet all applicable requirements of the Pennsylvania Department of Environmental Resources and the Pennsylvania Department of Transportation.
6. Where the Final Plan covers only a part of the entire landholdings, a sketch of the future street system of the unsubmitted part shall be furnished. The street system of the submitted part will be considered in light of adjustments and connections with future streets in the part not submitted.

7. Water and sewer feasibility reports as may be required including any updated information which may have become available since the submission of the Preliminary Plan.
8. A plan for the control of erosion and sedimentation for review by the County Conservation District Office as required by the Pennsylvania Clean Streams Act.
9. Where deemed necessary by the Township, a storm drainage plan and storm drainage calculations.
10. Where deemed necessary by the Township, a map showing the location of the proposed development with respect to the Township's floodprone areas, including information on the Regulatory Flood Elevation, the boundaries of the floodprone areas, proposed lots and sites, fills, flood or erosion protection facilities, and areas subject to special restriction. In addition, where the proposed development lies partially or completely in any floodprone area, or borders on any floodprone area, such map shall also show the location and elevation of proposed roads, public utilities, and building sites.
11. A planning module as required by the Pennsylvania Department of Environmental Resources.
12. Such private deed restriction, including building setback lines, as may be imposed upon the property as a condition to sale, together with a statement of any restriction previously imposed which may affect the title of the land being subdivided.
13. Any other certificates, affidavits, endorsements or dedications, etc., that may be required by the Planning Commission or Board of Supervisors.
14. When a proposed plan has been submitted to the County Conservation District Office for their review and recommendations, a plan and/or other documentation to show what has been, or will be done in response to their recommendations.
15. An affidavit to the effect that all affected municipalities have been notified of any alteration and/or relocation of any watercourse.
16. Documented proof that when an agency of the Commonwealth of Pennsylvania holds interest or jurisdiction in the plan or any phase of the plan, the approval of that agency has been secured.
17. If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the Township that the subdivision or development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by municipal corporation, authority or utility. The applicant shall

provide the Township with 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, as acceptable evidence that the above requirements has been met.

18. No plat which will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation shall be final 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 or that a township highway occupancy permit is required from the township if entrance is from a township street.

307 - RESUBDIVISION PROCEDURE

Any replatting or resubdivision, including changes to a recorded plan, shall be considered as a new application, and shall comply with all requirements of this Ordinance.

308 - ADDITIONS TO EXISTING LOTS

A parcel of land may be added to any existing recorded lot for the sole purpose of increasing lot size provided that:

1. The parcel to be added must be contiguous to the existing lot.
2. The addition must maintain the overall straightness of lot lines.
3. The Plan prepared for the addition of this parcel shall follow the procedures outlined in this Ordinance.
4. The applicant shall file in the appropriate docket in the Recorder of Deeds Office of Adams County a memorandum that the subject property shall be considered one single tract for subdivision purposes and that this said tract shall not be subdivided by the applicant or applicants or their heirs or assigns in the future without resubmission for subdivision purposes.

ARTICLE IV - DESIGN STANDARDS

401 - APPLICATION OF STANDARDS

The following standards shall be applied by the Township Planning Commission, the Adams County Office of Planning and Development, and the Township Supervisors in evaluating plans submitted for review and/or approval. It is intended that these standards be considered the minimum requirements and may be modified as necessary to protect the health, safety, and general welfare of the public.

402 - GENERAL SITE STANDARDS

The following requirements and guiding principles for Subdivisions and Land Developments shall be observed with respect to factors affecting the suitability of the site for such development.

1. The Land Development Plan shall conform to the municipal comprehensive plan and official map or to such part thereof, as shall have been officially prepared and adopted by the municipality in which the development is situated.
2. A land development must be coordinated with existing land development in the neighborhood so the entire area may be developed harmoniously.
3. Land proposed for land development shall not be developed or changed by grading, excavating, or by the removal or destruction of the natural topsoil, trees, or other vegetative cover unless provisions for minimizing erosion and sedimentation are provided as required by the Erosion Control Regulations of the Pennsylvania Department of Environmental Resources.
4. In a development where the average slope exceeds fifteen (15) percent the Township may require modifications to these regulations.
5. In all developments, every precaution shall be taken to preserve all natural and historic features determined to be worthy of preservation by the Township. Examples of such features would include, but not be limited to, large trees, watercourses, historic areas and structures, scenic views, etc. To insure the protection of such features, the Township may require the following additional information to be submitted:
 - a. A grading plan showing the existing and proposed ground elevations relative to the features.
 - b. The accurate location of the features to be protected.
 - c. An explanation of the precautions to be taken by the developer to protect such features.
6. Any plans for the alteration of a watercourse shall be incorporated into the design plans and subject to approval by the Township, or where deemed necessary, the U.S. Army Corps of Engineers, and/or the Pennsylvania Department of Environmental Resources.

7. Land subject to hazards of life, health, or property as may arise from fire, disease, excessive noise, odor, falling aircraft, or considered uninhabitable for other reasons may not be developed unless the hazards have been removed or the plans show adequate safeguards against them.
8. In all developments where wetland exists the location of all wetland shall be accurately shown on the plan.
9. No building permits shall be issued for the development of lots on a proposed street until such proposed street has been improved to a mud free condition.

403 - STREET AND HIGHWAY STANDARDS

403-A - GENERAL

All streets proposed to be constructed within the Township shall conform to the following general design requirements.

1. Streets shall be logically related to topography so as to produce reasonable grades, satisfactory drainage and suitable building sites. Finished elevation of proposed streets shall not be more than one (1) foot below the regulatory flood elevation.
2. Residential streets shall be so laid out as to discourage through traffic; however, proposed street shall be planned with regard to the existing street system, topographic conditions, public convenience in terms of fire protection and pedestrian traffic, probable volumes of traffic, existing and proposed use of land on abutting properties and future extensions of the street system.
3. When a subdivision abuts or contains an existing or proposed primary or secondary highway, the Township may require a marginal access street, reverse frontage, or other treatment which will provide protection for abutting properties, reduction of the number of intersections and separation of local from through traffic.
4. No street shall terminate into a dead end. Any street dead ended for access to adjoining property or because of authorized staged construction shall be provided with a temporary all-weather turnaround and the use of such turnaround shall be guaranteed to the public until such time as the street is continued.
5. Private streets (streets not offered for dedication to public use), are prohibited unless they meet the design and improvement standards of this Ordinance.
6. The proposed street system shall extend existing or recorded streets at the same width but in no case at less than the required minimum width.

403-B - STREET WIDTHS

Minimum street right-of-way and cartway widths shall be as follows:

<u>STREET TYPE</u>	<u>RIGHT-OF-WAY</u>	<u>CARTWAY</u>
Arterial streets	As determined by the Township after consultation with the Pennsylvania Department of Trans.	
Collector streets	60 feet	36 feet curb to curb
Minor streets with average lot frontage of:		
100 feet or more	50 feet	27 feet curb to curb
Less than 100 feet	50 feet	34 feet curb to curb
Alley or service drive	20 feet	20 feet

Provisions for additional street width (right-of-way, cartway, or both) may be required when determined to be necessary by the Township in specific cases for:

1. Public safety and convenience.
2. Parking in commercial and industrial areas and in areas of high density development.
3. Widening of existing streets where the width or alignment does not meet the requirements of the preceding paragraphs.
4. Where topographic conditions require excessive cuts and fills.

403-C - STREET GRADES

1. The grades of street shall not be less than the minimum nor more than the maximum requirements listed below:

<u>STREET TYPE</u>	<u>MINIMUM GRADE</u>	<u>MAXIMUM GRADE</u>
Arterial street	As determined by the Township after consultation with the Pennsylvania Department of Transportation.	
Collector and minor streets and alleys	0.75%	7% for collector 10% for minor and alleys

2. Vertical curves shall be used in changes of grade when the difference exceeds one (1) percent and shall be designed for maximum visibility.

3. On permission of the Township, minor street grade under special topographic condition may exceed ten (10) percent for distances less than one hundred (100) feet provided the grade does not in any case exceed fifteen (15) percent.
4. A street must be designed so as to provided for the discharge of surface water from its right-of-way. The slope of the crown on a street shall not be less than one-quarter (1/4) of an inch per foot and not more than one-third (1/3) of an inch per foot. Adequate facilities must be provided at low points along the street and other points necessary to intercept runoff.

403-D - CURVES

1. Where connecting street lines deflect from each other at any one point the line must be connected with a true, circular curve. The minimum radius of the center line for the curve must be as follows:

STREET TYPE	MINIMUM RADIUS
Collector street	300 feet
Minor street	150 feet

2. Straight portion of the street must be tangent to the beginning or end of curves. Except for minor streets, there must be a tangent of at least one hundred (100) feet between reverse curves.

403-E - SIGHT DISTANCE & CLEAR SIGHT TRIANGLE

1. Proper sight distance shall be provided with respect to both horizontal and vertical road alignments. The sight distance shall conform to the requirements of the Pennsylvania Code, Title 67. Transportation, Department of Transportation, Chapter 441 or as amended.
2. There shall be provided and maintained at all intersections a clear sight triangle with a line of sight between points one hundred (100) feet from the intersection of the street centerlines. No building or other obstruction over three and one half (3 1/2) feet in height that would obscure vision of a motorist shall be permitted within these areas.

403-F - CUL-DE-SAC STREETS

Cul-de-sac street designed to be so permanently, shall not exceed five hundred (500) feet in length, and shall be provided with a paved turnaround having a minimum diameter of one hundred (100) feet and legal right-of-way of one hundred twenty (120) feet in diameter, except in non-residential areas where cul-de-sac streets may exceed five hundred (500) feet in length when, under special circumstances, the Township deems such additional length necessary.

403-G - INTERSECTIONS

1. No intersection shall involve the junction of more than two (2) streets.
2. Within one-hundred (100) feet of an intersection streets shall be at right angles. The Township may, under special circumstances where an angle of less than ninety (90) degrees will not create a traffic hazard, permit an intersection of less than ninety (90) degrees, but in no instance, however, shall streets intersect at an angle of less than seventy-five (75) degrees.
3. Intersections shall be approached on all sides by leveling areas. Where grades exceed seven (7) percent such leveling areas shall have a minimum length of one hundred (100) feet (measured from the intersection of the centerlines) within which no grade shall exceed a maximum of four (4) percent.
4. All streets intersecting a state road (US, PA, or SR) shall be subject to the approval of the Pennsylvania Department of Transportation. The developer shall furnish evidence of such approval in the form of a PennDOT Highway Occupancy Permit or other written form.
5. Design of curb or edge of pavements must take into account such factors as types of turning vehicles, likely speeds of traffic, angle of turn, etc., but in no instance shall the radius of the curb edge of pavement be less than the following:

<u>INTERSECTION TYPE</u>	<u>CURVE RADIUS</u>
Minor with minor street	15 feet
Minor with collector	25 feet
Collector with collector	35 feet

6. Minor and collector streets shall not intersect arterial streets on the same side at less than eight hundred (800) foot intervals and shall be in alignment with any existing or proposed streets intersecting from the opposite side. If two (2) streets that intersect another from opposite sides cannot be aligned, then a distance of at least one hundred fifty (150) feet shall be provided between the two (2) intersecting centerlines.

403-H - SLOPE OF BANK ALONG STREETS

The slope of banks along streets measured perpendicular to the street centerline shall be no steeper than the following:

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

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

403-I - PARTIAL AND HALF-STREETS

The dedication of half-streets at the perimeter of new developments is prohibited, except to complete existing half-streets.

403-J - 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 such as "lane", "way", "drive", "court", or "avenue". In approving the names, consideration shall be given to existing or platted street names within the postal delivery district served by the local post office. New streets shall bear the same name or number of any continuation or alignment with an existing street.

403-K - RESERVE STRIPS

Controlling access to streets by reserve strips is prohibited except where their control is definitely placed in the Township under control approved by the Township. A reserve strip is a parcel of ground in separate ownership separating a street from other adjacent properties or from another street.

403-L - ALLEYS

Alleys shall be prohibited in single family residential developments, but may be included in townhouse, multiple family, commercial and industrial developments.

404 - OFF STREET PARKING

404-A - STANDARDS

Off street vehicular parking facilities shall be provided in accordance with the following standards:

1. Off street parking facilities must be located in any required side, or rear yard except for single family or semi-detached dwelling units.
2. All commercial, industrial, and multi dwelling off street parking shall be paved and shall be properly graded and drained to dispose of all surface water.
3. Commercial and industrial parking areas shall be arranged and marked for the orderly and safe movement, loading, parking, and storage of vehicles.

4. All commercial and industrial parking, loading/unloading, or pedestrian areas shall be provided with adequate lighting as per the Pennsylvania Department of Labor and Industry or the Pennsylvania Department of Transportation regulations, as applicable. In addition, because of the intensity of use; vehicular traffic patterns produced; or safety factors involved, the following uses shall provide lighting for the total area to the lot in such a manner that there are no dark areas:
 - a. Gasoline Stations
 - b. Convenience Stores
 - c. Pornographic or Adult Stores
 - d. Swimming Pools to which the public is admitted for a fee.
 - e. Satellite Automatic Teller Machines providing only 24-hour automated facilities.
5. Any lighting used to illuminate any residential, commercial, or industrial parking area shall be so arranged as to reflect the light away from any adjoining premises and public rights-of-way.

404-B - LOADING AND UNLOADING SPACE

1. All commercial and industrial establishments shall provide loading and unloading and commercial vehicle storage space adequate for their needs. This required space will be provided in addition to established requirements for patron and employee parking.
2. The minimum size loading space shall be fifty (50) feet in depth, twelve (12) feet in width, with an overhead clearance of fourteen (14) feet.

404-C - TABLE OF PARKING SPACE BY USE

1. Each off street parking area shall be no less than ten (10) feet in width and twenty (20) feet in length and where access to such area is from a public street, adequate turnaround space shall be provided behind the right-of-way line. For perpendicular parking a minimum of twenty-five (25) feet clear area is required behind all parking spaces.
2. Off street parking for commercial, home occupation, cottage industries, multi family, and industrial uses shall be permitted within any side or rear yard area. In no case shall the street right-of-way be designated as a parking area. In no case shall parking be permitted in that area between the front building set-back line and the street right-of-way line.

3. The number of spaces to be provided shall be governed by the following:
- a. Office, Retail Businesses and Service Establishments - one (1) space for each 300 sq. ft. of floor area.
 - b. Restaurants, Taverns, Night Clubs, Theaters, and Auditoriums - one (1) space for every 2.5 seats, plus one (1) space per employee per shift.
 - c. Professional Office or Clinics - five (5) spaces for each professional person unless the applicant can satisfactorily demonstrate a need for fewer spaces, but in no case less than five (5) total spaces. Non-professional offices shall have 1.5 spaces for each employee per shift.
 - d. Motels and Hotels - one (1) space for each sleeping room and one (1) for each employee per shift.
 - e. Social Halls, Clubs, and Lodges - one (1) space for each two (2) units of total capacity.
 - f. Bowling Alleys - four (4) spaces for each alley, plus one (1) space per employee per shift plus one (1) space for every three (3) gallery seats.
 - g. Residential dwellings - according to type of dwelling, as per Section 407 G-1 of this ordinance.
 - h. Funeral Homes - ten (10) spaces for each room where services are held.
 - i. Rooming houses and Dormitories - one (1) space for each two (2) beds.
 - j. Wholesale Establishments, Warehouses, Manufacturing plants and Laboratories - one (1) space for each employees per shift.
 - k. Churches - one (1) space for every 3.5 seats.
 - l. Schools - Appurtenant to a church - no spaces in addition to church parking provided it can be demonstrated that church parking can be used. Not appurtenant to a church - one (1) space for each staff member or employee unless students will require parking in which case the number of spaces required will be by recommendation of the Township Engineer.
 - m. Barber and Beauty shops - two (2) spaces for each service chair and one (1) space for each employee per shift.

405 - ACCESS DRIVES

405-A - RESIDENTIAL (except multiple dwelling or condominiums)

Access drives to any public street or highway in a residential area shall be governed by the following:

1. Within ten (10) feet of a street right-of-way line, an access drive may not exceed twenty (20) feet in width.
2. The number of access drives may not exceed two (2) per lot.
3. An access drive may not cross a street right-of-way line:
 - a. within two (2) feet of a property line except for common access for two (2) dwellings.
 - b. within fifty (50) feet of the right-of-way line of an intersecting street when an entrance is from an arterial street.
 - c. within thirty-five (35) feet of the right-of-way line of an intersecting street when entrance is from a collector street.
 - d. within twenty-five (25) feet of the right-of-way line of an intersecting street when entrance is from a minor street.
 - e. within fifteen (15) feet of a fire hydrant.
4. An access drive shall be provided with a clear sight triangle as described in Section 403-E-2 of this Ordinance. The drive may not exceed a slope of five (5) percent within twenty-five (25) feet of the street right-of-way lines. Where a drive enters a bank through a cut, the shoulders of the cut may not exceed fifty (50) percent in slope within twenty-five (25) feet of the point the drive intersects the street right-of-way.
5. Sight distance in accordance with Section 403-E of this ordinance.

405-B - COMMERCIAL, INDUSTRIAL, MULTIPLE DWELLING, AND CONDOMINIUMS

Access drives to any public street or highway in the case of a commercial, industrial, multiple dwelling, or condominium development:

1. All accessways to any public street or highway shall be located at least one hundred fifty (150) feet from any intersection involving an arterial or a collector street and one hundred (100) feet from the intersection of minor streets. Such measurement shall be made from the intersection of the street centerlines. Where practical, exits shall be located on minor, rather than major streets or highways.
2. No design shall be approved which is likely to create substantial traffic hazards endangering the public safety. Safety requirements which may be imposed in such a review shall include traffic control devices, acceleration or deceleration lanes, traffic and lane markings and signs. The developer shall be responsible for the cost of any

turning lanes traffic study which may be required, and the construction of any such traffic control devices, acceleration or deceleration lanes, turning lanes, traffic and lane markings, and signs which may be required. The traffic study shall be prepared by an engineer approved by the Township.

3. All access to and occupancy of any public highway either State or Township shall meet the provisions of the Pennsylvania Code Title 67. Transportation, Department of Transportation Chapter 441 or as amended.
4. Prior to the approval of the final plan a highway occupancy permit must be secured from the Pennsylvania Department of Transportation if access is from a state highway or from the Township if access is from a township road. A detailed construction plan, including a storm drainage study and drainage facilities which may be required for said access, must be submitted with the final plan.
5. The access drive must be constructed to the street right-of-way as per requirements of Section 502-A-1 Minor Streets of this Ordinance.
6. No access drive shall be within five (5) feet of a property line or fifteen (15) feet of a fire hydrant.
7. An access drive shall be provided with a clear sight triangle as described in Section 403-E2 of this Ordinance. The drive may not exceed a slope of five (5) percent within twenty-five (25) feet of the street right-of-way lines. Where a drive enters a bank through a cut, the shoulders of the cut may not exceed fifty (50) percent in slope within twenty-five (25) feet of the point the drive intersects the street right-of-way.
8. Minimum width of any access drive shall be sixteen (16) feet except within the street right-of-way where same shall be of sufficient width to meet the other requirements of this Ordinance.

406 - BLOCKS

406-A - GENERAL

The length, width and shape of blocks shall be determined with due regard for:

1. the provision of adequate sites for buildings of the type proposed.
2. topography.
3. any other codes, plans, and ordinances.
4. requirements for safe and convenient vehicular and pedestrian circulation, including the reduction of intersections with major streets.

406-B - BLOCK LENGTH

The length of blocks shall not exceed sixteen hundred (1600) feet or be less than eight hundred (800) feet.

406-C - PEDESTRIAN CROSSWALKS

Where blocks exceed one thousand (1000) feet in length, pedestrian right-of-way of not less than twelve (12) feet in width shall be provided where needed for adequate pedestrian circulation. Paved walks of not less than six (6) feet shall be placed within the rights-of-way.

406-D - BLOCK DEPTH

Residential blocks shall be of sufficient depth to accommodate two (2) tiers of lots, except:

1. where reverse frontage lots are required along major streets.
2. where prevented by the size, topographic conditions or other inherent conditions of property, in which case the Township may approve a single tier of lots.

406-E - COMMERCIAL AND INDUSTRIAL BLOCKS

Blocks in commercial and industrial areas may vary from the elements of design detailed above if required by the nature of the use. In all cases however, adequate provision shall be made for off street parking and loading areas as well as for traffic circulation and parking for employees and customers.

407 - LOTS

407-A - GENERAL

1. The size, shape, and orientation of lots shall be appropriate for the type of development use contemplated. In so far as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines.
2. Where feasible, lot lines shall follow municipal boundaries rather than cross them, in order to avoid jurisdiction problems.
3. Generally, the depth of lots shall be not less than one (1) nor more than two and one-half (2 1/2) times their width.
4. Where the lots in a subdivision are large enough for resubdivision or where a portion of the tract is not developed, suitable access to these areas shall be provided.
5. Depth and width of parcels intended for non-residential uses shall be adequate for the used proposed and sufficient to provide satisfactory space for on-site parking, loading and unloading, setbacks, landscaping, etc.

6. If after subdividing, there exists remnants of land, they shall either be incorporated into existing or proposed lots, or legally dedicated to public use, if acceptable to the Township.
7. No lot shall be created in any manner whatsoever which does not meet the minimum requirements of this Ordinance.
8. Where dictated by topography, location, sewage disposal requirements, or other such conditions, the Township may require that the minimum lot size be increased.

407-B - LOT FRONTAGE

1. All lots shall front on a dedicated public street (existing or proposed), or upon a fully improved private street constructed to Township specifications as set forth in this Ordinance. Lots fronting upon unimproved private streets or not fronting upon a street shall not be approved.
2. Double or reverse frontage lots shall be avoided except where required to provide separation of residential development from major street or to overcome specific disadvantages of topography, orientation, or location.
3. All residential reverse frontage lots shall have a planting screen easement of at least twenty (20) feet in width across which there shall be no right of access.

407-C - LOT SOILS EVALUATION TESTS

1. Soil percolation tests shall be performed for each lot of a proposed subdivision wherein buildings at the time of construction will not be connected to a live public sewage disposal system. Each lot must be found satisfactory for on-site sewage disposal prior to approval of the Final Plan.
2. The soils tests called for above shall be performed in accordance with the regulations of the Pennsylvania Department of Environmental Resources. The Township Sewage Enforcement Officer will observe the tests and certify the results.
3. A land planning module for any new subdivision or land development shall be prepared by the developer and approved by the Township and the Pennsylvania Department of Environmental Resources prior to approval of the Final Plan.

407-D - LOT SIZE

The minimum lot area herein established shall be increased in accordance with the Township's requirements, based on reports from the Pennsylvania Department of Environmental Resources and the Soil Conservation Service indicating that, because of slope, surface runoff or subsurface drainage of septic tank effluents are likely to result in hazardous conditions.

407-E - UNIQUE LOTS

1. In the case of wedge-shaped lots, no lot shall be less than thirty-five (35) feet in width measured along the arc at the front street right-of-way line.
2. Flag lots or Panhandle lots or lots having a narrow strip of property for the sole purpose of providing access to a public road from a lot which would not otherwise front on a public road are prohibited unless no other reasonable method of providing access is available. In no case should this be used as a method of avoiding construction of a street. Minimum width of the panhandle including frontage shall be as required for lot usage as set forth in the Union Township Zoning Ordinance.
3. Corner residential lots shall have enough extra width to permit appropriate front setbacks from both streets.

407-F - BUILDING SETBACK AND YARD MEASUREMENT

1. Building setbacks shall be measured from the right-of-way lines.
2. In cases where the rear and sides of a structure are not clearly defined it will be presumed that the rear of the structure is directly opposite the front entrances of the structure and set back lines will be established accordingly.
3. Building setback lines shall not be less than:
 - a. Twenty-five (25) feet from the right-of-way line on minor streets.
 - b. Thirty (30) feet from the right-of-way line on collector streets.
 - c. Fifty (50) feet from the right-of-way line on arterial streets and roads.
 - d. Fifteen (15) feet from a side lot line.
 - e. Twenty-five (25) feet from a rear lot line.
4. Where at least two (2) adjacent residential structures within 140 feet of a proposed residential structure have front set-backs a lesser distance than required by this ordinance, no proposed residential structure need have a set-back greater than the average of such lesser distance, but in no case shall the set-back distance be less than ten (10) feet from the road right-of-way.
5. Additional setbacks shall be required for certain types of development as stipulated in Section 407-G.
6. Additional side and rear yard setbacks shall be required for proposed buildings or structures that are four (4) or more stories or more than forty-five (45) feet in height.

407-G - LOT DIMENSIONS AND MINIMUM REQUIREMENTS FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENT

- o All lot areas shall be calculated from the street right-of-way line and shall exclude the area of any easement located on the lot, and all land located within the flood plain area.
- o All setback lines shall be measured from the street right-of-way line. Corner lots shall have appropriate setback from all such right-of-way lines as set forth in Section 407-F-3 of this Ordinance.
- o All lot widths shall be measured at the front setback line.

1. Residential Development

a. Single family detached unit:

	Private water and sewer	Private water Public sewer or Prop. Public Sewer +	Public water and Public sewer
Area/unit in sq. ft.	40,000 *	32,500	14,000
Min. width in feet	140 *	120	90
Soils tests required	yes *	no	no
Max. lot coverage	35%	35%	35%

* All proposed lots located in carbonated rock formations, as set forth in Union Township's Act 537 Plan (adopted in 1972 as revised) on plat 3-Geological and Water, shall be no less than 60,000 sq. ft. in area with a minimum width of one hundred fifty (150) feet; except where a hydro-geological and nitrate loading study would indicate a smaller lot. (b). In no event shall a lot area/unit be less than the minimum standards set forth above.

+ Proposed public sewer - Either dry laid sewer lines or financial security provided to assure that public sewer will be installed within two (2) years.

Two off street parking spaces shall be provided for each dwelling unit.

b. Conversion unit:

- (1). Requirements for total lot area, width, coverage, and percolation shall be the same as the requirements for the type of unit which is being created.
- (2). Two (2) off street parking spaces shall be provided on the same lot for each dwelling unit.

c. Semi-detached unit:

	Private water and sewer	Private water Public sewer or Prop. Public Sewer +	Public water and Public sewer
Area/unit in sq. ft.	32,500(*)**	32,500	12,500
Min. width in feet/unit	120**	120**	80
Soils tests required	yes**	yes/no	no
Max. lot coverage	35%	35%	35%

* Where on-site sewer facilities are to be elevated sandmounds, the minimum lot area shall be 40,000 square feet.

** All proposed lots located in carbonated rock formations, as set forth in Union Township's Act 537 Plan (adopted in 1972 as revised) on plat 3- Geological and water, shall be no less than 60,000 sq. ft. with a minimum width in feet of 150; except where a hydro-geological and nitrate loading study would indicate a smaller lot. (b). In no event shall a lot area/unit be less then the minimum standards set forth above.

+ Proposed public sewer - Either dry laid sewer lines or financial security provided to assure that public sewer will be installed within two (2) years.

Two (2) off street parking spaces shall be provided for each dwelling unit.

d. Attached, Row, or Townhouse units:

Area/unit:	3000 square feet
Minimum width:	20 feet for each unit planned
Max. lot coverage:	50% (impervious area)
Max. Number of Units/Acre:	10

1. The maximum number of dwelling units in a group or row dwellings shall be five (5).
2. No buildings shall exceed one hundred twenty (120) feet in length.

3. Two (2) off street parking spaces shall be provided to the rear of each unit. An access drive having a minimum width of twenty (20) feet shall provide access to the parking areas. The access drive shall be constructed in accordance with Section 502-A-1 of this ordinance. The access drive shall be maintained by a homeowners association consisting of all lot owners whose property abuts said drive.
4. Water and sewer facilities shall be public systems or approved private systems. No individual or community on-site systems shall be approved for attached, row, or townhouse units.
5. The minimum side yard shall be twenty (20) feet for buildings containing four (4) units or less; twenty-five (25) feet for buildings containing five (5) units.
6. Recreation areas shall be provided according to the following provisions:
 - a. For subdivision up to ten (10) units, a minimum total area of one thousand (1,000) square feet shall be designated and reserved by the developer.
 - b. For subdivisions of more than ten (10) but less than fifty (50) units, a minimum of one hundred (100) square feet per unit shall be designated and reserved by the developer in addition to the one thousand (1,000) square feet for the first ten (10) units.
 - c. For subdivisions over fifty (50) units, the developer shall provide for recreation areas as negotiated with the Township.
 - d. The Subdivision or Land Development Plan and the Deed for each unit shall reflect responsibility for maintaining recreation areas. Such responsibility shall be in the form of a Homeowner's Association established by the developer or such other means as negotiated with the Township.
 - e. Recreational areas shall be provided adjacent to the housing units.
 - f. Recreational areas shall be suitably landscaped.
 - g. Recreational areas shall not be considered for future development.

e. Multiple dwelling or Apartment Units:

Min. total lot area: 30,000 square feet plus
3,000 square feet for each
unit in excess of three (3)

Minimum width: 125 feet for each structure planned

Max. lot coverage: 50% (impervious area)

Max. Number of Units/Acre: 10

1. Water and sewer facilities shall be public systems or approved private sewage treatment systems. No individual or community on-site systems shall be approved for multiple dwelling or apartment units with the following exceptions:
 - o The maximum number of dwelling units is three or less.
 - o The lot size has a minimum lot area of 65,000 square feet for two (2) unit or 97,500 square feet for three (3) units.
 - o The minimum lot width is 165 feet for two (2) units or 200 feet for three (3) units.
 - o An alternate site must be approved and reserved for a replacement system.
 - o Only one apartment building is permitted on the lot.
2. The minimum distance between principle buildings shall be equal to two (2) times the height of the highest building. In no case shall this distance be less than sixty (60) feet. All building setback lines shall be one (1) times the height of the highest building, and in no case shall this distance be less than required under Section 407-F.
3. Maintenance equipment storage areas shall be provided, and shall be provided with buffer zones.
4. Two (2) off street parking spaces shall be provided to the rear for each dwelling unit. In addition, for every two (2) dwelling units of this type proposed, there shall be provided one (1) additional off street parking space to the rear. No off street parking shall be permitted in front or sides of units. All parking areas must be twenty (20) feet from the structure.
5. Minimum building setback lines for any building containing only two (2) multiple dwelling units shall be the same as for single family residences.
6. No building shall exceed one hundred twenty (120) feet in length.

7. Recreation areas shall be provided for Multiple dwelling and Apartment units according to the same requirements as for Attached, Row, and Townhouse units.

f. Condominiums:

Min. total lot area: 30,000 sq. ft., plus 3,000 sq. ft. for each unit in excess of three (3).

Minimum width: 125 feet for each structure planned.

Max. lot coverage: 50% (impervious area)

Max. Number of Units/Acre: 10

1. Water and sewer facilities shall be public systems or approved private systems. No individual or community on-site systems shall be approved for condominiums.
2. Prior to completion of construction and occupation by unit owners, the owner and/or developer shall present to the Recorder of Deeds, Adams County:

A Declaration, and

A Declaration Plan

to be recorded in compliance with the "Uniform Condominium Act", Act of the General Assembly of July 2, 1980, P.L. 296. No. 82, Section 1, et seq., as amended and supplemented. All condominiums shall be submitted to the provisions of the Unit Condominium Act.

3. Recreation areas shall be provided for Condominiums according to the same requirements as for Attached, Row, or Townhouse units.
4. Two (2) off street parking spaces shall be provided to the rear for each dwelling unit. In addition, for every two (2) dwelling units of this type proposed, there shall be provided one (1) additional off street parking space to the rear. No off street parking shall be permitted in front or sides of units. All parking areas must be twenty (20) feet from the structure.
5. The minimum distance between principle buildings shall be equal to two (2) times the height of the highest building. In no case shall this distance be less than sixty (60) feet. All building setback lines shall be one (1) times the height of the highest building, and in no case shall this distance be less than required under Section 407-F.
6. Maintenance equipment storage areas shall be provided, and shall be provided with buffer zones.

7. No building shall exceed one hundred twenty (120) feet in length.

2. Commercial Developments

a. Developed Area of two (2) acres or less:

1. Minimum lot area 43,560 square feet (one acre).
2. Minimum lot width one-hundred forty (140) feet.
3. Maximum total impervious coverage shall be sixty five (65) percent. Buildings shall occupy no more than forty (40) percent of the total lot area.
4. Building set back lines shall be governed by the following:
 - o Twenty-five (25) feet from the right-of-way line on minor streets.
 - o Thirty (30) feet from the right-of-way line on collector streets.
 - o Fifty (50) feet from the right-of-way on arterial streets and roads.
5. Side yards shall be twenty-five (25) feet.
6. Rear yards shall be twenty-five (25) feet.

b. Developed Area of more than two (2) acres.

1. Minimum width two-hundred (200) feet.
2. Maximum total impervious coverage shall be sixty-five (65) percent. Buildings shall occupy no more than forty (40) percent of the total lot area.
3. The building set back line shall be one hundred (100) feet from the right-of-way line of any street.
4. Side yards shall be twenty-five (25) feet.
5. Rear yard shall be fifty (50) feet.

c. Development of land for commercial purposes shall be governed by the following:

1. Any part or portion of the site which is not used for buildings, other structures, loading or parking spaces and aisles, sidewalks, and designated storage areas, shall be planted with an all season ground cover and shall be landscaped with trees and shrubs in accordance with an overall landscape plan and shall be in keeping with the natural surroundings. On properties adjacent to or

contiguous with residential areas, landscaping shall include a planted or constructed visual barrier so placed as to effectively screen the loading or service areas.

2. Water and sewer systems shall meet the requirements of the Pennsylvania Department of Environmental Resources.
 3. If an on-site septic system is to be used, an alternate site must be approved and reserved for a replacement system.
 4. Parking areas shall be designed in accordance with Section 404 of this Ordinance.
 5. Storm drainage facilities shall be designed in accordance with Section 507 of this Ordinance.
 6. No plan shall be approved which does not conform to appropriate Federal, State, Regional, and Local standards relative to water and air pollution, particle emission, heat, vibration, radioactivity, and outdoor storage of materials, or involves any other activity generating a nuisance.
 7. All outdoor storage area shall be enclosed with a barrier no less than six (6) feet in height, capable of being locked or otherwise secured against intrusion.
 8. All access driveways shall be designed and constructed in accordance with Section 405-B of this Ordinance. In no case shall the access drive be less than 16' in width.
 9. Site development plan shall show the locations of, size of, and materials stored in all underground storage tanks.
3. Industrial Developments:
- a. Developed Area of two (2) acres or less:
 1. Minimum total lot area: 43,560 square feet (one acre).
 2. Minimum lot width: one hundred forty (140) feet.
 3. Maximum total impervious coverage shall be sixty-five (65) percent. Buildings shall occupy no more than forty (40) percent of the total lot area.
 4. The building set back line shall be one hundred (100) feet from the right-of-way line of any street.
 5. The side yards shall be twenty-five (25) feet.
 6. The rear yard shall be twenty-five (25) feet.

- b. Developed Area of more than two (2) acres:
1. Minimum width two-hundred (200) feet.
 2. Maximum total impervious coverage shall be sixty-five (65) percent. Buildings shall occupy no more than forty (40) percent of the total lot area.
 3. The building set back line shall be one hundred (100) feet from the right-of-way line of any street.
 4. Side and rear set back lines shall be seventy-five (75) feet from an adjoining non-industrial property and fifty (50) feet from an adjoining industrial property.
- c. Land development for industrial purposes shall be governed by the following:
1. Water and sewer systems shall meet the requirements of the Pennsylvania Department of Environmental Resources.
 2. Storm drainage facilities shall be designed in accordance with Section 507 of this Ordinance.
 3. Any part or portion of the site which is not used for buildings, other structures, loading or parking spaces and aisles, sidewalks, and designated storage areas, shall be planted with an all season ground cover and shall be landscaped with trees and shrubs in accordance with an overall landscape plan and shall be in keeping with the natural surroundings. On properties adjacent to or contiguous with non-industrial areas, landscaping shall include a planted or constructed visual barrier. The visual barrier must be contained within the prescribed set back area. The Township reserves the right to designate the type and scale of planting and screening to be used.
 4. Parking areas shall be designed in accordance with Section 404 of this Ordinance.
 5. No design shall be approved which does not conform to appropriate Federal, State, Regional, and Local standards relative to water and air pollution, particle emission, noise, electrical disturbances, waste disposal, light, glare, heat, vibration, radioactivity, and outdoor storage of materials.
 - o Fire and explosive hazards as governed by the Department of Labor and Industry and the Laws of the Commonwealth of Pennsylvania.
 - o Liquid and solid wastes as governed by the Pennsylvania Department of Environmental Resources.

- o Smoke as governed by the Pennsylvania Air Pollution Control Commission.
 - o Other forms of air pollution as governed by the United States Environmental Protection Agency.
6. All outdoor storage area shall be enclosed with a barrier no less than six (6) feet in height, capable of being locked or otherwise secured against intrusion.
 7. The design of all structures shall include a provision for the storage of refuse inside the building(s) or within an area enclosed by walls or opaque fencing outside the building designed to be architecturally compatible with the primary building. Such walls or fencing shall be designed to shield the refuse area from the direct view of any adjacent property or street and must be at least six (6) feet in height.
 8. All storage or refuse areas must conform to the required building set back requirements.
 9. All access driveways shall be designed and constructed in accordance with Section 405-B of this Ordinance. In no case shall the access drive be less than 16' in width.
 10. Site development plan shall show the location of, size of, and materials stored in all underground storage tanks.

408 - EASEMENTS

1. The minimum width of easements for underground and overhead public utilities shall be twenty (20) feet.
2. Whenever possible, easements for public utilities shall be centered on side and/or rear lot lines.
3. Electric and telephone facilities shall be installed underground unless conditions require otherwise.
4. Drainage easements shall be such adequate width as to serve the purpose for which they are intended. Such easements shall preserve the unimpeded flow of natural drainage or provide for the construction of drainage facilities. In no case shall they be less than twenty (20) feet.

ARTICLE V - IMPROVEMENT AND CONSTRUCTION REQUIREMENTS

501 - MONUMENTS AND MARKERS

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

501-A - MONUMENTS

1. Monuments shall be set:
 - a. At the intersections of all right-of-way lines.
 - b. At the intersection of lines forming angles in the boundaries of the development.
 - c. At such intermediate points as may be required by the engineer.
2. Monuments shall be six (6) inches square or four (4) inches in diameter, thirty (30) inches long and made of concrete, stone, or be set in a four (4) inch cast iron or steel pipe filled with concrete.

501-B - MARKERS

1. Markers shall be set:
 - a. At all lot corners except those monumented.
 - b. Prior to the time the lot is offered for sale.
2. Markers shall be three-quarters (3/4) of an inch square or three-quarters (3/4) of an inch in diameter, and fifteen (15) inches long. Markers shall be made of iron pipes or steel bars.

501-C - REMOVAL

Any monuments or markers that are removed shall be replaced by a registered engineer or surveyor at the expense of the person removing them.

502 - STREETS

Streets shall be surfaced to the grades and dimensions drawn on the plans, profiles, and cross-sections submitted by the developer and approved by the Township. Before paving the street surface, the developer shall install the required utilities and provide, where necessary, adequate storm water drainage for the streets, as acceptable to the Township. Following a review of the development plan and consultation with the developer and the governing body of the municipality in which the development is located, the Township shall determine the type of development and the specifications for the base and wearing surface of the streets in accordance with the following:

502-A - URBAN OR SUBURBAN DEVELOPMENTS

1. Minor streets

- a. Except when otherwise specified by the Township, the subbase course shall consist of eight (8) inches of compacted crushed stone constructed according to the specifications set forth in Section 350, Subbase, in the Pennsylvania Department of Transportation Specifications, 1987, or as amended.
- b. Construction of the surface course shall comply with the specifications as set forth in Section 421, Bituminous Binder Course ID-2, and Section 420, Bituminous Wearing Course ID-2, of the Pennsylvania Department of Transportation Specifications, 1987, or as amended. The Binder Course shall consist of 1 1/2" of ID-2 and the Wear Course shall consist of 1" of ID-2 for a total depth of 2 1/2".

2. Collector streets

- a. Except when otherwise specified by the Township, the base course shall consist of ten (10) inches of compacted crushed stone constructed according to the specifications as set forth in Section 350, Subbase, in the Pennsylvania Department of Transportation Specifications, 1987, or as amended.
- b. Construction of the surface course shall comply with the specifications as set forth in Section 421, Bituminous Binder Course ID-2, and Section 420, Bituminous Wearing Course ID-2, of the Pennsylvania Department of Transportation Specifications, 1987, or as amended. The Binder Course shall consist of 1 1/2" of ID-2 and the Wear Course shall consist of 1 1/2" of ID-2 for a total depth of 3".

3. Arterial Streets

For the construction of arterial roads or highways, the developer shall consult with the Township and be governed by the Pennsylvania Department of Transportation for the method of construction to be used. The Township shall decide if a collector or arterial street is required as a direct result of the construction of his development, in which case the developer is responsible for paving the additional width required.

502-B - PRIVATE STREETS

1. All private streets shall be constructed in accordance with Section 502, or bonded in accordance with Section 516 of this Ordinance prior to approval of the Final Plan.

2. Whenever a developer proposes to establish a street which is not offered for dedication to public use, the Township may require the developer to submit, and also to record with the plan, a copy of an agreement made with the Township on behalf of his heirs and assigns, and signed by the Township Solicitor, and which shall establish the conditions under which the street may later be offered for dedication, and shall stipulate among other things:
 - a. That the street shall conform to the Township specifications or that the owners of the abutting lots shall include with the offer of dedication sufficient money, as estimated by the Township Engineer, to restore the street to conformance with the Township specifications.
 - b. That an offer to dedicate the street shall be made only for the street as a whole.
 - c. That the method of assessing repair costs be as stipulated.
 - d. That agreement by the owners of more than fifty (50) percent of the front footage thereon shall be binding on the owners of the remaining lots.

502-C - STREET LIGHTS

In any proposed development involving ten (10) or more lots or dwelling units with an average lot size or area per dwelling unit of fifteen thousand (15,000) square feet or less, a street light meeting Township requirements shall be installed at one (1) corner of every intersection. In lieu of street lights, the Township may require the developer to install individual property lights in the ratio of one (1) to each lot.

502-D - STREET SIGNS

Street name signs shall be placed at one (1) corner of every intersection. The design must be according to Township requirements.

502-E - STREET TREES

The Township may require that shade trees be planted in the development to conform to the following specifications:

1. Shade trees shall be planted by the developer at intervals of between fifty (50) feet and seventy (70) feet along both sides of all streets of the development.
2. The trees shall be located between the sidewalk and building setback lines and at least five (5) feet from the sidewalk. No trees shall be planted between the sidewalk and curb, unless the available area is at least five (5) feet wide.
3. Each tree shall be at least eight (8) feet in height and have a diameter of at least one and one-half (1 1/2) inches.

503 - CURBS AND GUTTERS

1. Curbs shall be installed on both sides of any proposed street included in a proposed subdivision. Curbs may also be required on existing streets where curbs are necessary to control the flow of surface water and regulate traffic.
2. Curbs shall be provided in all parking compounds located within multi-family, commercial, and industrial developments.
3. All curbs shall be constructed of Cement Concrete. The construction of vertical curbs shall conform to the requirements of Section 630, Plain Cement Concrete Curb, Type A, of the Pennsylvania Department of Transportation Specifications 1987, or as amended. Rolled curb and gutter type curbs may be constructed using a curbing machine.
4. Curb cut ramps shall be provided for the physically handicapped as required by Section 228 of the 1973 Highway Safety Act, Commonwealth of Pennsylvania.

504 - SIDEWALKS

In any proposed subdivision or land development with an average lot size or area per dwelling unit of fifteen thousand (15,000) square feet or less, or where any subdivision is immediately adjacent to or within one thousand (1,000) feet of, any existing or recorded subdivision having sidewalks, sidewalks shall be installed on each side of the street in accordance with Township requirements. The Township may also require installation of sidewalks in any subdivision or land development where the evidence indicated that sidewalks are necessary for the public safety.

1. 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.
2. Sidewalks shall be at least four (4) feet wide. In the vicinity of shopping centers, schools, recreation areas and other such facilities, sidewalks shall be at least five (5) feet wide and located within the street right-of-way.
3. Sidewalks shall have a minimum thickness of four (4) inches of cement concrete with a minimum of three (3) inches of crushed stone under concrete. In areas where the access drive crosses over the walks, the walk shall have a minimum thickness of six (6) inches and be reinforced with wire mesh.

505 - SEWER AND WATER SUPPLY SYSTEMS

All sanitary sewer and water supply systems located in any designated floodplain district shall be floodproofed up to the regulatory flood elevation.

505-A - PRIVATE AND ON-SITE SEWER SYSTEMS

1. All properties shall be connected to a public sanitary sewer system if possible.
2. Where a public sanitary sewer system is not accessible, but is proposed for extension within five (5) years to the development or to within one thousand (1,000) feet of the development, the developer shall install sewer lines, including lateral connections, to provide adequate service to each lot when connection with the public system is made. The sewer lines shall be capped at the street right-of-way line. When capped sewers are provided, on-site disposal facilities shall also be provided. If the available engineering and design information for the proposed public system is insufficient to insure the proper installation of capped sewer lines, the developer shall, at the Township's discretion, provide for the eventual installation by creating an escrow account in an amount sufficient to provide for the eventual construction of said sewer lines.
3. If no public system is either proposed five (5) years or within one thousand (1,000) feet of the development, the Township Supervisors may require that a study be prepared to determine the feasibility of constructing a private sewer system or treatment facility, or connecting to an existing private or public system over one thousand (1,000) feet away.
4. Upon completion of any sanitary sewer system installation, the plan for the system as built shall be filed with the Township.
5. Where none of the above alternatives are possible or feasible, an individual sewage disposal system consisting of a septic tank and tile absorption field or other approved sewage disposal system shall be provided for each lot at the time improvements are erected or installed thereon. All such individual sewage disposal systems shall be constructed in accordance with the Pennsylvania Department of Environmental Resource regulations. No community on-site septic systems will be permitted.

505-B - PRIVATE AND ON-SITE WATER SYSTEMS

1. Where a water main supply system is within one thousand (1,000) feet of, or where plans approved by the Township provide for the installation of such public water facilities, the developer shall provide the development with a complete water main supply system to be connected to the existing or proposed water main supply system in accordance with the Township's requirements. If the available engineering and design information for the proposed public system is insufficient to insure the proper installation of such water main supply system, the developer shall, at the Township's discretion, provide for the eventual installation by creating an escrow account in an amount sufficient to provide for the eventual construction of the system.

2. If connection to a public water supply system is not possible, a report on the feasibility of constructing a separate water supply system may be required by the Township and a report shall be submitted setting forth the findings. The report shall include, among other factors, a hydrogeologic study of groundwater occurrence and movement, aquifer characteristics, available drawdown, well efficiency, groundwater recharge, existing wells, water demands, quality of water, etc.
3. The plans for installation of a private water supply system shall be prepared by the land developer, and approved by the Pennsylvania Department of Environmental Resources. Upon completion of any water supply system, the plan for the system as built shall be filed with the Township.
4. Where none of the above alternatives are possible or feasible, an individual water supply system shall be installed.
 - a. The water supply yield shall be adequate for the type of development proposed.
 - b. The installation of such systems shall not endanger or decrease groundwater supplies of adjacent properties.
 - c. Any such individual system shall meet any applicable Pennsylvania Department of Environmental Resources regulations.

506 - FIRE HYDRANTS

Fire hydrants shall be provided as an integral part of any public water supply system.

1. Fire hydrants shall be installed if their water supply source is capable of serving them in accordance with the requirements of the local fire authority.
2. Fire hydrants shall be in accordance with specifications set forth by the National Fire Protection Association, or as amended.
3. Fire hydrants shall be placed at intervals of not more than six hundred (600) feet or as specified by the Middle Department Association of Fire Underwriters.

507 - STORM DRAINAGE

507-A - GENERAL

1. Whenever the evidence available to the Township indicates that natural surface drainage is inadequate, the developer shall install storm sewers, culverts, and related facilities, as necessary to:
 - a. Permit the unimpeded flow of natural watercourses.
 - b. Insure the drainage of all low points along the line of streets.
 - c. Intercept storm water runoff along streets at intervals reasonably related to the extent and grade of the area drained.
2. Storm sewers shall not be connected to sanitary sewers.
3. Storm water drainage facilities which receive water from drainage areas in excess of one-half (1/2) square mile (320 acres) shall be subject to the approval of the Pennsylvania Department of Environmental Resources, Division of Dams and Encroachments. Storm water drainage plans which involve a State road shall be subject to the approval of PennDOT. Approval of a plan by the Township shall not be construed as an indication that the plan complies with the standards of any agency of the Commonwealth.

507-B - DESIGN

1. Storm drainage facilities must be designed not only to handle the anticipated peak discharge from the property being developed, but also the anticipated increase in runoff that may occur when all the property at a higher elevation in the same drainage basin is fully developed.
2. The developer shall also study the effect of the development on the existing downstream drainage facilities outside the area of the development.
3. The USDA Soil Conservation Service Soil Cover Complex Method or the PennDOT Method, are the recommended methods for calculating runoff.
4. The storm drainage intensity shall be established with a minimum of ten (10) year storm frequency. A frequency of one (1) in twenty-five (25) to fifty (50) years shall be used for high value districts and major highways.

507-C - EXISTING FACILITIES

Where existing storm sewers are readily accessible, and of sufficient capacity, the developer shall connect his storm water facilities to these existing storm sewers.

507-D - ABUTTING PROPERTIES

1. In the design of storm drainage facilities, special consideration shall be given to preventing excess runoff onto adjacent developed or undeveloped properties. In no case may a change be made in the existing topography which would:
 - a. Result in increasing any portion of the slope steeper than one (1) foot of vertical measurement for three (3) feet of horizontal measurement for fills, or one (1) foot of vertical measurement for two (2) feet of horizontal measurement for cuts within a distance of twenty (20) feet from the property line unless an adequate retaining wall or other structure is provided.
 - b. Result in a slope which exceeds the normal angle of slippage of the material involved.
2. All slopes shall be protected against erosion.

508 - EROSION AND SEDIMENTATION

All development applications which involve grading or excavation shall conform to the requirements of the rules and regulations of the Pennsylvania Department of Environmental Resources pertaining to erosion and sedimentation. It shall be the responsibility of the applicant to secure approval of the Department of Environmental Resources. Approval of plans by the Township shall not be construed as approval under such regulations.

509 - FLOODPLAIN

1. The floodplain corridor shall be defined and established as the area of inundation which functions as a storage or holding area for flood water to a width required for a one hundred (100) year flood, as delineated in one of the following reports:
 - a. A hydrologic report prepared by an individual registered in the Commonwealth of Pennsylvania to perform such duties.
 - b. A hydrologic report prepared by an agency of the U.S. Government.
2. In case of any dispute concerning the boundaries of a floodplain corridor, the Township shall determine the ultimate location.
3. Whenever a floodplain corridor is located within or along a proposed land development, the plan shall include the location of the floodplain corridor with a plan note that:
 - a. The floodway shall be kept free of structures, fill, and other encroachments.
 - b. Any structures located within the floodway fringe shall be floodproofed to the limits of the floodplain corridor.

4. All floodplain lands shall be excluded in the minimum lot area calculations. Additionally, the floodplain and/or floodway area shall be identified by elevation or by approximate distance from the centerline of the stream channel. Floodplain and floodway lines need not be identified by distances and bearings.
5. No subdivision and/or land development, or part thereof, shall be approved if the proposed development and/or improvements will individually or collectively, increase the one hundred (100) year flood elevation more than one (1) foot at any point.
6. If the Township determines that only a part of a proposed subdivision can be safely developed, the Township shall limit development to that part and shall require that development proceed consistent with this determination.

510 - UNDERGROUND UTILITY LINES

Electric, telephone, and all other utility facilities shall be installed underground and shall be floodproofed up to the regulatory flood elevation. The developer shall be required to obtain a letter from the appropriate utility company confirming that the developer has entered into an agreement to provide for an underground electric and telephone system in accordance with the Pennsylvania Public Utility Commission Investigation docket #99, as amended, or has obtained a waiver from said Pennsylvania Public Utility Commission to allow overhead electric and telephone lines.

511 - PETROLEUM LINES

When any petroleum or petroleum products transmission line traverses a land development, the developer shall confer with the applicable transmission or distributing company to determine the minimum distance which shall be required between each dwelling unit and the centerline of such petroleum or petroleum products transmission line.

512 - NATURAL GAS LINES

The minimum distance from a natural gas line to a dwelling unit shall be as required by the applicable transmission or distributing company, or as shall be required by the Department of Transportation under the Natural Gas Pipeline Safety Act of 1968, as amended whichever is greater.

513 - DEDICATION OF LANDS FOR LOCAL RECREATION AND OTHER PUBLIC SITES.

1. In subdivisions which are intended to provide housing for more than four (4) families, the Township shall consider the need for suitable open areas for recreation and shall make recommendations thereon.

2. The land to be dedicated shall be suitable in size, shape, topography, and general character for the proposed use.

FAMILIES SERVED	MINIMUM ACREAGE TO BE RECOMMENDED
5 - 15	10,000 square feet
16 - 49	20,000 square feet
50 - 100	1 acre
Each additional 100	1 acre

3. Such lands shall not be included in the area required for tot lots in Section 407 of this Ordinance. In lieu of dedication of recreational areas, the developer and the Township may agree on a capital contribution to be made by the developer to an existing or proposed park program.

514 - WATER AREAS

In a development abutting a lake, river, or other significant water body, the Board of Supervisors, upon consultation with the Planning Commission, may request the dedication or reservation of:

1. Any title to the water body the developer may possess beyond the wharf or dock line for public use.
2. Up to twenty (20) percent of the land abutting the shore for public use.
3. When two (2) or more lots abut a private pond or body of water, and all or part of the pond is to be part of the lot, a homeowners association must be responsible for the maintenance of the pond.

515 - RESERVATIONS

On a site reserved for eventual public acquisition, no building development is permitted during the period of reservation. Said period of time shall not exceed twelve (12) months without consent of the developer. Such reservations shall be noted on the Final Plan.

516 - COMPLETION OF IMPROVEMENTS OR GUARANTEE THEREOF; PREREQUISITE TO FINAL PLAN APPROVAL.

No plan shall be finally approved unless the streets shown on such plan have been approved to a mud-free or otherwise permanently passable condition, or improved as may be required by this Ordinance, and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains and other improvements as may be required by this Ordinance have been installed in accordance herewith. In lieu of the completion of any improvements required as a condition for the final approval of a plan, the Supervisors shall require, for deposit with the Township, financial security acceptable to the Supervisors in an amount sufficient to cover the costs of such improvements or common amenities including, but not limited to, roads, storm water detention

and/or retention basins and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings which may be required.

Without limitation as to other types of financial security which the Township may approve, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security for purposes of this subsection. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required on or before the date fixed in the formal action of approval or accompanying agreement for completion of the improvements. In the case where the development is projected over a period of years, the Supervisors may authorize submission of final plans by section or phase of the development subject to such requirements or guarantees as it finds essential for the protection of any final approved section of the development. The amount of financial security to be posted for the completion of the required improvements shall be equal to 110% of cost of completion estimated as of 90 days following the date scheduled for completion by the developer. Annually, the Township may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration or the 90th day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to assure that the financial security equals said 110%. Any additional security shall be posted by the developer in accordance with the subsection.

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

In the event a corporate bond or other financial security has been offered in lieu of completion of improvements for final plan approval, the developer shall construct and maintain a passable roadway, along with any other improvements required for lots which are occupied prior to acceptance of the roadway and/or other improvements by the Township. Such maintenance shall continue for the entire bonded period.

517- RELEASE FROM IMPROVEMENT BOND

When the developer has completed all of the necessary and appropriate improvements, the developer shall notify the Supervisors in writing, by certified mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township Engineer. The Supervisors shall, within ten (10) days after receipt of such notice, direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Township Engineer, shall, thereupon, file a report, in writing, with the Supervisors, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township Engineer of the aforesaid authorization by the Supervisors; said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be approved or shall be rejected by the Township Engineer, said report shall contain a statement of reasons for such non-approval or rejection. The Supervisors shall notify the developer, in writing by certified or registered mail of the action of the Supervisors with relation thereto. If any portion of the said improvement shall not be approved or shall be rejected by the Supervisors, the developer shall proceed to complete the same and upon completion, the same procedure of notification, as outlined in this Ordinance, shall be followed.

As the work of installing required improvements proceeds, the developer who has posted the financial security may request the governing body to release or authorize the release from time to time such portions of the financial security necessary for payment to the contractor or contractors performing the work. Any such request shall be in writing addressed to the Board of Supervisors, and the Board of Supervisors shall have 45 days from receipt of such request within which to allow the Township engineer or other designated inspector to certify, in writing, to the Board of Supervisors that such portion of the work upon the improvements has been completed in accordance with the approved plan. Upon such certification, the Township shall authorize release by the bonding company or lending institution of an amount as estimated by the Township engineer or inspector fairly representing the value of the improvements completed. The Township may, prior to financial release at the time of completion of said improvements and certification by its engineer or inspector, require the retention of 10% of the estimated cost of said improvements.

Where the Board of Supervisors accepts the dedication of all or some of the required improvements following completion, the Supervisors may require the posting of financial security to secure structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan and in any related agreements for a term not to exceed 18 months from the date of acceptance of dedication. Said financial security shall be of the same type as otherwise required above with regard to installation of said improvements and the amount of the financial security shall not exceed 15% of the actual cost if installation of said improvements.

The Township may prescribe that the applicant shall reimburse the Township for the reasonable and necessary expenses incurred for the inspection of all subdivision and land development improvements. Such reimbursement shall be based upon a schedule established by Township resolution.

Where reference is made in this Ordinance to Township Engineer, he shall be a duly registered professional engineer employed by the township or engaged as a consultant to the Township.

518 - REMEDIES TO EFFECT COMPLETION

In the event that any improvements which are required have not been installed as provided in this Ordinance or in accord with the approved final plan, the Township is hereby granted the power to enforce any corporate bond or other security by appropriate legal and equitable remedies. If proceeds of such bond, or other security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by such security, the Township may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Township purpose.

519 - DEDICATION OF IMPROVEMENTS

Upon installation by the developer and subsequent inspection by the Township Engineer, the developer shall take final steps to dedicate the improvements and have them accepted by the Township. The recording of the Final Plan, following approval by the Board of Supervisors, has the effect of an irrevocable offer to dedicate all streets and other public ways and areas to public use. The offer, however, does not impose any duty on the Township concerning maintenance or improvements until the proper authorities of the Township have made actual acceptance, either by Ordinance or resolution.

ARTICLE VI - FEES

601 - PRELIMINARY AND FINAL PLAN

At the time of filing, the Preliminary and Final Plan shall be accompanied by checks, payable to the Township, in amounts determined by the Township to be reasonable and necessary for the review of said plans and in accordance with the fee schedule currently in force in the Township. In addition, the applicant shall be responsible for the reasonable and necessary charges imposed by the Township's professional consultants and/or engineers for review and report on said plan to the Township.

ARTICLE VII - MODIFICATIONS

701 - GENERAL

Upon cause shown by an applicant, the Board of Supervisors may grant a modification of the requirements of one or more provisions of the Ordinance in instances where the literal enforcement thereof would exact undue hardship because of the peculiar conditions pertaining to the land in question; provided however, that such modification will not be contrary to the public interest and that the purpose and intent of the Ordinance will be observed

702 - PROCEDURE

1. Any request for a modification shall be in writing and shall accompany and be part of the application for subdivision or land development.
2. The request shall state in full the ground and facts of unreasonableness or hardship on which the request is based, the provision or provisions of this Ordinance involved, the exact variance therefrom which is requested and an indication regarding the minimum modification which is necessary to achieve the desired result.
3. The Board of Supervisors may, at their discretion, submit their request for modification to the Union Township Planning Commission for their advisory comments. All requests for modifications shall be acted upon by the Board of Supervisors at the time that they act on the submitted plan. Said modification shall have effect only when approved by the Board of Supervisors.
4. A written record of all actions taken by the Board of Supervisors on requests for modification shall be kept on file in the Township offices.

ARTICLE VIII - ADMINISTRATION, ENFORCEMENT, AND PENALTIES

801 - ADMINISTRATION AND ENFORCEMENT

1. The Board of Supervisors shall have the duty and authority for the administration and general enforcement of the provision of this Ordinance, as specified or implied herein.

Officials of the Township having regulatory duties and authorities connected with, or pertinent to, the subdivision, use or development of land shall have the duties and authorities for the controlling enforcement of the provisions of this Ordinance, as specified or implied herein or in other Ordinances of the Township.

2. Permits required by the township for the erection or alteration of buildings, the installation of sewers or sewage disposal systems, or for other appurtenant improvements to, or use of, the land, shall not be issued by any Township official until he has ascertained that the site for such building, alteration, improvement, or use is located in a development approved and publicly recorded in accordance with the provisions of this Ordinance.

Also, such permits shall be issued only after it has been determined that the site for such building, alteration, improvement, or use conforms to the site description as indicated by the approved and recorded Final Plan or other land description acceptable in accordance with the provisions of this Ordinance, and that it is in compliance with all applicable provision of this Ordinance.

3. The Township Building Permit Officer shall require that applications for building permits contain all the information necessary for him to ascertain that, and he shall not issue any building permit until he determines that, the site and plan for the proposed building, alteration, or other improvement is acceptable in accordance with the provisions of this Ordinance.

The Township Sewage Enforcement Officer shall require that applications for sewage disposal system permits contain all the information for him to ascertain that, and he shall not issue any sewage disposal permits until he determines that, the site for the proposed system is acceptable in accordance with the provisions of this Ordinance.

802 - PENALTIES

1. Any person, partnership, or corporation who or which being owner or agent of the owner of any lot, tract, or parcel of land, shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvements for public use, travel or other purposes, or for the common use of occupants of buildings abutting thereon, or who sells, transfers, or agrees, or enters into an agreement to sell any land in a subdivision or land development whether by reference to, or by other use of, a plat of such subdivision or land development or otherwise, or erect any building

thereon, unless and until a final plan has been prepared in full compliance with the provisions of this Ordinance and of the regulations adopted hereunder and has been recorded as provided herein, shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township, pay a judgement of not more than \$500.00 plus all court costs, including reasonable attorney's fees incurred by the municipality as a result thereof. No judgement shall commence or be imposed, levied or payable until the date of the determination of the violation by the District Justice. If the defendant neither pays nor timely appeals the judgement, the Township may enforce the judgement pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation hereof.

2. The description of such lot or parcel by metes and bounds in instrument of transfer, or other document used in the process of setting or transferring, shall not exempt the seller or transferor from such penalties, or from the remedies herein provided. The Township may also enjoin such transfer or sale or agreement by action for injunction brought in any court or equity jurisdiction, in addition to the penalty herein provided.

803 - ACTION FOR RELIEF BY TOWNSHIP

The Board of Supervisors may obtain a writ of injunction against the owner or agency who attempts the improper sale or conveyance of land to set aside and invalidate any conveyances of land made prior to Final Plan approval of any development.

804 - OTHER ACTIONS

Nothing herein shall prevent the Board of Supervisors from taking such other action necessary to prevent or remedy any violation.

805 - APPEALS

The decision of the Board of Supervisors with respect to the approval of plans may be appealed to any court by any party or any officer or agent of the developer. Such appeal shall be filed not later than 30 days following the date of the decision from which the appeal is taken.

806 - SEVERABILITY CLAUSE

If any provisions of this Ordinance shall be determined to be invalid or unconstitutional by a recognized court of the Commonwealth, such determination shall not affect the legality of the remaining provisions of this Ordinance.

ARTICLE IX - MOBILE HOMES AND MOBILE HOME PARKS

This article contains provisions setting forth minimum standards for the design, construction, alteration, extension, and maintenance of mobile home parks and related utilities and facilities. Included also, are regulations for the erection of mobile homes. Finally, also, provisions are included authorizing the issuance of permits for construction, alteration, and/or extension of mobile home parks, the licensing of those who operate mobile home parks, the inspection of mobile home parks by authorized township Officials, and the fixing of penalties for any violation of any provision of this Ordinance.

901 - DEFINITIONS

1. ACCESSORY STRUCTURE - Any subordinate structure incidental to and located on the same lot as the principal structure. For this section of the ordinance accessory structure would also include any addition or enlargement of a mobile home including the construction of any porch to said mobile home.
2. LICENSE - written annual approval, in whatever form, as issued by the Township authorizing a person to operate and maintain a mobile home park.
3. MOBILE HOME - a transportable, single family dwelling intended for permanent occupancy, office or place of assembly contained one (1) unit, (single wide) or in two (2) units (double wide) designed to be joined into one (1) integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and constructed so that it may be used with a permanent foundation.
4. MOBILE HOME LOT - a parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.
5. MOBILE HOME PARK - a parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes
6. PERSON - any individual, firm, trust, partnership, public or private association or corporation, or other entity.
7. RECREATIONAL VEHICLE - a vehicle which is designed for human occupancy under transient circumstances, such as camping, travel, or other recreation, sometimes variously known as a "travel trailer", or a "camping trailer".
8. SERVICE OR RECREATIONAL BUILDING - a structure housing operational offices, recreational, park maintenance and other facilities built to conform to required local standards.

902 - PERMITS FOR MOBILE HOME PARK CONSTRUCTION, ALTERATION OR EXTENSION

902-A - PERMITS REQUIRED

It shall be unlawful for any person to construct, alter, or extend any mobile home park within the limits of Union Township unless a valid permit has been issued in the name of such person for specific construction, alteration, or extension proposed by the Township.

902-B - APPLICATION TO THE TOWNSHIP

All applications for permits shall be made by the owner of the mobile home park or his authorized representative to the Township in accordance with their rules and regulations concerning mobile home parks. Such applications shall be accompanied by a plan drawn at a scale not smaller than one (1) inches equals fifty (50) feet and containing the following information, along with other information required under Article III of this Ordinance.

1. Name of mobile home park.
2. Name and address of owner of record and/or applicant.
3. Name of engineer, surveyor or other qualified person preparing plan.
4. North arrow, scale, and date of plan preparation.
5. Location Map.
6. Site data:
 - a. Number of mobile home lots.
 - b. Total number of acres.
 - c. Number of lots per acre.
 - d. Number of off street parking spaces.
7. Topography showing existing and proposed contours at intervals of two (2) or five (5) feet, depending on the slope of the land.
8. The location of any existing bodies of water or watercourses, floodplain areas, tree masses, building or structures, public facilities, and any other man made or natural features within or near the proposed mobile home park area.
9. A storm drainage plan, and storm drainage calculations (see Section 507, Union Township Subdivision and Land Development Ordinance.)
10. Existing and proposed property, lot and boundary lines including building, setback lines, and information concerning lot dimensions, lot areas, and the location of all utilities, and designation if lot is for single wide or double wide mobile homes.

11. Location and dimensions of all mobile home stands.
12. The location of all existing and proposed streets with information concerning pavement widths, types of paving and street names.
13. Typical cross-section of all streets.
14. Street centerline profiles.
15. Location of all off street parking areas.
16. Location and dimension of all pedestrian walkways and sidewalks.
17. Location of proposed recreation areas.
18. Location of all plantings and landscaping.
19. Location, dimensions, and proposed use of all service and accessory structures.
20. Location and type of waste containers.
21. Location of all fire extinguishers.
22. Engineer's or surveyor's seal with certification that survey and plan are correct.
23. Block for approval by Planning Commission.
24. Block for approval by the Board of Supervisors.
25. Block for review of the Adams County Planning Agency

902-D - REVIEW OF PLANS AND ISSUANCE OF PERMIT

1. Upon receipt of the application, the plans shall be reviewed in accordance with provisions of Article III of this Ordinance.
2. If approved, the Chairman and Secretary of the Board of Supervisors shall sign the plan and issue a permit. If the application and plan are disapproved, the Board of Supervisors shall notify the developer or owner, in writing, including a statement of reason for their decision.

902-E - FEES

Each application for a permit shall be accompanied by a check, payable to the Township, in an amount equal to the fee required for the inspection of mobile home parks as set forth in the fee schedule currently in force in the Township. Such fee shall be required whether or not the application is approved.

903-F - COMPLIANCE OF EXISTING MOBILE HOME PARKS

1. Mobile home parks in existence at the date of adoption of this Ordinance may be continued so long as they otherwise remain lawful.
2. Existing mobile home parks shall be required to submit an existing plot plan, drawn to scale, when applying for a Mobile Home Park License as required under Section 903-B of this Ordinance.
3. Any subsequent new construction, alteration, or extension of an existing mobile home park shall comply with the provisions of the Ordinance.
4. Any existing mobile home park which, in the opinion of the Board of Supervisors creates a fire hazard or health hazard shall be required to comply with this Ordinance within a reasonable period of time as determined by the Board of Supervisors.

904 - INSPECTIONS OF MOBILE HOME PARKS

The Township Supervisors or other authorized Township representative may inspect a mobile home park periodically to determine compliance with this Ordinance. As a result of such inspection, the Township Supervisors may give notice for any violation of this Ordinance.

905 - PARK CONSTRUCTION REQUIREMENTS

905-A - SITE LOCATION

The location of all mobile home parks shall comply with the following minimum requirements:

1. Free from adverse influence by swamps, marshes, garbage or rubbish disposal areas, or other potential breeding places for insects or rodents.
2. Not subject to flooding.
3. Not subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, heat, odor, glare, etc.

905-B - SITE DRAINAGE

1. The ground surface in all parts of a park shall be graded and equipped to drain surface water in a safe, efficient manner. Where necessary, storm sewers, culverts, and related facilities shall be provided to permit the unimpeded flow of natural watercourses and to insure the adequate drainage of all locations within the park.
2. A drainage plan shall be prepared and submitted for review and approval by the township prior to the granting of a permit for any mobile home park. Said plan shall conform to the provisions of Section 507 of this ordinance.

3. All storm water facilities shall be kept completely separate from any sanitary waste facilities.

905-C - SOIL AND GROUND COVER REQUIREMENTS

1. Ground surfaces in all parts of every park shall be paved or planted with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
2. All paving and/or planting should be designed in accordance with the storm water drainage plan.
3. Park grounds shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects or other pests.

905-D - PARK AREAS FOR NON-RESIDENTIAL USES

1. No part of any park shall be used for non-residential purposes, except such uses that are required for recreation, direct servicing, management, or maintenance of the park and its residents.
2. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home lot and connected to utilities.

905-E - SETBACKS, BUFFER STRIPS AND SCREENING

1. Mobile homes in parks shall be located at least seventy (70) feet from the centerline of any abutting existing or proposed public minor street, eighty (80) feet from the centerline of any abutting existing or proposed public collector street, and one hundred (100) feet from the centerline of any arterial street.
2. There shall be a minimum distance of thirty (30) feet between an individual mobile home, including accessory structures attached thereto, and adjoining pavement of a park street, or common parking area or other common areas and structures.
3. Mobile homes shall be located at least twenty-five (25) feet from any park property line and at least fifteen (15) feet from any side or rear mobile home lot line.
4. Mobile home parks located adjacent to any industrial, commercial, or residential land use shall be designed to provide an area for screen planting (trees, shrubs) along the property boundary line separating the park from such adjacent use.
5. The corners of each mobile home lot shall be marked in accordance with the dimensions shown on the plan. All mobile homes shall be located on the lot to conform to the required setback distances from lot lines.

905-F - PLACEMENT OF MOBILE HOMES

1. Mobile homes, including any additions or accessory structures attached thereto, shall be separated from each other and from other buildings and structures by at least thirty (30) feet on all sides.
2. All mobile homes shall be properly placed upon and securely fastened to a frost free foundation or footer. In no instance shall it be placed upon jack, loose blocks, or other similar arrangements.
3. An enclosure of compatible design and materials shall be erected around the entire base of each mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

905-G - PARK STREET SYSTEM

1. A safe and convenient vehicular access shall be provide from abutting public streets or roads. Such access shall be provided in accordance with the requirements of Section 405-B of this ordinance.
2. The entrance road, or area, connecting the park with a public street or road shall have a minimum pavement of thirty-six (36) feet.
3. A minimum pavement width of thirty-six (36) feet shall be required on all internal streets.
4. All streets shall be designed and constructed in accordance with Section 403-C, 403-D, 403-E, 403-F, 403-G, 403-H, and 502-A of this ordinance.
5. All streets within a mobile home park shall be privately owned and maintained.

905-H - OFF STREET PARKING AREAS

1. Two (2) off street parking spaces shall be provided for each mobile home lot. In addition for each two mobile home spaces there shall be provided one (1) additional off street parking space.
2. Off street parking spaces shall be a minimum of ten (10) feet by twenty (20) feet.
3. Off street parking spaces shall be no closer then two (2) feet to the pedestrian walk adjacent to the street and no closer then five (5) feet to any mobile home or accessory structure.
4. All off street parking spaces shall be paved.

905-I - WALKS

1. All mobile home parks shall be provided with pedestrian walks on both side of the street. Such walks shall be at least four (4) feet in width.
2. All mobile home parks shall be connected to a pedestrian walk with an individual walk at least two and one-half (2 1/2) feet in width.
3. All pedestrian walks shall be constructed in accordance with section 504 of this Ordinance.

905-J - MOBILE HOME LOTS

1. All lots shall abut and be accessible from a park street.
2. Mobile home lots within the park shall have a minimum area of six thousand five hundred (6,500) square feet and a minimum width of fifty five (55) feet frontage for a single wide mobile home or a minimum area of seventy-five hundred (7,500) square feet and a minimum width of seventy (70) feet for a double wide mobile home with a maximum of five (5) units per acre.
3. Mobile home lots within the park shall be improved to provide a mobile home stand and the mobile home shall be affixed to a permanent enclosed structure.
4. An individual lot in a mobile home park shall not be sold separately unless an application for resubdivision is made to the Township in accordance with Section 307 of this Ordinance.

905-K - RECREATION AREAS

In all mobile home parks, a recreation area or areas with suitable facilities, shall be maintained within the park for the use of all park residents. Such recreation areas:

1. Shall not be located in areas which are unsuitable or hazardous.
2. Shall be so located as to provide reasonable access by all park residents.
3. Shall not include less than ten (10) percent of the gross area of the mobile home park.

906 - WATER SUPPLY

906 - A - GENERAL

1. An adequate supply of safe water of satisfactory quality under adequate pressure shall be provided in all parks, to all mobile homes, service buildings, and other accessory facilities. Where a public water supply system of satisfactory quantity, quality, and pressure is available, connection shall be made thereto and its supply shall be used exclusively.

2. Where a satisfactory public water supply system is not available, water shall be provided by a private water supply system which has been approved by the Pennsylvania Department of Environmental Resources. A report as required under Section 505-B-2 of this ordinance may be required by the Township.

906 - B - SOURCE OF SUPPLY

1. The water supply shall be capable of supplying a minimum of 180 gallons per day per mobile home.
2. The well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
3. No well-casings, pumps, pumping machinery or suction pipes shall be placed in any pit, room or space extending below ground level nor in any room or space above ground which is walled in or otherwise enclosed, unless such rooms, whether above or below ground, have free drainage by gravity to the surface of the ground.
4. Water supply treatment, if necessary, shall be in accordance with the requirements of the Pennsylvania Department of Environmental Resources.

906 - C - WATER STORAGE FACILITIES

All water storage reservoirs shall be covered, watertight and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with overlapping covers, so as to prevent the entrance of contaminated materials. Reservoir overflow pipes shall discharge through an acceptable air gap.

906 - D - WATER DISTRIBUTION SYSTEM

1. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations.
2. The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back-siphonage.
3. The system shall be so designed and maintained as to provide a pressure of not less than 20 pounds per square inch, under normal operating conditions, at all locations requiring potable water supply.
4. Where a public supply of water is provided, fire hydrants shall be installed as agreed upon by the Board of Supervisors and the agency responsible for supplying water.

906 - E - INDIVIDUAL WATER-RISER PIPES AND CONNECTIONS

1. Individual water-riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
2. The water-riser pipe shall have a minimum inside diameter of 3/4 inches and terminate at least four inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
3. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers from heaving and showing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
4. A shut-off valve below the frost line shall be provided near the water-riser pipe on each mobile home lot. Under ground stop-and-waste-valves are prohibited unless their types of manufacture and their method of installation are approved by the Board of Supervisors.

907 - SEWAGE DISPOSAL

907 - A - GENERAL

1. An adequate and a safe sewage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings, and other accessory facilities. Where a public sewage system of adequate capacity is available, connection shall be made thereto and it shall be used exclusively.
2. Where a satisfactory public sewage system is not available, a private sewage treatment system shall be provided. Such system shall be designed, constructed, and maintained in accordance with the P.D.E.R. regulations. No on-site septic systems are permitted with the following exception:
 - a. The maximum number of mobile home lots is three (3) or less.
 - b. The total area of the park is a minimum of 65,00 square feet for two mobile home lots or 97,500 square feet for three mobile home lots.
 - c. The minimum width of the park at the front set back line is 165 feet for two mobile home lots or 200 feet for three mobile home lots.
 - d. An alternate site must be reserved for a replacement on-site septic system.
 - e. In areas of carbonated rock formation the minimum lot size per mobile home site is 60,000 square feet or as required under Section 407-G-1 (a) of this ordinance.

907 - B - INDIVIDUAL SEWER CONNECTIONS

1. Each mobile home stand shall be provided with at least a four inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the mobile home drain outlet will approximate a vertical position.
2. The sewer connection (see definition) shall have a nominal inside diameter of not less than three inches, and the slope of any portion thereof shall be at least one-fourth inch per foot. All joints shall be watertight.
3. All materials used for sewer connections shall be semirigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.
4. Provisions shall be made for plugging the sewer riser pipe when diverted away from the riser. The rim of the riser pipe shall extend at least 1/2 inch above ground elevation.

907 - C - SEWER LINES

Sewer and water lines shall be laid in separate trenches with a horizontal distance of at least 10 feet from each other, except that these lines may be laid in the same trench by placing the water pipe on a shelf of undisturbed earth above and to one side of the caulked tight sewer line. All sewer lines shall be constructed of approved materials by the Pennsylvania Department of Environmental Resources and shall have watertight joints.

908 - ELECTRICAL DISTRIBUTION SYSTEM

908-A - GENERAL

Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment, and appurtenances which shall be installed and maintained in accordance with the local electric power company's specifications regulating such systems.

908-B - POWER DISTRIBUTION LINES

All power distribution lines shall be installed underground in accordance with the supplier's regulations. All other utilities, such as telephone, community cable television service, etc., shall also be installed underground in accordance with the individual utility's specifications governing such systems.

908-C - INDIVIDUAL ELECTRICAL CONNECTIONS

Each mobile home lot shall be provided with an approved disconnecting device and overcurrent protective equipment. The minimum service per outlet shall be 120/240 volts AC, 100 amperes.

908-D - REQUIRED GROUNDING

All exposed non-current-carrying metal parts of mobile homes and all other equipment shall be grounded by means of an approved grounding conductor run with branch circuit conductors or other approved methods of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for mobile homes or other equipment.

909 - SERVICE BUILDINGS AND OTHER COMMUNITY SERVICE FACILITIES

909-A - APPLICABILITY

The requirements of this section shall apply to service buildings, recreation buildings, and other community service facilities as follows:

1. Management office, repair shops, and storage areas.
2. Laundry facilities.
3. Indoor recreation areas.

909-B - FACILITIES

1. Every mobile home park shall have a structure clearly designated as the office of the mobile home park manager.
2. Service and accessory buildings located in a mobile home park shall be used only by the residents of the mobile home park.

909-C - STRUCTURAL REQUIREMENTS FOR BUILDINGS

All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites, and other destructive elements. Exterior portions shall be of such materials and be so constructed as to prevent entrance or penetration of moisture and weather.

910 - REFUSE HANDLING

1. The storage, collection, and disposal of refuse in the mobile home park shall be so constructed as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazard or air pollution and shall comply with all applicable Township and State regulations.
2. All refuse shall be stored in flytight, watertight, rodent proof containers, which shall be located not more than 150 feet away from any mobile home space. Containers shall be provided in sufficient number and capacity to properly store all refuse. Rubbish shall be collected and disposed of as frequently as may be necessary to insure that the containers shall not overflow.

911 - INSECT AND RODENT CONTROL

Grounds, buildings, and structures shall be maintained free of insects and rodent harborage and infestation. Extermination methods and other measures to control insect and rodent shall comply with all applicable Township and State Regulations.

912 - FUEL SUPPLY AND STORAGE

912-A - NATURAL GAS SYSTEM

1. Natural gas piping systems when installed in mobile home parks shall be approved by the utility company providing the service.
2. Each mobile home lot provided with piped gas shall have an approved shutoff valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

912-B - LIQUIFIED PETROLEUM GAS SYSTEMS

Liquified petroleum gas systems provided for mobile homes, service buildings, or other structures when installed shall be maintained in conformity with any applicable rules and regulations and shall include the following:

1. Systems shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location.
2. Systems shall have at least one (1) accessible means for shutting off gas. Such means shall be located outside the mobile home and shall be maintained in effective operating condition.
3. All LPG piping outside the mobile home shall be buried and protected against mechanical injury. Undiluted liquified petroleum gas in liquid form shall not be conveyed through piping equipment and systems in mobile homes.
4. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, mobile home, or any other structure unless such installations are specially approved by the Township.

912-C - FUEL OIL SUPPLY SYSTEMS

1. All fuel oil supply systems provided for mobile homes, service buildings, and other structures shall be installed and maintained in conformity with applicable rules and regulations.
2. All storage tanks shall be protected from physical damage.
3. All fuel oil supply systems provided for mobile homes, service buildings, and other structures shall have shutoff valves located within five (5) inches of storage tanks.

4. All fuel storage tanks and cylinders shall be securely placed and under no circumstances located less than five (5) feet from any mobile home exit.

913 - FIRE PROTECTION

913-A - LOCAL REGULATIONS

The mobile home park area shall be subject to any local fire protection rules and regulations.

913-B - COMPLIANCE

All methods of fire protection employed shall be in compliance with any applicable state and federal laws.

914 - MOBILE HOMES

1. Any mobile home shall meet the specifications for manufacture of mobile homes as set forth in U.S. Standards Institute, Standards for Mobile Homes, USA Standards A 119.1-1969, NFPA No. 501B-1968, and any subsequent modification or amendment of such standards.
2. If a mobile home is erected and maintained as a single family dwelling other than in a mobile home park, the lot size, setback, sewer, and water requirements shall be the same as for a single family home, and in addition, placement and base enclosure requirements shall be same as for mobile homes placed in mobile home parks.

915 - MISCELLANEOUS REQUIREMENTS

915-A - RESPONSIBILITIES OF THE PARK MANAGEMENT

1. The person to whom a license for a mobile home park is issued shall operate the park in compliance with this Ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
2. The park management shall supervise the placement of each mobile home on its mobile home lot which includes securing its stability and installing all utility connections.
3. The park management shall give the Township Building Inspector or other authorized Township representative free access within reason to all mobile home lots, service buildings, and other community service facilities for inspection purposes.
4. The management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park. The management shall notify the appropriate officer in accordance with the state and local taxation laws of the arrival and departure of each mobile home.

915-B - REMOVAL OF MOBILE HOMES

No mobile home, whether installed on a single lot or in a mobile home park, shall be removed from the Township without first obtaining a permit from the Township Tax Collector as required by Act of the General Assembly of July 8, 1969, P.L. 130 Section 1. Such permit shall be issued upon payment of a fee as required by the fee schedule currently in force in the Township, and any real estate tax assessed against the home and unpaid at the time the permit is requested.

916 - NOTICES AND REVOCATION OF LICENSE

916-A - NOTICES

Whenever the Township Supervisors or other authorized Township representative determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, or of any regulation adopted pursuant thereto, such authority shall give notice of such alleged violation to the person to whom the permit, and/or certificate of license was issued, as hereinafter provided. Such notice shall:

1. Be in writing.
2. Include a statement of reasons for its issuance.
3. Allow a reasonable time for the performance of any act it requires.
4. Be served upon the owner or his agent as the case may require; provided, however, that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been served with such notice by any other method authorized or required by the laws of this state.
5. Contain an outline of remedial action which, if taken, will effect compliance with the provisions of this Ordinance, or any part thereof, and with the regulations adopted pursuant thereto.

916-B - REVOCATION OF LICENSE

In addition to the provisions and penalties for violations as given in Section 916 and 917 of this Ordinance, the Township may give reasonable notice for the remedying of violations and if such violations are not remedied within the prescribed period of time, the Township may declare the license revoked.

917 - PENALTIES

Any person who violates any provision of this Ordinance shall be subjected to penalties as prescribed in Section 802 of this Ordinance.

918 - SEVERABILITY CLAUSE

If any provision of this Ordinance shall be determined to be invalid or unconstitutional by a recognized court of the Commonwealth, such determination shall not affect the legality of the remaining provisions of this Ordinance.

ARTICLE X - ENACTMENT AND REPEAL

1001 - REPEAL

All ordinances or parts of ordinances in conflict herewith be and the same are repealed.

1002 - ENACTMENT

This Subdivision and Land Development Ordinance shall become effective on May 16, 1990, and shall remain in force until modified, amended, and/or rescinded by the Board of Supervisors of Union Township, Adams County, Pennsylvania. Ordained and enacted this 16th day of May, 1990.

UNION TOWNSHIP

BOARD OF SUPERVISORS

Joseph T. Minor

CHAIRMAN

Louis E. Hilker

ATTEST:

John A. Strevig

SECRETARY

INDEX

Access drives	
commercial	34
residential	34
Additions to existing lots	25
Administration	63
Alleys	31
Apartment units	42
Attached, row, or townhouse units	40
Bond information	59
Condominiums	43
Conversions units	39
Corner lots	38
Crosswalks	36
Cul-de-sacs	29
Curbs	51
Dwelling units	42
Electric lines	56,66
Grades	28
Inspections	60, 69
Intersections	30
Lights	32
Lot dimensions	
commercial	44
industrial	45
residential	39
Mobile homes	65
Mobile home parks	65
Multiple dwellings	42
Panhandle lots	38
Parking	31,42-46,66,71
Plans	
final	17
preliminary	11
sketch	10
Recreation areas	41,43,67,72
Resubdivision	25
Semi-detached units	40
Set back lines	38
Severability	64,79
Signs	50
Single family detached unit	39
Slope	30
Soils evaluation tests	37
Streets	27,48,71
Telephone lines	50,75
Trees	50
Wedge-shaped lots	38