

# **WARRINGTON TOWNSHIP**

## **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

**YORK COUNTY, PENNSYLVANIA**

**Enacted June 5, 2019**

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## **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

An Ordinance establishing rules, regulations, and standards governing the subdivision and development of land within the Township of Warrington, York County, Pennsylvania, pursuant to the authority granted in the Pennsylvania Municipalities Code (Act 247) as reenacted and amended, setting forth the procedures to be followed by the Planning Commission and the Board of Supervisors applying and administering these rules, regulations, and standards and providing penalties for the violation thereof.

Be it ordained by the Warrington Township Board of Supervisors, York County, Pennsylvania as follows:

### **ARTICLE I**

#### **SHORT TITLE, PURPOSE, AUTHORITY AND JURISDICTION**

##### **SECTION 101      SHORT TITLE**

This Ordinance shall be known as and may be cited as the “Warrington Township Subdivision and Land Development Ordinance”.

##### **SECTION 102      PURPOSE**

The purpose of this Subdivision and Land Development Ordinance is to provide for the harmonious development of the Township by:

- a) Assisting in the orderly and efficient integration of land development within the Township.
- b) Ensuring conformance of land development plans with the Comprehensive Plan and public improvement plans.
- c) Ensuring the provision of adequate public facilities including roadways, walkways, street lighting, water supply, storm and sanitary sewerage facilities, recreation sites, open spaces, and other improvements for the public health, safety, and welfare.
- d) Ensuring coordination of inter-municipal public improvement plans and programs.
- e) Securing the protection of water resources, drainageways, and other environmental resources.
- f) Facilitating the efficient movement of traffic.
- g) Securing equitable handling of all land development plans by providing uniform standards and procedures.

- h) In general, promoting greater health, safety, and welfare of the citizens of the Township.
- i) Securing adequate sites for recreation, conservation, scenic, and other open space purposes.
- j) To regulate the subdivision and/or development of land within any designated flood plain zone in order to promote the general health, safety, and welfare of the community.
- k) To require that each subdivision lot in flood-prone areas to be provided with a safe building site with adequate access; and that public facilities which serve such uses be designed and installed to preclude flood at the time of initial construction.
- l) To protect individuals from buying lands which are unsuitable for use because of flood by prohibiting the improper subdivision and/or development of unprotected lands within the designated flood plain zones.

### **SECTION 103            AUTHORITY AND JURISDICTION**

No land development of any lot, tract, or parcel of land shall be made, and no street, 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.

The authority for the control and regulation of subdivision and land development within the Township shall be as follows:

- a) **The Township Board of Supervisors:** The Warrington Township Board of Supervisors, herein after referred to as the Board of Supervisors, shall be vested with the authority to approve or disapprove all subdivision and land development plans.
- b) **The Township Planning Commission:** The Warrington Township Planning Commission, hereinafter referred to as the Planning Commission, shall be vested with the review of subdivision and land development plans.
- c) **Review by the County Planning Commission:** Plans for subdivision and land development located within Warrington Township shall be forwarded upon receipt by Warrington Township to the York County Planning Commission for review and report together with a fee sufficient to cover the costs of the review and report. Warrington Township shall not approve such plans until the County report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County.

### **ARTICLE II**



## DEFINITIONS

### SECTION 201 INTENT

Unless otherwise expressly stated, the following terms shall, for the purpose of this Ordinance, have the meaning given herein.

### SECTION 202 GENERAL USAGE

- a) Words used in the present tense imply also the future tense.
- b) Words used in the singular also imply the plural.
- c) The words “person”, “subdivider”, “landowner”, “developer”, and “applicant”, include a partnership, a corporation, and an incorporated association of persons such as a club.
- d) The words “should” and “may” are permissive; the words “shall” and “will” are mandatory and directive.
- e) The word “herein” means “in these regulations”.
- f) The word “regulations” means “these regulations”.
- g) A “building” includes a “structure”; a “building” or “structure” includes any part thereof; “used” or “occupied” as applied to any land or building, shall be construed to include the words “intended, arranged, or designed to be used or occupied”.

### SECTION 203 SPECIFIC WORDS AND PHRASES

**Access Drive** – A private drive, other than a driveway, which provides for vehicular access between a street and parking area, loading area, drive-in service window, or other facility within a land development.

**Agent** – Any person, other than the subdivider, who, acting for the subdivider, submits to the Planning Commission and Board of Supervisors subdivision or land development plans for the purpose of obtaining approval thereof.

**Agricultural Purposes** – The use of land for farming, dairying, pasturage, silviculture, horticulture, floriculture, viticulture, or animal or poultry husbandry, including the necessary accessory uses for packing, treating, or storing the produce and equipment or housing and feeding the animals, as well as incidental slaughtering and butchering for consumption by a resident of a dwelling on the parcel on which such animals are raised. It includes land devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program. It excludes riding academies, boarding stables, and kennels.

**Applicant** – A landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors, and assigns.

**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 plan, or for the approval of a land development plan.

**Appointing Authority** – The Warrington Township Board of Supervisors.

**Base; Base Course** – A layer or layers of specified or selected material of planned thickness placed and compacted on a subbase to provide structural support for the wearing surface and to provide sub-drainage for the street.

**Bench Mark** – A mark on a permanent object indicating elevation and serving as a reference in land surveys.

**Block** – An area bounded, but not traversed, by streets or other physical barriers on all sides.

**Board of Supervisors** – The Warrington Township Board of Supervisors.

**Bond** – Any form of security including a cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the Board of Supervisors.

**Box Culvert** – A reinforced concrete drainage structure of rectangular cross-section.

**Building** – Any structure on a lot, having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of persons, animals, or chattels.

Accessory Building – A building subordinate in use to and detached from the main building on the lot and used for purposes customarily incidental to the principal building.

Residential Building - A dwelling, as defined by this ordinance, and/or ancillary type building whose size, design, character and function typically serve to enhance the usefulness and enjoyment of a property for residential purposes.

Non-Residential Building - A building whose size, design, character, and function are not suitable for use as a dwelling, as defined by this ordinance, and/or typically not included on a residential property. Any commercial, industrial or similar building.

**Building Area** – The total area taken on a horizontal plane at the mean level of the ground surrounding the principal building and all accessory buildings.

**Building Coverage (Proposed)** – The portion of a lot which is proposed to be covered by buildings.

**Capital Improvements Program** – A proposed schedule of all future projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project.

All major projects requiring the expenditure of public funds, over and above the annual local government's operating expenses, for the purchase, construction, or replacement of the physical assets for the community are included.

**Channel** – The bed and banks of a natural stream which convey the constant or intermittent water flow of the stream.

**Cistern** – A man-made reservoir or tank used for storing rainwater.

**Clear Sight Triangle** – An area of unobstructed vision at street intersections defined by the centerlines of the streets and by a line of sight between points on their centerlines at a given distance from the intersection of the centerlines. Specific distances vary with road function.

**Commission** – The Warrington Township Planning Commission.

**Common Open Space** – A parcel or parcels of land, an area of water, or a combination of land and water within a development site, which is designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas, and areas set aside for public facilities. Common open space shall be substantially free of structures, but may contain such improvements as are in the development plan as finally approved and as appropriate for the recreation of residents.

**Community Water or Sewer System** – A central system which serves all dwelling units in a given area and is not publicly owned.

**Comprehensive Plan** – The plan, or parts thereof, which have been adopted by the Warrington Township Board of Supervisors, showing its recommendations for such systems as: parks and recreation facilities, water supply, sewerage and sewage disposal, garbage disposal, transportation, civic centers, and other public improvements which affect the development of the Township.

**Condominium** – A type of ownership arrangement, not a land use, wherein parts of a building typically are owned separately by persons and other parts such as halls, stairs, and/or recreation areas are owned jointly by such persons. A condominium may be residential, commercial, or industrial in nature.

**Conservation** – The act of preventing waste or unnecessary use of a commodity or natural resources.

**Construction Plan** – The maps or drawings accompanying a land development or subdivision plan showing the specific location and design of improvements to be installed in the development or subdivision in accordance with the requirements of the Planning Commission and/or Board of Supervisors as a condition of the approval of the plan.

**Contour Line** – A line on a topographical map connecting points of like elevation.

**Cost of Improvements** – The amount which the Township Engineer estimates that the Township would be required to expend in order to complete the improvements proposed by a subdivider or land developer in a subdivision or land development plan, as provided for in Section 509 of the Pennsylvania Municipalities Code, as reenacted and amended.

**County** – York County, Pennsylvania.

**Covenant** – A restriction placed on a deed and on subdivision or land development plans stipulating certain requirements the deed holder must meet, or preventing him from using the property for certain purposes.

**Cross-Section** – A profile of the existing ground at right angles to the centerline.

**Crosswalk or Pedestrian Interior Walkway** – A right-of-way, municipally or privately owned, at least ten (10) feet wide, which cuts across a block to furnish access for pedestrians to adjacent streets or properties.

**Crown** – The height of the center of a roadway surface above its edges.

**Culvert** – A constructed passageway or conduit to carry drain water underground.

**Curb** – The raised edge of a pavement to confine surface water to the pavement and to protect the abutting land from vehicular traffic.

**Curb Line** – A line formed by the face of the existing curb or in its absence the outer edge of the shoulder, along which curbing is or may be located.

**Cut** – To lower the level of the surface of an existing grade; or the vertical distance from the existing ground surface to the planned grade line at a given point.

**Dedication (Real Estate)** – The allocation by a landowner of a certain land area for public use or common use, such as for a street, park, or parking lot.

**Deed** – A legal document conveying or indicating ownership of real property.

**Deed Restrictions** – Covenants or other provisions attached to deeds specifying such restrictions as the type of structure that can be constructed on a lot, building lines, minimum construction cost, etc.

**Density** – The number of dwelling units per acre.

**Design Professional** -- A landscape architect, a land surveyor, an architect or an engineer licensed by the Commonwealth.

**Design Speed** – The maximum safe speed that can be maintained over a specified section of highway when conditions are optimal.

**Developer** – Any landowner, including the Commonwealth of Pennsylvania, 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. Same as Subdivider.

**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.

**Drainage Easement** – Permanent or limited right-of-use which substantially conforms to the existing alignment of a watercourse, stream, channel, or other drainageway.

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

**Drainage System** – A system of drain pipes, conduits, or tiles installed below earth surface to remove surface or subsurface water or sewage.

**Driveway** – A minor vehicular right-of-way other than a street, which provides access between a street and a parking area or garage within a lot or property.

**Driveway Width** – The narrowest width of a driveway measured perpendicular to the centerline of the driveway.

**Dwelling** – A building or structure designed for living quarters for one (1) or more families, including mobilehomes, but not including hotels, rooming houses, convalescent homes, or other accommodations used for transient occupancy.

**Dwelling Unit** – One (1) or more rooms used for living or sleeping purposes and having a kitchen with fixed cooking facilities arranged for occupancy by one (1) family.

**Easement** – A limited right of use granted on private land for public use or private use by another party or parties and within which the owner of the property shall not erect any permanent structures.

**Easement of Access** – Any driveway or other entrance from a public or private road. A field road providing access to agriculturally used fields, and not providing access to any residential, commercial, or industrial structure, is not considered an easement of access.

**Egress** – The right to leave a parcel of land. This term is used interchangeably with “access”.

**Elevation** – A vertical distance to a point above or below a known datum line.

**Encroachment** – An unauthorized extension of a structure where part of the structure extends onto land owned by someone other than the owner of said structure.

**Engineer** – A Professional Engineer licensed as such in the Commonwealth of Pennsylvania.

**Erosion** – The wearing away of earth or rock by the elements.

**Escrow** – A deposit of cash with the local government in lieu of an amount required and still in force on a performance or maintenance bond.

**Fill** – Embankment of earth or broken rock.

**Finish Grade** – The top surface elevation of lawns, walks, drives, or other improved surfaces after completion of construction or grading operations.

**Flood-Prone Area** – A relatively flat or lowland area which is subject to partial or complete inundation from an adjoining or nearby stream, river, or watercourse; and/or any area subject to the unusual and rapid accumulation of surface waters from any source. Floodplain areas include, but are not necessarily limited to, those areas identified as being flood-prone on the Flood Hazard Mapping for Warrington Township as issued by the Federal Emergency Management Agency, National Flood Insurance Program.

**Floodway** – The channel of a river or other watercourse and the adjacent land areas required to carry and discharge flood waters of a given magnitude. For the purposes of this Ordinance, the floodway shall be capable of accommodating a flood of the one hundred (100) year magnitude, without increasing the water surface elevation of that flood more than one (1) foot at any point.

**Floor Area, Gross** – The sum of the gross horizontal areas of the several floors of a building and its accessory buildings on the same lot, excluding cellar, basement, and attic floor areas not devoted to residential use. All dimensions shall be measured between exterior faces of walls.

**Frontage** – The horizontal or curvilinear distance along the street line upon which a lot abuts.

**Future Right-of-way** – (1) The right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads. (2) A right-of-way established to provide future access to or through undeveloped land.

**Garbage** – All putrescible wastes, except sewage and body wastes, including animal and vegetable offal.

**Governing Body** – The Board of Supervisors of Warrington Township.

**Gradient** – The slope, or rate of increase or decrease in elevation, of a surface, road, or pipe, usually expressed in percent or in inches of rise or fall per horizontal linear foot.

**Grading** – All construction operations between site clearing and paving. Grading includes all excavating, hauling, spreading, and compacting operations.

**Gutter** – That portion of a right-of-way carrying surface drainage.

**Hardship** – A condition not caused by the subdivider for which he may request a modification.

**Impervious Surface** – A surface that has been compacted or covered with a layer of material so that

it is highly resistant to infiltration by water. Areas including, but not limited to, parking areas, driveways, roads, sidewalks, patios, and similar areas of concrete, brick, bituminous products, crushed stone, or gravel shall be considered impervious surfaces. In addition, all buildings and structures shall be considered as impervious surfaces.

**Improved Area Or Improved Land** – A land area that has been prepared for construction upon it, as by the installation of utility connections or services, streets, sidewalks, etc.

**Improvements** – Physical additions and changes to the land, including, but not limited to, paving, curbs, gutters, water mains, sanitary sewers, storm sewers, sidewalks, and street signs, that may be necessary to produce usable and desirable lots.

**Ingress** – The right to enter a tract of land. Often used interchangeably with “access”.

**Land Development** – Any of the following activities:

- a. The improvement of one (1) lot, tract or parcel 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 non-residential buildings, whether proposed initially or cumulatively, or a single non-residential 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 two (2) or more existing or prospective occupants by means of or for the purpose of, streets common areas, leaseholds, condominiums, building groups or other features.
- b. A subdivision of land.
- c. The following activities are excluded from the definition of land development only when such land development involves:
  1. The conversion of an existing single family detached dwelling or single family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be condominiums; or
  2. The addition of a residential accessory building, or the addition of an agricultural accessory building, on a lot or lots where such a building is subordinate to an existing or planned principal building.

**Major Land Development** - a residential land development with ten thousand (10,000) square feet or more of impervious surface, whether existing or proposed, or less than 10,000 square feet of impervious surface involving new streets or other public improvements, or any non-residential land development.

**Minor Land Development** – a residential land development with less than ten thousand (10,000) square feet of total impervious surface, whether existing or proposed that does not involve new streets or other public improvements.

**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 condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land.

**Landscaped Area (Proposed)** – The portion of a lot which is proposed to be landscaped.

**Lease** – A grant of the use of lands or property for a specified period of time in consideration of the payment of a fee for such use, usually in monthly or annual rental.

**Location Map** – A map showing the site with relation to adjoining areas.

**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.

**Corner Lot** – A lot abutting upon two (2) streets at their intersection.

**Double Frontage Lot** – A lot fronting on two (2) streets, other than a corner lot.

**Flag Lot** – A lot, meeting the requirements of Section 420 of the Warrington Township Zoning Ordinance, which abuts a street only with a narrow strip of land (handle) that provides access to the lot, and the remaining portion of which meets the minimum lot area, lot width, and setback requirements of the zone in which located.

**Reverse Frontage Lot** – A lot extending between and having frontage on a minor street and either an arterial street or collector street with vehicular access solely from the minor street.

**Lot Area** – The area contained within the property lines of an individual lot, excluding any area within a street right-of-way, but including the area of any easement. If a lot is traversed by a street right-of-way, whether existing or proposed, any principal building on the lot shall be located on a portion of that lot which area in and of itself contains the minimum lot area required by the Warrington Township Zoning Ordinance.

**Lot Coverage (Proposed)** – The portion of a lot which is proposed to be covered by impervious surfaces such as, but not limited to, buildings, parking areas, driveways, sidewalks, etc.

**Lot Depth** – The mean horizontal distance of a lot from the front street line to its rear lot line.

**Lot Improvement** – Any building, structure, place, work of art, or other object, or improvement of the land on which they are simulated constituting a physical betterment of real property, or any part of such betterment.



**Lot Lines** – The lines bounding a lot as described in the recorded title. Also referred to as “property lines”.

**Lot Width** – The required continuous distance between the side property lines (or in the case of corner lots, between a front and side property line) measured along a single street right-of-way line, unless otherwise specified in the Warrington Township Zoning Ordinance. If a lot is traversed by a street right-of-way, whether existing or proposed, any principal building on the lot shall be located on a portion of that lot which contains the minimum lot width required by the Warrington Township Zoning Ordinance.

**Metes and Bounds** – A description of land by courses and distances.

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

**Mobilehome Lot** – A parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobilehome.

**Mobilehome Park** – A parcel or contiguous parcels of land which has been so designated and improved that it contains two (2) or more mobilehome lots for the placement thereon of mobilehomes.

**Mobilehome Stand** – That part of an individual mobilehome lot which has been reserved for the placement of a mobilehome and appurtenant structures and connections.

**Modification** – The granting of an exception to these regulations which in the opinion of the Township will not be detrimental to the general welfare, nullify the objectives of these regulations, or conflict with the Comprehensive Plan.

**Multi-Family Housing** - A structure encompassing more than two (2) residential units.

**Municipality** – Warrington Township.

**Natural Grade** – The elevation of the original or undisturbed surface of the ground.

**Nonresidential Subdivision** – A subdivision whose intended use is other than residential, such as commercial or industrial.

**Official Map** – A map adopted by the Board of Supervisors depicting current or future Township owned and maintained public facilities such as roadways and parks and other information such as zoning classifications, floodplains, etc.

**Off-Site** – Something located outside the property lines of the land that is the subject of a subdivision

or land development plan and which is not located on any contiguous portion of a street right-of-way.

**Off-Street Parking** – Parking spaces located on private property which have direct usable access to a street.

**One Hundred (100) Year Flood** – A flood that, on the average, is likely to occur every one hundred (100) years, [i.e. that has a one percent (1%) chance of occurring each year, although the flood may occur in any year].

**On-Lot Sewage Disposal System** – A septic tank, drainfield, or any other approved sewage treatment device located on the same lot as the building that such device serves.

**On-Site** – Something located on a property that is the subject of a subdivision or land development or on a contiguous portion of a street right-of-way.

**Owner** – The owner of record of a lot or parcel of land.

**Parcel** – Any tract or contiguous tracts of land in the same ownership and contained in the same deed. Land shall be considered contiguous even though separated by public or private roads. Parcel shall not include those contiguous tracts separately described and contained in one (1) deed which originate from separate titles and which otherwise conform to the Warrington Township Zoning Ordinance.

**Park** – A geographically delineated area, usually, but not necessarily, owned and maintained by a governing body, intended to serve the recreational or leisure-time needs of a certain population.

**Party Wall** – A wall, used jointly by two (2) parties under easement agreement, erected upon a line separating two (2) parcels of land, each of which is a separate real estate entity.

**Performance Bond** – Any security in an amount and form satisfactory to the Board of Supervisors which may be accepted in lieu of a requirement that certain improvements be made prior to Final Plan approval.

**Person** – Any individual, firm, partnership, company, corporation, trustee, association, municipality, county, authority, Commonwealth of Pennsylvania, or any public or private entity.

**Plan** – The map of a subdivision or land development, including all supplementary data, whether sketch, preliminary, or final.

**Final Plan** – a complete and exact subdivision or land development plan, prepared as for official recording, to define property rights and proposed streets and other improvements that meets the requirements of section 403.

**Preliminary Plan** – A subdivision or land development plan that meets all the requirements of section 402, showing salient existing features of a parcel and its surroundings and the proposed street and lot layout as a basis for consideration prior to preparation of a Final Plan. Detailed engineering drawings of all proposed public improvements, however, shall

accompany a Preliminary Plan.

**Recorded Plan** – An exact copy of the approved Final Plan prepared for necessary signatures and recording with the York County Recorder of Deeds.

**Sketch Plan** – An informal plan, not necessarily to scale, that meets all the requirements of Section 401 indicating salient existing features of a parcel and its surroundings and the general layout of the proposed subdivision or land development for discussion purposes only and not to be presented for approval.

**Planning Commission** – The Warrington Township Planning Commission (unless otherwise noted).

**Planning Module** – A plan composed of the appropriate Department of Environmental Protection applications that are required when there is a change to the Official Sewage Plan of Warrington Township.

**Plat** – The map or plan of a subdivision or land development, whether preliminary or final.

**Profile** – A line on a drawing which shows elevations of points along a selected route. A profile usually shows both ground elevations and grade line elevations.

**Property** – A lot including all buildings and improvements thereon.

**Property Line** – A recorded boundary of a lot or plat.

**Public Grounds** – Includes 1) parks, playgrounds, trails, paths, and other recreational areas, and other public areas; and 2) sites for schools, sewage treatment, refuse disposal, and other publicly owned or operated facilities; and 3) publicly owned or operated scenic or historic sites.

**Public Improvement** – Any street, sidewalk, curb, gutter, storm sewer, water supply facility, sanitary sewer facility, off-street parking area, lot improvements, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

**Public Notice** – Notice published once each week for two (2) weeks in a newspaper of general circulation in Warrington Township. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.

**Public Use** – A use that will serve the general public, as distinguished from only certain individuals.

**Public Utility** – A private or public corporation operating under a more or less exclusive franchise, regulated by governments, to provide a certain service or product to the general public – e.g., gas, electricity, telephone, transportation.

**Public Water or Sewer System** – A water supply or sewage disposal system which is owned and

operated by a local government authority or by a local public utility company adequately controlled by a government authority; distinguished from community water or sewer system.

**Radius** – The distance from the center of a circle to the circumference of that circle.

**Real Property** - Land and that which is affixed to it.

**Recording** – Placing a change in the ownership of real estate on public record, usually in a Courthouse.

**Recreation Area** – A reserved open space area provided with appropriate facilities for use by occupants or residents for recreational purposes such as picnicking, games, and informal outdoor gatherings.

**Registered Professional** - A licensed professional engineer, surveyor, geologist, or landscape architect authorized by the laws of the Commonwealth to perform specific services related to the preparation of subdivision and land development plans.

**Regulatory Flood Elevation** – The one hundred (100) year flood elevation PLUS a freeboard safety factor of one (1) foot.

**Renewable Energy Source** – Any method, process or substance whose supply is rejuvenated through natural processes and, subject to those natural processes, remains relatively constant including, but not limited to, biomass conversion, geothermal energy, solar and wind energy, and hydro-electric energy and excluding those sources of energy used in the fission and fusion processes.

**Resubdivision** – Any change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivision.

**Right-of-Way** – A right or passage across land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use. If the right-of-way involves maintenance by a public agency, it shall be dedicated to public use by the maker of the plan on which such right-of-way is established.

**Riprap** – Stones or rocks placed so as to form a protective barrier, usually along the banks of a stream of water to prevent erosion.

**Roadway** – That portion of a highway improved, designed, or ordinarily used for vehicular travel, exclusive of the sidewalk or shoulder, often referred to as “cartway”. The centerline of the roadway shall be synonymous with the centerline of the right-of-way for that street.

**Sale or Lease** – Any immediate or future transfer of ownership, or any possessory interest in land, including contract of sale, lease, devise, intestate succession, or transfer of any interest in a subdivision or part thereof.

**Sanitary Sewer System** – A system of piping and appurtenances, whether municipally or privately owned, designed for the collection and transmission of liquid and water carried wastes from residences, commercial buildings, industrial plants, and institutions to a wastewater treatment plant for treatment and discharge (not including septic tanks).

**Screen Planting** – A vegetative material of sufficient height and density to conceal from the view of adjacent property owners the structures and uses on the premises on which the screen planting is located.

**Secretary** – The Secretary of the Warrington Township Planning Commission.

**Septic Tank** – A water-tight receptacle which receives sewage and is designed and constructed to provide for sludge storage and decomposition and to separate solids from the liquid through a period of detention before allowing the liquid to be discharged to a subsurface absorption area.

**Service or Recreational Building** – A structure housing operational, office, recreational, park maintenance, and other mobilehome park facilities.

**Setback** – The horizontal distance between a setback line and a property line or street line.

**Front Setback** – The required distance between the street line and the front setback line projected the full width of the lot.

**Rear Setback** – The required distance between the rear lot line and the rear setback line projected the full width of the lot. Reverse frontage and double frontage lots will not have a rear setback.

**Side Setback** – The required distance between the side lot line and the side setback line projected from the front setback line to the rear setback line.

**Setback Line** – A line within a property and parallel to a property or street line which delineates the required minimum distance between a structure or building and an adjacent street line or property line.

**Sewage** – Any substance that contains any of the waste products or excrement or other discharge from the bodies of human beings or animals and any noxious or deleterious substances being harmful to the public health, or to animal or aquatic life, or to the use of water for domestic water supply or for recreation, or which constitutes pollution under “The Clean Streams Law”, as amended

**Sewage Enforcement Officer** – The official of Warrington Township who issues and reviews permit applications and conducts such investigations and inspections as are necessary to implement the Pennsylvania Sewage Facilities Act, as amended, and the rules and regulations thereunder.

**Sewer** – A system of underground pipes designed to carry sewage or surface water from one point to another.

**Shoulder** – The graded part of a road on each side of the roadway.

**Sidewalk** – A paved walkway constructed solely for use by pedestrians.

**Sight Distance** – The length of highway visible to the driver.

**Site Area** – The total area of a proposed development, regardless of interior lot lines or proposed lots, streets, or easements.

**Slope** – An inclined surface.

**Soil Profile** – A profile taken longitudinally showing the surface of the ground and the approximate layers of soil and rock.

**Stabilization** – Changing the quality of soil or aggregate by load-bearing capacity, firmness, and resistance to weathering or displacement.

**Storm Sewer** – A large pipe or small structure used to carry to an outlet, the water collected by surface drainage.

**Storm Water Drainage** – Runoff from the surface of land resulting from precipitation.

**Street** – A public or private way, excluding driveways and access drives, which affords the principal means of access to abutting properties, intended to be used by vehicular traffic or pedestrians. Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct, and any other dedicated and accepted public right-of-way or private right-of-way. Streets are further classified as follows:

**Arterial Street** – A street or road which is used primarily for through traffic including all roads identified in the Township Thoroughfare Plan or Official Map as arterial streets.

**Collector Street** – A street or road which carries traffic from minor streets to the major system of arterial streets including, but not limited to, the principal entrance streets of a residential development and all roadways identified in the Township Thoroughfare Plan or Official Map as collector street.

**Cul-de-sac Street** – A street with one end open for public vehicular and pedestrian access and the other end terminating in a vehicular turnaround.

**Dead-End Street** – A road or a portion of a street with only one vehicular traffic outlet.

**Half or Partial Street** – A street parallel and adjacent to a property line having a lesser right-of-way width than required for a satisfactory improvement and use of the street.

**Marginal Access Street** – A minor street which is parallel to and adjacent to an arterial street or highway and which provides access to abutting properties and protection from through traffic.

**Minor Street** – A street which is used primarily for local access to the abutting properties and which discourages through traffic.

**Private Street** – A street not offered for dedication to the Township or Commonwealth of Pennsylvania.

**Service Street** – A minor right-of-way which is used to provide secondary vehicular access to the rear or side of two (2) or more properties whose principal frontage is on some other street. Also referred to as a “lane” or “alley”.

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

**Street Line** – A line defining the edge of a street right-of-way and separating the street from abutting property or lots. Commonly known as the “street right-of-way line”.

**Structure** – Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land, but excluding driveways, walkways, and parking areas.

**Subbase** – The layer of material (usually natural ground) beneath the base course.

**Subdivider** – Any person, firm, partnership, or corporation, including the Commonwealth of Pennsylvania, who subdivides land deemed as a subdivision as defined by this Ordinance and/or said person, firm, partnership, or corporation, including the Commonwealth of Pennsylvania, acting as owner or authorized agent of the landowner. Same as developer.

**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 residential dwelling, shall be exempted.

**Major Subdivision** – A subdivision involving four (4) or more lots, or a subdivision involving three (3) lots or less and requiring new streets or other public improvements.

**Minor Subdivision** – A subdivision involving three (3) lots or less and involving no new streets or other public improvements.

**Subgrade** – The elevation established to receive top surfacing or finishing materials.

**Substantially Completed** – Where at least ninety percent (90%) (based on the cost of the required

improvements for which financial security was posted) 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 the intended use.

**Surface Course** – Consists of a binder course and a wearing course designed to take care of the traffic load.

**Swale** – A man-made or natural depression in grade for drainage of surface water.

**Temporary Improvement** – Improvements built and maintained by a subdivider during construction of a land development or subdivision and prior to release of the performance bond.

**Township** – Warrington Township, York County, Pennsylvania as represented by the Board of Township Supervisors, or their duly authorized agents.

**Township Engineer** – A Professional Engineer licensed as such by the Commonwealth of Pennsylvania and employed by the Township or engaged as a consultant thereto.

**Tract** – An area of land which may comprise the entire area or a sub-part of a parcel. Individual “tracts” within a parcel of land shall not constitute separate lots for the purpose of construction, permitting, or for purposes of this Ordinance. Such tracts contained within a parcel shall be considered descriptive only.

**Undeveloped Land** – Land in parcels sufficiently large for future subdivision which is presently in agriculture, woodland, or lying fallow.

**Warrington Township Official Sewage Facilities Plan** – A comprehensive plan for the provision of adequate sewage systems adopted by Warrington Township and submitted to and approved by the Pennsylvania Department of Environmental Protection as provided by the Pennsylvania Sewage Facilities Act, and Chapter 71, Rules and Regulations promulgated thereunder.

**Wastewater Treatment Facility** – A system of piping and appurtenances, whether municipally or privately owned, designed for the collection and transmission of liquid and water carried wastes from residences, commercial buildings, industrial plants, and institutions to a central wastewater treatment plant for treatment and discharge (not including septic tanks).

**Water Supply Facility** – A system of piping and appurtenances, whether municipally or privately owned, designed for the transmission and distribution of safe, potable water from a centralized water supply or source to residences, commercial buildings, industrial plants, or institutions (not including individual on-lot wells).

**Watercourse** – Any channel of conveyance of surface water having a defined bed and banks, whether natural or artificial, with perennial or intermittent flow.

**Watershed** – The entire region or area drained by a river or other body of water, whether natural or



artificial.

**Wearing Course** – The top layer of a surface course which is designed to resist skidding, traffic wear, and weathering.

**Yard** – The open, unoccupied space on a lot between the property line and the front, rear, or side wall of a building.

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**ARTICLE III**

**PROCEDURE**

**SECTION 301      PREAPPLICATION CONSULTATIONS**

Copies of this Ordinance shall be available at reasonable charge on request for the use of any person who desires information concerning subdivision and land development standards and

procedures in effect within Warrington Township. Copies of the Ordinance may also be downloaded from the Warrington Township website at no charge. Any prospective developer may request a consultation with the Planning Commission at its next regularly scheduled meeting to discuss and review tentative plans and discuss the applicability of the provisions of this Ordinance.

## **SECTION 302        SUBMISSION OF SKETCH PLANS**

Prospective applicants may submit a sketch plan for review by the Planning Commission. Sketch plans, if submitted, shall include at least those items listed in Section 401.

Sketch plans will be considered as submitted for informal review and discussion and shall not constitute formal filing of the plan with the Township.

As far as may be practical on the basis of the Sketch Plan review and discussion, the Planning Commission will informally advise the prospective applicant of the extent to which the proposed subdivision and/or land development conforms to the applicable provisions of this Ordinance and will discuss possible plan modifications necessary to secure conformance.

## **SECTION 303        SUBMISSION OF PRELIMINARY AND FINAL PLANS**

Applications for approval of Preliminary Plans and/or Final Plans for all proposed land developments lying within the Township shall be filed with the Township Secretary or his designee at least thirty (30) days prior to the next regularly scheduled meeting of the Planning Commission. (See Appendices 1 and 2). Such submission of Plans shall be accompanied by a filing fee as specified in Section 806.

For a major subdivision or major land development that will occur in phases and/or where any public improvement is proposed, the initial subdivision or land development plan filed with the Township for formal review and approval shall be considered as a Preliminary Plan.

For major subdivision/land development plans not occurring in phases and/or not proposing any public improvement, or for a minor subdivision or land development, as defined in Section 203 of this Ordinance, the developer shall submit a Final Plan in compliance with the requirements in Section 403. The processing of a plan shall be consistent with the procedures for processing a Final Plan as required in this Article.

The applicant shall submit to the Township the appropriate filing fees, ten (10) copies of the plan on sheets at a size of 24 inches x 36 inches, three (3) copies of any reports or

supporting documentation, four (4) copies of a DEP Planning Module for Land Development each with a plan attached. One copy of the plan, reports and supporting documentation on electronic media shall also be submitted.

An application for Final Plan approval may be for all land included in the Preliminary Plan approval or for a section or phase thereof. If the Final Plan is to be submitted in sections or phases, each section or phase in any residential subdivision or land development, except for the last section or phase, shall contain a minimum of twenty-five percent (25%) of the total number of dwelling units as depicted on the Preliminary Plan, unless a lesser percentage is approved by the Board of Supervisors.

When Preliminary Plan approval, either with or without conditions, has been granted by the Board of Supervisors, the developer shall have a maximum of twelve (12) months after the Preliminary Plan approval date to submit an application for Final Plan approval. In the event the land development is to be constructed in sections or phases, the application for Final Plan approval of the first section or phase must be submitted within twelve (12) months from the date of Preliminary Plan approval and each successive stage or phase must be submitted within twelve (12) months of the preceding section or phase. Failure to submit any application for Final Plan approval of any section or phase within the specified time period will void the approval of the application for Preliminary Plan approval if a one section or phase development is being carried out, or will void the approval of the remaining sections or phases of the application for Preliminary Plan approval on which applications for Final plan approval has not yet been submitted in the case of a multiple section or phase development. However, if the developer, due to extenuating circumstances beyond the control of the developer, cannot submit an application for Final Plan approval of any section or phase within the specified time period, he may apply to the Board of Supervisors for a time extension.

## **SECTION 304      REFERRAL OF PLANS**

- a) All Plans, whether Preliminary or Final, shall be distributed by the Township Secretary to the Planning Commission for review and recommendation. The Secretary shall also transmit one (1) copy of all Plans to the York County Planning Commission as required by Section 103 of this Ordinance.
- b) The Secretary (or applicant as indicated below), shall transmit plans to the following agencies:.
  - 1. One (1) copy of the plan and one (1) copy of all supporting data shall be transmitted to the Township Engineer for review and recommendations.
  - 2. Four (4) copies of a D.E.P. Planning Module for Land Development, each with a plan attached, shall be transmitted by the applicant to the Township for distribution to the Sewage Enforcement Officer for review, approval of the Board of Supervisors, if

necessary, and forwarding to the local office of the Department of Environmental Protection (PA DEP).

3. The applicant shall transmit any plan(s) required by the County Conservation District for review and recommendations concerning erosion, sediment and drainage control.

4. The applicant shall transmit any plan(s) required by the local office of the Pennsylvania Department of Transportation for review and recommendations where the land development will front on an existing or proposed state highway or has a proposed street entering on such a highway, or for a driveway permit.

5. One (1) copy shall be transmitted to the appropriate fire company officials for their review and comments, as deemed appropriate by the Township.

6. One (1) copy of all material shall be transmitted to the Township Solicitor in the case of major subdivisions, as deemed appropriate by the Township.

7. Six (6) copies of the final signed, approved and notarized plan, and one (1) copy on electronic media of the final signed, approved and notarized plan, shall be transmitted by the applicant to the Township.

c) The Secretary shall also retain two (2) printed copies and one (1) digital copy of all plans, documents and material for the Township file.

## **SECTION 305          REVIEW OF PLANS**

a) All Plans, whether Preliminary or Final, shall be reviewed by the Township with reference to the following:

1. The standards and requirements of this Ordinance, the Township Zoning Ordinance and any other applicable Township Ordinances.
2. Any proposals contained in the Warrington Township Comprehensive Plan and any approved State and Township Capital Improvement Projects.
3. Site suitability for the particular type of development proposed.
4. The availability of necessary services and facilities.
5. The improvements, design, dedication and/or reservation required by this Ordinance.

b) In addition, any comments and recommendations from the following persons or agencies shall be given consideration:

1. Township Engineer

2. York County Planning Commission
3. Township Sewage Enforcement Officer
4. Pennsylvania Department of Environmental Protection
5. York County Conservation District
6. Pennsylvania Department of Transportation
7. Affected Public Utilities
8. Local Fire Company Officials
9. Interested Citizens
10. Township Solicitor

## **SECTION 306          PUBLIC HEARINGS**

Before acting on any land development or subdivision plan, the Board of Supervisors and/or Township Planning Commission may hold a public hearing thereon pursuant to public notice.

## **SECTION 307          APPROVAL OF PLANS**

- a) Plan Approval:** At a scheduled public meeting, the Board of Supervisors shall render its decision on the plan, whether Preliminary or Final, and communicate its decision to the applicant not later than ninety (90) days following the date of the regular meeting of the Warrington Township Planning Commission next following the date the application is filed, provided that should the said next regular meeting occur more than thirty (30) days following the filing of the application, the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.

Final plan approval shall not be granted until such improvements as required by this Ordinance and shown on such Final Plan have been completed or guarantee posted as required in Article VI and all required fees are paid.

The developer or representative should attend the Supervisors and Planning Commission meetings in order to answer any questions that may arise. If there are questions, and the developer or representative is not in attendance, the plan may be tabled or rejected.

- b) Notification:** The decision of the Board of Supervisors concerning Plan approval, whether Preliminary or Final, shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.

When the Plan is not approved in terms as filed, the decision shall specify the defects found in

the Plan and describe the requirements which have not been met and shall cite the provisions of the regulations relied upon.

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

- c) **Effect of Ordinance Amendments:** From the time a Plan, whether Preliminary or Final, is submitted as provided in this Ordinance and while such Plan is pending approval or disapproval, no change or amendment of the Subdivision and Land Development or other Township Ordinance or Plan shall affect the decision on such Plan adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provisions of the Township Ordinances or Plans as they stood at the time the application was duly submitted. In addition, when a Preliminary Plan has been duly approved, the applicant shall be entitled to final approval in accordance with the terms of the approved Preliminary Plan as hereinafter provided. However, if a Plan is properly and finally denied, any subsequent Plan shall be subject to the intervening change in Township regulations.

When an application for approval of a Plan, whether Preliminary or Final, has been approved or approved subject to conditions acceptable to the applicant, no subsequent change or amendment in the Subdivision and Land Development or other Township Ordinance or Plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval 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 the 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 Township Ordinances or Plans as they stood at the time when the Plan for such approval was duly submitted. Completion of improvements for sections or phases of approved plans or extensions of time for the completion of required improvements shall follow the procedures as specified in Section 509 of the Pennsylvania Municipalities Planning Code, as reenacted and amended.

## **SECTION 308 EFFECT OF PRELIMINARY PLAN APPROVAL**

Approval of the Preliminary Plan by the Board of Supervisors constitutes approval of the development as to the character and intensity of development, the general layout of lots and streets, and the design of public improvements. This approval binds the developer to the general scheme shown on the Preliminary Plan.

Approval of the Preliminary Plan shall not constitute approval of the Final Plan, nor does it authorize recording of the Preliminary Plan, the sale of any lots or the construction of any buildings. However, such approval does authorize the developer to proceed with the preparation

of the Final Plan, installation and construction of improvements subject to obtaining work permits from the Township and/or the posting of a bond guarantee as specified in this Ordinance.

#### **SECTION 309            EFFECT OF FINAL PLAN APPROVAL**

Approval of the Final Plan by the Board of Supervisors constitutes final approval of the land development as to the character and intensity of development, the layout, and the dimensions of streets, lots and other planned features. This approval binds the developer to the scheme shown on the Final Plan.

Final Plan approval authorizes the Secretary to proceed with the recording of the Final Plan which must be accomplished before the developer can proceed with the sale of any lots or the construction of buildings or structures.

#### **SECTION 310            RECORDING OF FINAL PLAN**

Upon approval of the Final Plan, or upon satisfaction of the conditions of a conditional approval of the Board, the Township shall within ninety (90) days of such approval, record such Plan in the Office of the Recorder of Deeds of York County and furnish proof to the developer within thirty (30) days after such recording.

#### **SECTION 311            RESUBDIVISION**

For any replatting or resubdivision of land, the same procedures, rules and regulations shall apply as prescribed herein for an original subdivision. Such Plan, however, shall be titled a "Revised Final Plan," and the date of original Plan approval, as well as the original plan number, must be noted on the revised Plan.

#### **SECTION 312            LOT LINE ADJUSTMENTS, MERGER OF EXISTING LOTS, AND MINOR REVISIONS TO APPROVED PLANS**

For the purposes of adjusting lot lines and additions of parcels of property to existing recorded lots, said lots shall possess the following characteristics:

- a) The parcels must be contiguous.
- b) The Subdivision Plan prepared for the addition of a parcel or adjustment of lot lines shall follow the procedures as outlined for Minor Subdivisions, except that Plan requirements



are reduced to those listed below when:

1. A lot line adjustment of a property line between two or more parcels results in the revision or deletion of one or more lot lines in such a way that no new lots will be created beyond what was previously approved; no additional road/street segments or significant changes in alignment are proposed other than what was previously approved; no additional nonconformities will be created under any Township Ordinance; and no new land development will occur other than a land development that was previously approved, or
  2. The Plan only involves a merger or consolidation of lots, including two or more lots merging into one. The elimination of a property line for the sole purpose of combining existing parcels that does not create any non-conformity under any Township ordinance and no new land development will occur other than a land development that was previously approved, or
  3. The Plan will only involve revisions to a previously approved Plan that involve changes to supporting documentation or engineering details or to correct erroneous data or minor omissions.
- c) For b)1 and b)2 above, the applicant shall have prepared a survey, including the placement of all property corner markers and all courses, distances and bearings, signed and sealed by a Professional Land Surveyor registered in the State of Pennsylvania reflecting the changes and including the requirements listed in f) below. All plans shall include a notation that "The Board of Supervisors of Warrington Township hereby have determined and acknowledge that this plan meets the requirements of Section 312 of the Subdivision and Land Development Ordinance and hereby authorizes the recording of this Plan." The Plan notation shall provide a line for signature of the Chairman of the Board of Supervisors and the date approved. Plans shall be submitted to the Township a minimum of fourteen (14) days prior to a Planning Commission meeting and shall be recorded by the Township within ninety (90) days of approval by the Board of Supervisors.
- d) The applicant shall have prepared a single deed, creating one (1) property from the previous two (2) or more to reflect parcel combinations or two (2) or more deeds to reflect property line adjustments. The transfer of the property should occur within sixty (60) days of the date of Plan recording. Verification that the deed or deeds have been recorded, including date and place recorded, shall be submitted to the Township within ninety (90) days of the date of Plan or plan survey recording, unless a time extension is granted by the Board of Supervisors. Time extensions shall be granted only if the applicant submits a written request to the Township which sets forth sufficient and reasonable cause for the Board to approve such a request.
- e) The Township will hold a fee, as established by resolution of the Board of Supervisors, in escrow to cover the cost of recording until proof of recording is received.
- f) Plans submitted under this Section must include the following:

1. Township application/review fee(s)/escrow.
2. One(1) copy of a completed application
3. Eight (8) print copies and one (1) digital copy of the complete final plans.
4. The Township will forward one (1) copy of the Plan to the York County Planning Commission with the appropriate fee.
5. Plans prepared on a standard-sized sheet (such as 18" x 24", 24" x 36", 30" x 42" or 36" x 48").
6. Plans drawn at a scale of 1 inch = 50 feet or other standard scale.
7. All dimensions set in feet and decimal parts thereof, and bearings in degrees, minutes and seconds.
8. Differentiation between existing and proposed features.
9. Boundary line of the parcel.
10. Words "final plan" and name of proposed subdivision/land development on each sheet.
11. Notarized owners' statement (certifying ownership)
12. Plan preparer's statement (certifying accuracy of Plan)
13. Approval/review signature blocks for: Township Board of Supervisors, Township Planning Commission and York County Planning Commission.
14. Context/location map at a standard scale (1 inch = 2,000 feet), showing the location of the project and existing and proposed streets adjacent to the parcel and watercourses and municipal borders.
15. North arrow, graphic scale, written scale.
16. Date of plan and all subsequent revision dates and submission dates (especially noting if this is a revision of a previously approved plan), with space for future revision dates.
17. Existing and proposed lot lines and street rights-of-way.
18. Existing building locations and type of land uses.
19. Applicable zoning district names, district boundaries and required minimum lot area.
20. Minimum setback requirements shown for each lot.
21. Note stating type of water and sewer service.
22. Lot width (measured along street right of way line) and lot area for each lot.
23. Dimensions of each lot, in feet.
24. Any modifications or waivers requested.

### **SECTION 313            REVISIONS**

When changes from the accepted drawings and specifications become necessary during construction, written acceptance by the Board of Supervisors with the advice of the Township Engineer shall be secured before the execution of such changes.

### **SECTION 314            EFFECT OF PLAN APPROVAL ON OFFICIAL MAP**

After a plan has been approved and recorded as provided in this Article, all streets and public grounds on such plan shall become a part of the official map of Warrington Township without a public hearing.



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## **ARTICLE IV**

### **PLAN REQUIREMENTS**

*Please note: Sketch Plans (Section 401) are for purposes of discussion only. Preliminary Plans (Section 402) are required only when a development will occur in phases and/or when public improvements are proposed. All other plans shall be submitted as Final Plans. (Section 403)*

#### **SECTION 401      SKETCH PLAN REQUIREMENTS**

- a) **General Requirements for Sketch Plans:** The Sketch Plan may be a free-hand drawing and should be accompanied by an application for Subdivision and/or Land Development Approval. A Sketch Plan need not be drawn to exact scale nor are precise dimensions required.
- b) **Sketch Plan Requirements for a Subdivision or a Mobilehome Park:** The Sketch Plan for either a Subdivision or a Mobilehome Park should show the following:
1. Name and address of developer, name of municipality, title, north arrow, date, and approximate scale.
  2. Existing parcel boundaries.
  3. Location map showing relation of the land development to the surrounding area and community.
  4. Existing and proposed streets, easements and rights-of-way.
  5. Proposed general lot layout.
  6. Number of acres in parcel, average lot size, approximate number of lots and anticipated type of development.
  7. All public reservations such as schools, parks, etc.
  8. Topography of parcel or sketch showing existing drainage patterns and slope directions.
  9. Any flood-prone or floodplain areas must be noted.
- c) **Sketch Plan Requirements for a Land Development Other Than a Subdivision or a Mobilehome Park:** The Sketch Plan for a land development, other than a subdivision or mobilehome park, should show the following:
1. Name and address of developer, name of municipality, title, north arrow, and date.
  2. Parcel boundaries and parcel size.
  3. Location map showing the relationship of the land development to the surrounding area and community.
  4. Existing and proposed easements and rights-or-way.
  5. The approximate size, location and configuration of proposed buildings, vehicular entrances and exits, access drives, parking areas, truck loading and unloading areas, unenclosed storage areas, screens and buffers, landscaped areas and all other significant proposed facilities.
  6. Topography of parcel or sketch showing existing drainage patterns and slope directions.

7. Any flood-prone or floodplain areas must be noted.

## **SECTION 402            PRELIMINARY PLAN REQUIREMENTS**

- a) **General Preliminary Plan Requirements:** A Preliminary Plan shall be submitted for any proposed major subdivision or major land development that will occur in phases and/or where any public improvement is proposed. The plan shall show the salient existing features of the parcel and its surroundings and the proposed street and lot layout, if any. The Preliminary Plan shall be clearly and legibly drawn on paper, approved by the Township Engineer. The Plan shall be prepared on one or more sheets uniformly measuring twenty-four inches by thirty-six inches (24" x 36").
- b) **Specific Preliminary Plan Requirements:** All Preliminary Plans shall include:
  1. A title block containing the name of the land development.
  2. North point indicating direction to true north, a written scale and a graphic scale.
  3. Tax Parcel Number.
  4. The Zoning district in which the property and adjoining land are located, including information in tabular form describing total acreage (gross and net), number of lots proposed, proposed use of the land, proposed lineal feet of new streets, proposed type of sewage disposal and water supply, i.e. on-lot or public, required minimum building setbacks, required and proposed minimum lot areas, required and proposed minimum lot width, density, existing and proposed building and lot coverage, required and proposed landscaped area, and required and proposed parking. If the property is proposed to be used for residential purposes, the number of proposed dwelling units shall also be listed.
  5. A location map, at a scale of not less than one thousand (1,000) feet to the inch, showing the proposed development and adjoining areas. Such map shall show sufficient information to enable Township Officials to locate the proposed land development such as, but not limited to, the boundaries of the parcel, any existing and proposed roads, and any municipal boundaries. The location map shall be entitled "Location Map" and contain a north point and a graphic scale.
  6. Name, address, telephone number and email address for the property owner or applicant.
  7. Name, address, telephone number, email address of the professional responsible for the Plan.
  8. Date of plan preparation and dates of any subsequent revisions to the plan during the review process.

9. Municipality where the property is located.
10. Plan shall be legibly drawn to a scale of 10 feet, 20 feet, 30 feet, 40 feet, 50 feet or 100 feet to an inch.
11. The entire existing parcel's boundaries with bearings to the nearest second and distances to the nearest one-hundredth (.01) of a foot and the names and deed references of immediately adjacent property owners.
12. For all street rights-of-way and property lines, dimensions, bearings or deflection angles of all straight lines, and radii, arcs and center angles of all curves. Dimensions shall be in feet and hundredths of a foot. Bearings shall be in degrees, minutes and seconds for all street rights-of-way, access drives, and property lines. The location, bearing, and length of every proposed property line shall be based upon survey data and shall be certified to the same by the Surveyor responsible for the plan.
13. Lot numbers shall be used to identify each lot. Land which has been previously subdivided shall be numbered consecutively and not contain the same lot numbers used in the prior subdivision (except for the original parcel of land).
14. All existing streets on, adjacent to, or within four hundred (400) feet of any part of the parcel, including name, right-of-way width, and roadway width.
15. Existing and proposed driveway locations depicting required and available safe sight stopping distance(s), based on Penn DOT's criteria of speed limit and street grade and sight triangles. If a driveway is to be constructed, a separate drawing (minimum scale of 1"= 10') titled "Driveway Profile" depicting the driveway profile, drainage conditions, and entry to the street shall be on or accompany the plan.
16. Clear sight triangles at each street intersection and each proposed access drive street entry. Required and available safe sight stopping distances based on Penn DOT's criteria of speed limit and street grade as well as adjacent street speed limit should be indicated.
17. Offer of dedication of land for the widening of existing streets and the location of the future right-of-way line for existing streets, when required
18. Primary control points, or descriptions and ties to such control points to which all dimensions, angles, bearings, and similar data on the plan refer.
19. Type and location of permanent reference monuments and markers for all new and existing lot corners impacted by the proposed subdivision or development.
20. Location and general exterior dimensions of existing or proposed principal and accessory buildings.

21. Any flood-prone, floodplain, or wetland areas or watercourses, and any existing or proposed easements or rights-of-way and any petroleum, gas or electric lines must be shown.
22. Certification with signature, seal and date, to the effect that the survey and plan are correct by the registered professional responsible for preparing the plan as related to the allowable services of such professional as authorized by the laws of the Commonwealth, as amended. Land surveys shall have a minimum accuracy of 1:10,000. (See Appendix 4)
23. Existing contours, in the area affected by the proposed new lots or development, at vertical intervals of 2 feet, except where the slope is greater than 20%, in which case the contour interval shall be 5 feet. Ten (10) foot contours shall be provided for the remaining tract. Datum to which the contour elevations refer shall be US coast and Geological Survey datum or other source approved by the Township Engineer. In the case of subdivision or land development plans involving (but not limited to) engineering designs such as streets, storm sewers, and sanitary sewers, interpolation of contours from U.S.G.S. mapping is not acceptable. In such cases, contours shall be determined as a result of a field topographical survey. Certification as to the method, accuracy, and performance of said survey shall be made on the plan by the engineer or surveyor responsible for preparing the plan.
24. Layout of proposed lots, size of each lot, and building setback lines on all lots.
25. The sections or phases, if any, to be followed in the construction of the land development.
26. For on-site sewage disposal systems, the location of all percolation tests and probes must be shown and satisfactory tests must be identified. Primary and replacement infiltration areas must be shown and required easements identified by bearings and distances. The Township's right of entry shall be identified on the Plan. For on-site water supply, proposed well locations and required one hundred (100) foot isolation distances must be shown.
27. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be developed and that the land development shown on the Preliminary Plan is made with his or their free consent. (See Appendix 6)
28. No plan which will require access to a highway under the jurisdiction of the PA Department of Transportation shall be finally approved, unless the plan contains a notice that a highway occupancy permit is required pursuant to § 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law", before access to a State highway is permitted. Such plans must also contain a note stating that the required highway occupancy permit must be obtained from PA DOT prior to issuance of any building permits by the Township, where applicable.
29. Provision for signatures by the Township Engineer and Township Sewage Enforcement Officer indicating their review of the plan (1 space for signature, 1 space for review date). (See Appendix 9)



30. Provision for signature by the Chairperson of the Township Planning Commission indicating the Planning Commission's review of the Plan (1 space for signature and 1 space for review date). (See Appendix 9)
31. Provision for signature by the Chairperson of the Board of Supervisors indicating the Board of Supervisors' approval of the plan (1 space for signature and 1 space for approval date). (See Appendix 10)
32. The names of owners and deed recording information and abutting property lines of immediately adjacent unplatted land and the names of proposed or existing land developments immediately adjacent to the proposed new lots or development. Reference shall also be made to recorded subdivision plans of adjoining subdivided land.
33. Existing significant natural or existing or proposed manmade features within the parcel and within four hundred (400) feet of the area proposed to be subdivided or developed. Significant natural features include watercourses, 100 year floodplains, flood hazard areas, tree masses, steep slopes and wetlands delineated in accordance with the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" (January, 1989) and other features of note. Manmade features include location, size, and invert elevation of all existing or proposed water mains, sanitary or storm sewers, buildings, petroleum, gas or electric lines, and the location of all manholes, inlets, and culverts.
34. Location, width, and purpose of all existing and proposed rights-of-way and easements, within or adjacent to the parcel, and within four hundred (400) feet of the area proposed to be subdivided or developed, such as, but not limited to, utility, streams and water features, stormwater, sanitary sewer, erosion control, access, pedestrian, conservation and the location of any public utilities.
35. Location and width of all existing or proposed street rights-of-way and roadways or road widening within or adjacent to the parcel and within four hundred (400) feet of the proposed new lots or development including those recorded but unimproved, and names of all proposed streets. Such information shall include a typical cross section, construction materials and specifications, street name(s), alleys and rights-of-way including a description of the centerline of all new streets and distances and bearings.
36. Location of any existing or proposed site improvements, such as curbs, sidewalks, street trees, buffers, screening, dumpster pads and enclosures, lighting standards, parking or other facilities, fire hydrants, public buildings, recreational facilities, and other significant man-made features on or adjacent to the proposed land development.
37. Location, dimensions, and purpose of areas to be dedicated or reserved for public and semi-public uses or to be reserved for common use of all property owners and/or tenants in the land development.

38. If streets, parks, or other areas or portions of them are to be dedicated in the Township, a note stipulating that the legal means of conveyance shall be by dedication.

**c) Accompanying Certificates and Data: All Preliminary Plans shall be accompanied by the following:**

1. Application for Subdivision and/or Land Development Approval.
2. Filing fee and recording fee. (See Section 806)
3. Information required by Section 404 Planning Module for Land Development and Section 405 Water Facilities Feasibility Report.
4. A Stormwater Management Plan in accordance with the requirements of the Warrington Township Stormwater Management Ordinance.
5. Detailed engineering drawings of all proposed public improvements.
6. Proof of any variances, conditional use or special exceptions and any Modifications granted as per Section 801, which may have been granted.
7. Other certificates or data as may be required by this Ordinance, any other Township Ordinance or regulations, or such certificate or data as may be required by the Township Planning Commission or Board of Supervisors.
8. Final Plans shall conform in all important details with an approved Preliminary Plan including any conditions specified in the Preliminary Plan approval.

**SECTION 403            FINAL PLAN REQUIREMENTS**

**a) General Plan Requirements:** The Plan shall be clearly and legibly drawn on paper approved by the Township Engineer. The Plan shall be prepared on one or more sheets uniformly measuring twenty-four inches by thirty-six inches (24" x 36"). Final Plans shall conform in all important details with an approved Preliminary Plan, when required, including any conditions specified in the Preliminary Plan approval.

**b) Specific Plan Requirements.** All Plans, including minor plans, shall show the following information:

1. A title block containing the name of the land development.
2. North point indicating direction to true north, a written scale and a graphic scale.

3. Tax Parcel Number.
4. The Zoning district in which the property and adjoining land are located, including information in tabular form describing total acreage (gross and net), number of lots proposed, proposed use of the land, proposed lineal feet of new streets, proposed type of sewage disposal and water supply, i.e. on-lot or public, required minimum building setbacks, required and proposed minimum lot areas, required and proposed minimum lot width, density, existing and proposed building and lot coverage, required and proposed landscaped area, and required and proposed parking. If the property is proposed to be used for residential purposes, the number of proposed dwelling units shall also be listed.
5. A location map, at a scale of not less than one thousand (1,000) feet to the inch, showing the proposed development and adjoining areas. Such map shall show sufficient information to enable Township Officials to locate the proposed land development such as, but not limited to, the boundaries of the parcel, any existing and proposed roads, and any municipal boundaries. The location map shall be entitled "Location Map" and contain a north point and a graphic scale.
6. Name, address, telephone number and email address for the property owner or applicant.
7. Name, address, telephone number, and email address of the professional responsible for the Plan.
8. Date of plan preparation and dates of any subsequent revisions to the plan during the review process.
9. Municipality where the property is located.
10. Plan shall be legibly drawn to a scale of 10 feet, 20 feet, 30 feet, 40 feet, 50 feet or 100 feet to an inch.
11. The entire existing parcel's boundaries with bearings to the nearest second and distances to the nearest one-hundredth (.01) of a foot and the names and deed references of immediately adjacent property owners.
12. For all street rights-of-way and property lines, dimensions, bearings or deflection angles of all straight lines, and radii, arcs and center angles of all curves. Dimensions shall be in feet and hundredths of a foot. Bearings shall be in degrees, minutes and seconds for all street rights-of-way, access drives, and property lines. The location, bearing, and length of every proposed property line shall be based upon survey data and shall be certified to the same by the Surveyor responsible for the plan.
13. Lot numbers shall be used to identify each lot. Land which has been previously subdivided shall be numbered consecutively and not contain the same lot numbers used in the prior subdivision (except for the original parcel of land).

14. All existing streets on, adjacent to, or within four hundred (400) feet of any part of the parcel, including name, right-of-way width, and roadway width.
15. Existing and proposed driveway locations depicting required and available safe sight stopping distance(s), based on Penn DOT's criteria of speed limit and street grade and sight triangles. If a driveway is to be constructed, a separate drawing (minimum scale of 1"=10') titled "Driveway Profile" depicting the driveway profile, drainage conditions, and entry to the street shall be on or accompany the plan.
16. Clear sight triangles at each street intersection and each proposed access drive street entry. Required and available safe sight stopping distances based on Penn DOT's criteria of speed limit and street grade as well as adjacent street speed limit should be indicated.
17. Offer of dedication of land for the widening of existing streets and the location of the future right-of-way line for existing streets, when required.
18. Primary control points, or descriptions and ties to such control points to which all dimensions, angles, bearings, and similar data on the plan refer.
19. Type and location of permanent reference monuments and markers for all new and existing lot corners impacted by the proposed subdivision or development.
20. Location and general exterior dimensions of existing or proposed principal and accessory buildings.
21. Any flood-prone, floodplain, or wetland areas or watercourses, and any existing or proposed easements or rights-of-way and any petroleum, gas or electric lines must be shown.
22. Certification with signature, seal and date, to the effect that the survey and plan are correct by the registered professional responsible for preparing the plan as related to the allowable services of such professional as authorized by the laws of the Commonwealth, as amended. Land surveys shall have a minimum accuracy of 1:10,000. (See Appendix 4)
23. Existing contours, in the area affected by the proposed new lots or development, at vertical intervals of 2 feet, except where the slope is greater than 20%, in which case the contour interval shall be 5 feet. Ten (10) foot contours shall be provided for the remaining tract. Datum to which the contour elevations refer shall be US coast and Geological Survey datum or other source approved by the Township Engineer. In the case of subdivision or land development plans involving (but not limited to) engineering designs such as streets, storm sewers, and sanitary sewers, interpolation of contours from U.S.G.S. mapping is not acceptable. In such cases, contours shall be determined as a result of a field topographical survey. Certification as to the method, accuracy, and performance of said survey shall be made on the plan by the engineer or surveyor responsible for preparing the plan.

24. Layout of proposed lots, size of each lot, and building setback lines on all lots.
25. The sections or phases, if any, to be followed in the construction of the land development.
26. For on-site sewage disposal systems, the location of all perc tests and probes must be shown and satisfactory tests must be identified. Primary and replacement infiltration areas must be shown and required easements identified by bearings and distances. The Township's right of entry shall be identified on the Plan. For on-site water supply, proposed well locations and required one hundred (100) foot isolation distances must be shown.
27. A notarized statement to the effect that the applicant is or represents the owner of the land proposed to be developed and that the land development shown on the Plan is made with his or their free consent and that it is desired to record the same. (See Appendix 6)
28. No plan which will require access to a highway under the jurisdiction of the PA Department of Transportation shall be finally approved, unless the plan contains a notice that a highway occupancy permit is required pursuant to § 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law", before access to a State highway is permitted. Such plans must also contain a note stating that the required highway occupancy permit must be obtained from PA DOT prior to issuance of any building permits by the Township, where applicable.
29. Provision for signatures by the Township Engineer and Township Sewage Enforcement Officer indicating their review of the plan (1 space for signature, 1 space for review date). (See Appendix 9)
30. Provision for signature by the Chairperson of the Township Planning Commission indicating the Planning Commission's review of the Plan (1 space for signature and 1 space for review date). (See Appendix 9)
31. Provision for signature by the Chairperson of the Board of Supervisors indicating the Board of Supervisors' approval of the plan (1 space for signature and 1 space for approval date). (See Appendix 9)
32. Provisions for proof that the York County Planning Commission has reviewed the plan. (See Appendix 9)
33. Each Plan proposing residential uses within a Rural Agricultural and/or Conservation Zone as established by the Warrington Township Zoning Ordinance must contain in conspicuous form the following language:
  - a. "Warning: The residential lot(s) proposed by this subdivision plan are in the Rural Agricultural Zone (and/or Conservation Zone, where applicable). One primary use of this Zone is agriculture, and residents must expect such things as the smell of farm animals and the manure they produce, the use of chemical sprays, slow moving agricultural machinery on local roads, and other by-products of agricultural activity."

34. If the developer proposes to impose restrictions on future lot owners by deed restrictions or covenants, the text of such provisions shall be shown on the plan or shall accompany the plan if such text is too lengthy to be placed on the plan. In the latter case, a note shall be placed on the plan referencing such restrictions or covenants.

**c. Additional Plan Requirements for Major Subdivision and Major Land Development Plans:**

1. The names of owners and deed recording information and abutting property lines of immediately adjacent unplatted land and the names of proposed or existing land developments immediately adjacent to the proposed new lots or development. Reference shall also be made to recorded subdivision plans of adjoining subdivided land.
2. Existing significant natural or existing or proposed manmade features within the parcel and within four hundred (400) feet of the area proposed to be subdivided or developed. Significant natural features include watercourses, 100 year floodplains, flood hazard areas, tree masses, steep slopes and wetlands delineated in accordance with the “Federal Manual for Identifying and Delineating Jurisdictional Wetlands” (January 1989) and other features of note. Manmade features include location, size, and invert elevation of all existing or proposed water mains, sanitary or storm sewers, buildings, petroleum, gas or electric lines, and the location of all manholes, inlets, and culverts.
3. Location, width, and purpose of all existing and proposed rights-of-way and easements, within or adjacent to the parcel, and within four hundred (400) feet of the area proposed to be subdivided or developed, such as, but not limited to, utility, streams and water features, stormwater, sanitary sewer, erosion control, access, pedestrian, conservation and the location of any public utilities.
4. Location and width of all existing or proposed street rights-of-way and roadways or road widening within or adjacent to the parcel and within four hundred (400) feet of the proposed new lots or development including those recorded but unimproved, and names of all proposed streets. Such information shall include a typical cross section, construction materials and specifications, street name(s), alleys and rights-of-way including a description of the centerline of all new streets and distances and bearings.
5. Location of any existing or proposed site improvements, such as curbs, sidewalks, street trees, buffers, screening, dumpster pads and enclosures, lighting standards, parking or other facilities, fire hydrants, public buildings, recreational facilities, and other significant man-made features on or adjacent to the proposed land development.
6. Location, dimensions, and purpose of areas to be dedicated or reserved for public and semi-public uses or to be reserved for common use of all property owners and/or tenants in the land development.

7. If streets, parks, or other areas or portions of them are to be dedicated in the Township, a note stipulating that the legal means of conveyance shall be by dedication.
- d) **Additional Plan Requirements for a Major Commercial, Industrial or Multi-family Housing Land Development Other Than a Subdivision or a Mobilehome Park:** In addition to the requirements of Section 403(a), (b) and (c), the Plan for a Major Commercial, Industrial, or Multi-family Housing Land Development, other than a subdivision or a mobilehome park, shall show the following:
1. Location and dimensions of vehicular entrances, exits, access drives, access barriers, and acceleration and deceleration lanes.
  2. Location, arrangement, and dimensions of parking spaces, width of aisles, width of bays, and angle of parking.
  3. Location and dimensions of pedestrian entrances, exits, and walks.
  4. Location, arrangement, and dimensions of truck loading and unloading spaces and docks.
  5. Location, dimensions, and materials of walls, fences, buffers, screen plantings, and landscaped areas.
  6. Location and dimensions of unenclosed storage areas and screening (if applicable).
  7. Location, size, height, and orientation of all signs, other than signs mounted parallel on building facades.
  8. Location and appropriate dimensions of all other significant proposed facilities and structures.
  9. Finished grades, slopes, and banks.
- e) **Accompanying Certificates and Data: All Plans shall be accompanied by the following:**
1. Application for Subdivision and/or Mobilehome Park Approval. (See Appendix 1 )  
Application for Land Development (See Appendix 2)
  2. Filing fee and recording fee. (See Section 806)
  3. Proof of any variances, conditional use or special exceptions and any Modifications granted as per Section 801 which may have been granted.
  4. An approved Planning Module for Land Development as required by the Pennsylvania Department of Environmental Protection. (See Section 404)

5. Whenever a land development plan proposes to dispose Stormwater runoff to an adjacent property not within a natural watercourse or in a manner which exceeds the capability of a natural watercourse, approval of the affected owners shall be obtained and submitted with the land development plan
6. Notation that any development within a floodplain or flood prone area be in compliance with the provisions of the Floodplain Management Ordinance.
7. Offers of dedication and/or reservation of land for public purposes.
8. Where the land included in the proposed development plan has an electric transmission line, a gas pipeline, a water transmission line, or a petroleum or petroleum product transmission line or similar structures located within the parcel, the plan shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the 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 which shall contain the above data.
9. In the event that the Plan proposes the use of utilities, including cell towers or other services from another municipality, a statement or certificate indicating that the proposal has been reviewed by the municipality or authority concerned and is considered to be reasonable.
10. A Stormwater Management Plan in accordance with the requirements of the Warrington Township Stormwater Management Ordinance and Erosion and Sedimentation Control Plan in accordance with the requirements of Section 406 of this Ordinance.
11. Other certificates or data as may be required by this Ordinance, any other Township Ordinance or regulations, or such certificates, data, or approvals as may be required by the Township Planning Commission or Board of Supervisors, or other governmental agencies such as, but not limited to, the Pennsylvania Department of Transportation, Pennsylvania Department of Environmental Protection or U.S. Army Corps of Engineers.
12. Any requests for modifications of the requirements of this Ordinance must be submitted in writing at the time of application. (See section 801)

**f) Additional Certificates for Major Subdivision or Major Land Development Plans:**

1. Certification from the Township Engineer that the developer has installed all public improvements to the specifications of this Ordinance and any conditions attached by the Board of Supervisors or certification from the Township Solicitor that the developer has posted an improvement bond or other accepted security in amount sufficient to assure completion of all improvements. (See Appendix 8)
2. A Water Facilities Feasibility Report in accordance with the requirements stated in Section 405 of this Ordinance. Certification that the Township Engineer has reviewed and commented on the Report must also be submitted. Where a public water supply is



proposed, evidence that the subdivision or land development is to be supplied by a certificated public utility, a bonafide cooperative association of lot owners, or by a municipal corporation, authority, or utility is required.

3. When any portion of the tract proposed for development is located within an identified flood district, floodplain area, or area know subject to flooding, the following information shall be provided as part of the plan submission, and shall be prepared by a registered professional:
  - a. The exact location and elevation of all proposed buildings, structures, roads and public utilities to be constructed with any floodplain area. All such maps shall show contours at intervals of 2 feet and identify accurately the boundaries of the floodplain area, and shall be verified by the Township Engineer.
  - b. The 100 year flood elevations which shall be certified by the applicant's engineer.
  - c. Construction within these areas shall be in compliance with the provisions of the Ordinance and the floodproofing specifications as outlined in the Township Building Permit Ordinance, Flood Plain Ordinance and Uniform Construction Code.
4. Final engineering designs of any proposed bridges or culverts.
5. An agreement that the applicant will install all underground utilities (if required) before paving streets and/or constructing sidewalks.
6. As-built drawings for all public improvements prepared, sealed and certified by the design Engineer must be submitted upon completion of the construction.
7. Where proposed development covers only a part of the developer's entire parcel, the Township Planning Commission or Board of Supervisors may require that a Sketch Plan of the prospective development for the remainder of the parcel be submitted. Such Sketch Plan shall be prepared in accordance with the requirements of Section 401 of this Ordinance.
8. A Land Grading Plan in accordance with the requirements stated in Section 518 of this Ordinance.
9. Centerline profiles for each proposed street showing complete vertical geometry including lengths of vertical curves, grades and centerlines of intersecting streets and existing (natural) centerline grades and grading cross sections.
10. Horizontal and vertical alignment for each proposed sanitary sewer, storm sewer and water distribution system. Information on manhole locations, size and type of material to be utilized and drainage calculations shall be submitted. Storm sewer plan and profile (if

proposed) and sanitary sewer plan and profile (if proposed) shall also be submitted.

**g) Plan Requirements for a Mobile Home Park:** In addition to the requirements above the Plan for a Mobilehome Park shall show the following:

1. Location, dimensions, and purpose of areas to be reserved for the common use of the residents of the mobilehome park. If a common parking compound is proposed, the location, arrangement, and dimensions of parking spaces, width of aisles, width of bays, and angle of parking shall be shown.
2. Location and dimensions of pedestrian walks.
3. Location and general exterior dimensions of all proposed service, accessory, and office buildings.
4. Location and dimensions of screens and buffers, landscaped areas, and all other significant proposed facilities.
5. Table of site and development data including statements of total acreage of the parcel, density, number of proposed lots, number of proposed mobilehomes, minimum lot size, lineal feet of proposed streets, number of proposed off-street parking spaces, and proposed type of sewage disposal and water supply.

## **SECTION 404 PLANNING MODULE FOR LAND DEVELOPMENT**

A Planning Module for Land Development must be completed for all subdivisions or land developments, regardless of the method of sewage disposal proposed. In reviewing the Planning Module, Township Officials shall consider whether the proposed development, including the type of sewage facilities proposed, is consistent with the Warrington Township Comprehensive Plan, as amended.

For all subdivisions resulting in the creation of a new lot, which lot is not proposed to be served by a public sewage system, the plan shall be approved only when the Township Sewage Enforcement Officer shall certify that both an initial location and a replacement location for an on-lot sewage disposal system is present on each newly created lot and the Township Sewage Enforcement Officer shall issue a feasibility report indicating that the soil absorption areas are satisfactory for the system proposed and the replacement location is of a size and capacity to allow complete abandonment of the initial system in the event of failure. The soil absorption test shall be performed in accordance with the regulations of the Department of Environmental Protection and shall be certified by the Township Sewage Enforcement Officer. The Property Owner shall insure that the established soil absorption test areas (primary and replacement) remain undisturbed during and after any structure construction or earth disturbance which may occur upon the lot.

The applicant shall submit four (4) sets of the Planning Module with the Preliminary Plan, if applicable. Information concerning data necessary to complete the Planning Module can be

obtained from PA DEP only by sending an official application to the York County office of PA DEP. The application form, as well as other information concerning Township requirements, can be obtained from the Township Secretary. Final plans will not be approved by the Township Planning Commission or the Board of Supervisors until written approval of the Planning Module from PA DEP is received by the Township.

Although approval of the Planning Module by PA DEP is not necessary for Preliminary Plan approval, the developer/subdivider must acknowledge that if he proceeds to Final Plan preparation without PA DEP approval, he does so at his own risk, i.e. the Township assumes no responsibility for PA DEP actions.

The Board of Supervisors will consider approval of use of on-site sewage disposal systems only after PA DEP recommends that the soils within the proposed development are “generally suitable” for on-site sewage disposal. The applicant must also provide the Board with sufficient justification for utilizing this method of disposal.

## **SECTION 405            WATER FACILITIES FEASIBILITY REPORT**

For any major subdivision or major land development as defined in Section 203 of this Ordinance, the developer shall submit a Feasibility Report concerning the availability and/or adaptability of water facilities in or near a proposed land development. Said report shall be prepared by a registered professional licensed in the State of Pennsylvania, approved by the Township and retained by the developer. Two (2) copies of the report shall be submitted in conjunction with the Plan. The Township Secretary shall distribute one (1) copy of the report to the Township Engineer for his review and recommendation.

The Feasibility Report shall consist of an examination of the possible use of an on-site water supply system(s) and the impact of such system(s) on ground water supplies and on adjacent properties, or connection to an existing water supply system. The Report shall include the distance from the nearest public water system and the capacity of the existing system to accommodate the proposed land development where applicable.

In addition, the Feasibility Report shall include a Groundwater Assessment for developments that propose an on-site water supply system(s) when any of the following are present:

- (a) A residential development of greater than five (5) dwelling units where proposed lot size is less than five (5) acres per unit or any residential development greater than ten (10) dwelling units.

- (b) A nonresidential development with a groundwater demand greater than 350 gallons per day per acre of lot size.

The Groundwater Assessment shall conform to the following:

- (a) Gather Back Ground Information sufficient to identify site geology; all wells within 500 feet of the site and their withdrawal rates.
- (b) Define known sources of groundwater contamination.
- (c) Calculate a water budget. Long term average groundwater recharge rates shall be reduced by 40% to estimate the annual recharge during years of drought conditions.
- (d) Calculate the maximum number of residential building lots that can be adequately supplied by the groundwater resource by utilizing 400 gpd for one Equivalent Dwelling Unit.
- (e) Aquifer test. When required by the Township Engineer, the objective of aquifer testing shall be:
  - (1) To obtain sufficient data for the calculation of aquifer performance, including the coefficients of transmissibility and storage, permeability, and specific yield.
  - (2) To ascertain the effects of well interference.
  - (3) To provide a guide in the spacing of wells for the development of a well field.
  - (4) To establish that the proposed well(s) is capable of groundwater recharge on the subject property after development, during drought conditions and will not lower below safe levels the groundwater supply that is available to other property.
  - (5) To meet other requirements of the Township Engineer based on the particular character of the proposed development.
  - (6) All water supply wells to be used for domestic purposes shall have a minimum yield of 1.0 gpm.
- (f) Water quality test. If there is a documented water quality problem, a water quality test must be conducted. The water quality test shall be conducted by a PADEP certified laboratory. All laboratories shall maintain on file with the Township a current copy of their qualifications and compliance reports. All reports shall include the name of the individual performing the test, procedures used for sampling, time and date of sampling, and the location of the place where the sample was made. The water quality test at a minimum shall address coliform bacteria, E. coli, nitrates, total dissolved solids, and lead.

Upon recommendation of the Township Engineer, the Board of Supervisors will approve the use of individual on-lot water supply systems when:

- a) This Report indicates that justification of the project necessitates consideration of this type of water supply.
- b) The anticipated water supply yield is adequate for the type of development proposed.
- c) The installation of such systems will not endanger or adversely affect the groundwater supplies to adjacent properties.

## **SECTION 406            EROSION AND SEDIMENTATION CONTROL**

- a) **Erosion and Sedimentation Control Plan:** Any land development plan where there are no new improvements being proposed (i.e. no new streets, drainageways, detention ponds, and/or other Stormwater management facilities), a typical individual lot Erosion and Sedimentation Control Plan or notation shall be placed on the subdivision or land development plan. In all other instances, the Erosion and Sedimentation Control Plan shall be submitted to the County Conservation District for their review and approval prior to Final Plan approval. However, in those cases, involving a major land development or major subdivision, as defined in Section 203 of this Ordinance, said approval must be obtained at the Preliminary Plan stage if any improvements are to be constructed following Preliminary Plan approval (prior to Final Plan approval). The Erosion and Sedimentation Control Plan must be prepared by a person trained and experienced in erosion and sedimentation control methods and techniques. The Plan shall be designed to prevent accelerated erosion and sedimentation and shall consider all factors which may contribute to erosion and sedimentation in connection with the land development.
- b) **Fees:** The applicant must pay all fees required by the York County Conservation District directly to the District in order to secure the required reviews, approvals and/or permits.

## **SECTION 407            TRAFFIC IMPACT STUDY**

- a) A traffic impact study is required for all subdivision and land developments which meet one or more of the following criteria:
  - 1. 25 or more lots or building units
  - 2. 250 average daily trips
  - 3. Non-residential development
  - 4. The Board of Supervisors determines that the subdivision or land development may adversely impact existing traffic conditions.
- b) The traffic impact study shall be submitted as part of the Preliminary Subdivision Plan. The time requirement in Section 408 of the Municipalities Planning Code shall not begin until such time the report is received by the Township. In any case, where the Pennsylvania Department of Transportation (Penn DOT) approval is required, the report shall not be

submitted to that agency until first acted upon by the Township and then forwarded with all Township conditions and comments.

- c) Traffic impact studies shall be prepared in conformance with Penn Dot's Publication 282, Appendix A: Policies and Procedures for Transportation Impact Studies or any subsequent Penn DOT publications and/or policies.

## **SECTION 408                    AGRICULTURAL PRESERVATION OVERLAY ZONE**

A subdivision or land development plan submitted for property that meets the requirements for inclusion within the Agricultural Preservation Overlay Zone shall include the following information:

- a. The total area of the parcel as shown in the records of the County Recorder of Deeds on March 16, 2022 and the parcel's maximum development area.
- b. A parcel history, including a listing of the subdivisions that have occurred since March 16, 2022, with a reference to the number of lots, lot area, date of approval and recording data for each subdivision. The location of each lot shall be indicated on a deed plot of the parcel as it existed on March 16, 2022.
- c. The total area that has been subdivided since March 16, 2022, the current proposed development area, and the number of acres remaining in the parcel's maximum development area.
- d. A note stating the original parcel's maximum development lot quota; the number of lots subdivided since March 16, 2022; the number of lots assigned to any proposed development, existing buildings and/or remaining acreage; and the maximum number of lots remaining to be subdivided. If no development lots remain, it shall be noted as such on the plan.
- e. Soil types and classifications as identified and mapped by the USDA and the prevailing edition of the York County Soil Survey shall be shown for the entire parcel from which the proposed subdivision is to be made. This mapping shall be provided at a scale of one (1) inch equals no more than four hundred (400) feet.

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**ARTICLE V**  
**DESIGN STANDARDS**

**SECTION 501          APPLICATION OF STANDARDS**

The following subdivision and land development principles, standards and requirements will be applied by the Township in evaluating plans for proposed land developments.

The standards and requirements outlined herein shall be considered minimum standards and requirements for the promotion of the public, health, safety, and general welfare. All public improvement construction shall meet the requirements of the Warrington Township Construction and Materials Specifications.

**SECTION 502          LOCATION OF SITE**

All land development plans must reflect a location which has given consideration to the following factors:

- a) The location of the land development must conform to the Township Comprehensive Plan with respect to streets, public sites, and proposed utilities.
- b) Land shall be subdivided or developed only in conformance with all other ordinances and regulations in effect in the Township.
- c) Land subject to hazards of life, health, or property as may arise from fire, floods, disease, excessive noise, 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.
- d) A land development must be coordinated with existing land development in the neighborhood so that the entire area may be developed harmoniously.
- e) Subdivisions or land developments shall be designed to avoid the necessity for excessive cut or fill.
- f) All portions of a parcel being subdivided or developed shall be taken up in lots, streets, public lands, or other proposed uses so that remnants and landlocked areas are not created.

**SECTION 503          GENERAL DESIGN STANDARDS FOR IMPROVEMENT IN**



## **DESIGNATED FLOODPLAIN AREAS**

- a) Land subject to flooding or other hazards to life, health, or property and land deemed to be topographically unsuitable shall not be platted for residential occupancy or for such other uses which may increase danger to health, life, or property or which may aggravate erosion or flood hazard, until all such hazards are provided by the Land Development and Subdivision Plans. Such land within the development shall be set aside on the plan for uses which will not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.
- b) Where flooding is known to have occurred within the area shown on the plan, such area shall be clearly marked “subject to periodic flooding”.
- c) Building sites for residences or any other type of dwelling or accommodation shall not be permitted in any identified floodway area or district. Sites for these uses may be permitted outside the floodway if the sites or dwelling units are elevated up to the Regulatory Flood Elevation. If fill is used to raise the elevation of a site, the fill area shall extend out laterally for a distance of at least fifteen (15) feet beyond the limits of the proposed structures.
- d) Building sites for structures or buildings, other than for non-residential uses, shall also not be permitted in any identified floodway area or district. Also, such sites for structures or buildings outside the floodway shall be protected as provided for in the preceding paragraph. However, the Board of Supervisors may allow the subdivision and/or development of areas or sites for commercial and industrial uses at an elevation below the Regulatory Flood Elevation if the developer otherwise protects the area to that height or assures that the buildings or structures will be floodproofed at least up to that height.
- e) If the Township determines that only a part of a proposed plan can be safely developed, it shall limit development to that part and shall require that development proceed consistent with this determination.
- f) When a developer does not intend to develop the plan himself and the Township determines that additional controls are required to insure safe development, it may require the developer to impose appropriate deed restrictions on the land. Such deed restrictions shall be inserted in every deed and noted on every recorded plat.
- g) Any building permitted to be erected in any area of the Township which is identified as flood-prone on the Flood Hazard Mapping as issued by the Federal Emergency Management Agency, National Flood Insurance Program, shall meet the floodproofing specifications as outlined in the Township Building Permit Ordinance or other applicable regulations.
- h) The grant of a permit or approval of a plan for any proposed subdivision or land development to be located within a designated floodplain area shall not constitute a representation, guarantee or warranty of any kind by the Township or by any official or

employee thereof of the practicability or safety of the proposed use, and shall create no liability upon the Township, its officials or employees.

## **SECTION 504            STREET SYSTEMS – GENERAL**

No subdivision plan shall be approved showing private streets as the sole means of ingress or egress to lots or parcels of land, unless such streets conform to the street design standards and specifications set forth in the Ordinance; or unless otherwise specifically permitted and regulated elsewhere in this Ordinance or the Township Zoning Ordinance (e.g. Campground or Recreational Vehicle Park, Industrial Park, or Mobilehome Park).

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

- a) Proposed streets shall be planned with regard to the existing street system, 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 development extensions of the street system.
- b) Residential streets shall be laid out so as to discourage through traffic; however, the arrangement of streets shall provide for continuation of existing or platted streets and for proper access to adjoining undeveloped parcels suitable for future development.
- c) Streets shall be logically related to topography so as to produce reasonable grades, satisfactory drainage, and suitable building sites.
- d) The finished elevation of proposed streets shall not be more than one (1) foot below the Regulatory Flood Elevation. The Township may require profiles and elevations of streets to determine compliance with this requirement. Drainage openings shall be sufficient to discharge flood flows without unduly increasing flood heights.
- e) The streets must be properly located and built with regard to the proposed traffic functions, including the minimization of through-traffic on minor streets and the protection of major street capacities from excessive marginal access.
- f) The arrangement, character, extent, width, grade, and location of all streets and highways must conform to any applicable Township or County Comprehensive Plan or Official Map.
- g) Construction of street shall conform to the Warrington Township Construction and Materials Standards.

## **SECTION 505            SUBDIVISIONS ABUTTING ARTERIALS**

Where a major subdivision abuts or contains an existing or proposed arterial street, the Township may require the following treatment:

- a) **Marginal Access Streets:** Access streets between arterial streets and abutting properties.
- b) **Reverse Frontage:** Deep lot fronting on a minor street which backs, without access, onto an arterial street and which is screened from the arterial street by a fence, wall, or plantings.
- c) **Rear Service Drive:** Deep lot with additional building setback and vehicular service drive in rear.
- d) **Other:** Such other treatment as may be necessary for protection of residential properties and protection of the capacity of arterial streets from excessive marginal access.

## SECTION 506 STREET DESIGNS

- a) **Width:** Minimum street widths shall be as follows:

<b>Classification</b>	<b>Minimum Right-of-Way Width</b>	<b>Minimum Roadway Width (with curbs) (see Section 508)</b>	<b>Minimum Roadway Width (without curbs) (see Section 506-b)</b>
Arterial Street	80-120 feet	As determined after consultation with the York County Planning Commission and the Pennsylvania Department of Transportation.	
Collector Street	60 feet	34 feet	28 feet (plus 2 – 4' shoulders)
Minor Street	50 feet	32 feet	24 feet (plus 2 – 4' shoulders)
Half or Partial Street*	50 feet	32 feet	24 feet (plus 2 – 4' shoulders)
Permanent Cul-de-sac Street*	50 feet	32 feet	24 feet (plus 2 – 4' shoulders)
Marginal Access Street*	50 feet	32 feet	24 feet (plus 2 – 4' shoulders)
Service Drive or Alley*	24 feet	24 feet	20 feet (plus 2 – 4' shoulders)

- Unless otherwise regulated, streets designated with an asterisk (\*) shall conform to the specifications and requirements of minor streets as set forth in this Ordinance.
- b) **Shoulder Requirements:** On streets to be constructed without curbs, stabilized shoulder shall be provided in accordance with the requirements set forth in Subsection a) above. The shoulders shall be designed as PA DOT Type 3 shoulders or equivalent.

- c) **Exceptions Width Requirements:** Provisions for additional right-of-way and roadway width must be required when determined to be necessary for the public health, safety, and convenience.
- d) **Existing Frontage Along Street of Improper Right-of-way Width:** In the case of a plan for a land development (including subdivision) fronting on an existing public street of improper right-of-way width, the developer shall be asked to provide dedication of land for widening the existing right-of-way to meet the minimum right-of-way standards as specified in Section 506-a) of this Ordinance. Any dedication of right-of-way will be measured from the center line of the existing roadway. Where uncertainty exists as to the road classification, it shall be as specified in the Warrington Township Comprehensive Plan.

In the event the developer is unwilling to make a dedication of right-of-way, when requested, one-half of the width of the minimum right-of-way standards specified in Section 506-a) shall be added to the minimum setbacks required along the existing public street. Said setbacks in these instances shall then be measured from the centerline of the existing roadway.

- e) **Existing Frontage Along a Street (Existing or Proposed):** In the case of a plan for a major Land Development or Subdivision fronting on or containing an existing or proposed public street, the Township shall require the developer to improve the portion of the roadway on which the proposed development fronts to meet the minimum roadway standard as specified in Section 506-a) of this Ordinance. This shall include shoulders, embankments, gutters, berms, and/or curbing. Where uncertainty exists as to the road classification, it shall be as specified in the Warrington Township Comprehensive Plan.
- f) **Dead-End Streets:** Dead-end streets shall be prohibited, except when designed as temporary cul-de-sac streets by the developer on his own land in order to permit future street extensions into adjoining parcels. These temporary dead-end streets must be approved by the Township and indicated on the plans. Also, they must be constructed to the same standards as required for a permanent cul-de-sac street, minus the curbing requirements at the terminus of the cul-de-sac. The turnaround shall be removed by the developer extending the existing street.
- g) **Cul-de-Sac Streets:** Cul-de-sac streets shall be a minimum of two hundred fifty (250) feet in length and shall be a maximum of seven hundred (700) feet in length, unless topographic conditions and/or parcel shape warrant an increase that is approved by the Township. They must be provided with a paved turnaround with a minimum diameter of eighty (80) feet to the inside of curb and one hundred (100) feet to the legal right-of-way.

The length of a cul-de-sac street shall be measured from the center of the turnaround to the point of intersection of the centerline of the cul-de-sac street and the right-of-way line of the intersecting street (See Section 524 Design Diagrams). Entrance and exit curb radii of

curb or edges of pavement of the cul-de-sac turnaround shall be a minimum of thirty (30) feet. When ten (10) or more lots access the cul-de-sac street, the Board of Supervisors may require a stabilized emergency access be provided.

- h) Half or Partial Streets:** New half or partial streets will not be permitted, except where essential to provide reasonable access to a subdivision of a parcel of land in conformance with the other requirements and standards of this Ordinance; and where, in addition, the developer obtains an agreement in writing from the adjoining property owner(s) to dedicate and improve, as required, the other half of the street at such time as the adjoining property is developed.

Whenever there is an existing half street adjacent to a parcel to be developed, then the other half of the street shall be platted and dedicated within such parcel, unless otherwise determined by the Board of Supervisors.

- i) Private Streets:** Private streets shall be permitted only when such private streets conform to the standards and specifications for minor streets as set forth in this Ordinance; unless otherwise specifically permitted by this Ordinance or the Township Zoning Ordinance, e.g. Campground or Recreational Vehicle Park, Industrial Park or Mobilehome Park. (For provisions dealing with existing substandard private streets, see Section 514-d) of this Ordinance).

Any subdivision or land development plan, on which a private street is proposed, must be accompanied by a right-of-way agreement which shall be subject to the review and approval of the Township. This agreement shall be recorded with the office of the York County Recorder of Deeds on the same date as the recording of the Final Plan. This agreement must contain at least the following:

1. Identification of the entity with responsibility for the private street. This entity shall be principally composed of the owners of land which the private street serves.
2. Provision for enforcing the agreement upon all parties of the agreement.
3. Assurance that the street will be constructed and maintained in conformance with this Ordinance, and a method for assessing the maintenance repair cost.
4. A note referencing the right-of-way agreement, as well as an offer of dedication of the streets to the Township, must be provided on the subdivision or land development plan.

- j) Horizontal Curves:** Where connecting street lines deflect from each other at any one point, the lines must be connected with a true, circular curve. The minimum radius of the centerline for the curve must be as follows (See Section 524 Design Diagrams):

Type of Street	Minimum Radius
Arterial	500 feet
Collector	300 feet

Minor	200 feet
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Straight portions 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 (See Section 524 Design Diagrams). For curves on arterial streets, proper super-elevation must be provided as required by the Township and the Pennsylvania Department of Transportation. Broken-back curves should be avoided.

Proper sight distance must be provided with respect to horizontal alignment, measured along the centerline, from height of eye (3.5 feet above grade) to the height of an object on the roadway (0.5 feet), the following minimum sight distances must be maintained.

Design Speed (Miles Per Hour)	Minimum Stopping Sight Distance
60	525 feet
55	450 feet
50	400 feet
45	325 feet
40	275 feet
35	225 feet
30	200 feet
25	150 feet
20	125 feet

- k) **Vertical Curves:** Changes in grade in excess of one percent (1%) shall be joined by vertical curves. Proper sight distances must be provided with respect to vertical alignment to permit the following minimum sight distances:

Design Speed	Minimum Stopping Sight Distance	
	Crest	Sag
60	570 feet	570 feet
50	425 feet	425 feet
40	305 feet	305 feet
30	200 feet	200 feet
20	115 feet	115 feet

Sight distance shall be measured along the centerline, from height of eye (3.5 feet) to height of object on roadway (0.5 feet).

- l) **Grades:** The centerline grades of streets must meet the following requirements (See Section 524 Design Diagrams):

	Minimum Grade	Maximum Grade
Arterial Streets	1.0 %	4 %

Collector Streets	1.0 %	7 %
Minor Streets	1.0 %	10 %

Where grade changes exceed one percent (1%), vertical curves must be used and must be designed for proper sight distance.

The grade within the diameter of a turnaround at the terminus of a permanent cul-de-sac shall not exceed five percent (5%)

**m) Crown:** The slopes of the crown on minor and collector streets shall be at least one-quarter (1/4) inch per foot but not more than three-eighths (3/8) inch per foot as directed by the Township Engineer. This applies only to straight section of road. Where a curve is banked to reduce lateral vehicular acceleration as required by the design speed of the road, the crown requirement is eliminated.

**n) Slope of Banks:** The slope of banks shall be measured perpendicular to the street centerline and shall not exceed:

1. 3 (horizontal) to 1 (vertical) for fills.
2. 2 (horizontal) to 1 (vertical) for cuts.

Such slopes shall be suitably planted with perennial grasses or other vegetation to prevent erosion.

## SECTION 507 INTERSECTION DESIGN

**a) Angle of Intersections:** Intersections must be as nearly at right angles as possible. However, in no case should they deviate from the standards following:

	Type of Intersection				
	Arterial With Arterial	Arterial With Collector	Collector With Collector	Collector With Minor	Minor With Minor
Angle of Intersection of Street Centerlines	90°	75° - 105°	75° - 105°	75° - 105°	75° - 105°

**b) Intersection Grades:** Intersections must be approached on all sides by level areas. Where the grade exceeds seven percent (7%), these level areas must have a minimum length of fifty (50) feet (measured from the intersection of the centerlines) within which no grade may exceed a maximum of four percent (4%). (See Section 524 Design Diagrams)

**c) Intersection Curve Radii:** Design of curb or edge of pavement must take into account such conditions as types of turning vehicles, likely speeds of traffic, angle of turn, number

of lanes, and whether parking is permitted; however, curb or edge of pavement radii must not be less than the following:

Type of Intersection	Minimum Simple Curve Radii of Curb or Edge of Pavement
Arterial with Arterial	40 feet or more, as determined after consultation with Pennsylvania Department of Transportation
Arterial with Collector or Minor	50 feet
Collector with Collector	50 feet
Collector with Minor Street	35 feet
Minor Street with Minor Street	25 feet

Three-centered compound curves equivalent to the above minimum simple curves are permitted and encouraged where applicable. In the design of compound curves, the ratio of the flatter radius to the sharper one should not exceed 1.5. Sudden changes between curves or widely different radii or between long tangent and sharp curves shall be avoided.

Radius corners or diagonal cutoffs must be provided on the property lines substantially concentric with, or parallel to, the cord of the curb radius corners.

- d) Distance Between Intersections:** The required distance between intersections shall be in accordance with the following:

	Type of Intersection				
	Arterial with Arterial	Arterial with Collector & Minor	Collector with Collector	Collector with Minor	Minor with Minor
Minimum Distance Between Centerlines of Intersections	800 feet	800 feet	600 feet	500 feet	500 feet
Minimum Separation of Centerlines for Streets Not in Alignment	Must be in alignment with planned or proposed streets entering from opposite side.			200 feet	200 feet

- e) Multiple Intersections:** Intersections involving the junction of more than two (2) streets shall be avoided. Where this proves impossible, such intersections shall be designed with extreme care for both pedestrian and vehicular safety.
- f) Clear Sight Triangles:** Proper sight lines must be maintained at all street intersections. (See Section 524 Design Diagrams) Measured along the centerline of the street, there shall be a clear sight triangle with sides as follows:



<b>Type of Street</b>	<b>Clear Sight Triangle Side</b>
Arterial Street	150 feet
Collector Street	75 feet
Minor Street	75 feet

No building, structure, planting, or other obstruction higher than three (3) feet above the roadway grade shall be permitted within the clear sight triangle. However, post columns and trees not exceeding one (1) foot in diameter may be permitted if not obstructing the view of traffic.

- g) Intersection Safe Stopping Sight Distance:** All intersections shall be designed to provide adequate sight distance with regard to both horizontal and vertical alignment. The criteria for measuring safe stopping sight distance are dependent on the height of the driver's eye above the roadway surface, the specified object height above the roadway surface, and the height of sight obstructions within the line of sight. For calculating minimum safe stopping sight distances, the height of the driver's eye above the roadway surface shall be considered as three and one-half (3-1/2) feet, and the height of the object shall be considered as six (6) inches above the roadway surface. Sight distance requirements for all intersections shall in accordance with Penn DOT Regulations, 67 PA Code, Chapter 441, "Access to and Occupancy of Highways by Driveways and Local Roads."

## **SECTION 508 STREET CONSTRUCTION**

- a) Streets must be surfaced and paved to the grades and dimensions drawn on plans, profiles, and cross-sections submitted by the applicant and approved by the Township. Before paving the street surface, the applicant must install required utilities, including sanitary sewers, and provide, where necessary, adequate subsurface drainage for the streets, as acceptable to the Township. The street must be constructed according to the Warrington Township Construction and Materials Specifications.

All other procedures and specifications of road or street construction must comply with the regulations of the Pennsylvania Department of Transportation. If site conditions warrant, the Board of Supervisors and the Township Engineer may consider a substitute.

- b) The Township shall decide if a collector or arterial street is required as a direct result of the construction of the development in which case the applicant is responsible for paving the additional width required.
- c) Permits: Prior to the opening or construction of any street onto a street maintained by the Township, an application for a "driveway permit" must be submitted to the Township, together with an application fee which shall be established by resolution of the Board of Supervisors.

No construction shall be permitted prior to the issuance of the “driveway permit.” This permit relates solely to issues of drainage and does not confirm compliance with other street standards.

## **SECTION 509            CURBS AND GUTTERS**

- a) Curbs:** In major land developments which have a typical lot width of one hundred (100) feet or less at the street line, curbs may be required. Curbs may be required to be installed on both sides of the interior streets and on one side of streets which bound the development. Curbs may also be required in developments where lot widths are greater than one hundred (100) feet if the character of the neighborhood is such that they are considered necessary to control Stormwater runoff or prevent erosion or deterioration of streets.

On minor streets, slant curb or vertical curb may be used. On collector and arterial streets, only the vertical type curb may be used. The transition from one type of curb to another may be affected only at a street intersection. All curbing must be constructed according to the Warrington Township Construction and Materials Specifications.

- b) Gutters:** In areas where curbing is not required, suitable gutters must be installed to avoid erosion and must be of sufficient cross-section to permit the unimpeded flow of Stormwater. The Township may require the installation of curbs and/or gutters in any development where the evidence indicates that such improvements are necessary for proper drainage.

## **SECTION 510            SIDEWALKS**

- a) When Required:** In developments where single family semi-detached dwellings, single family attached dwellings, two family dwellings and/or multi-family dwellings are planned and in developments which have a typical lot width of one hundred (100) feet or less at the street line, sidewalks may be required to be installed on both sides of the interior streets and on one side of streets which bound the development.

Sidewalks may be required in developments where lots are greater than one hundred (100) feet if the character of the neighborhood is such that they are considered necessary. Sidewalks may also be required in circumstances where it would be desirable to continue sidewalks that exist in adjoining developments or to provide access to community facilities such as schools, shopping areas, and recreation areas.

The Township may waive requirements for sidewalks on one or both sides of the street where pedestrian interior walkways, in the judgment of the Township, better serve the needs of the subdivision or land development. (See Subsection d) below).

- b) **Width and Location:** All sidewalks shall have a surface of four (4) feet in width. However, in cases where an extension of, or connection to, an existing sidewalk of lesser or greater width is proposed, the new sidewalk shall taper to meet the existing sidewalk. Such taper shall begin and end within five (5) feet of the existing sidewalk. All sidewalks must commence one (1) foot inside the street right-of-way line and extend toward the curb or gutter line. A grass planting strip, not less than two (2) feet in width, shall be provided between the curb or roadway edge and the sidewalk.
- c) **Construction Specifications:** Sidewalks shall be constructed according to the Warrington Township Construction and Materials Specifications.
- d) **Crosswalks and Pedestrian Interior Walkways:** Crosswalks or pedestrian interior walkways must be provided when considered necessary to provide circulation or access to schools, playgrounds, shopping centers, transportation, and other facilities. They must be at least ten (10) feet in width and have a paved walk surface of at least four (4) feet. The paving material requirements for interior walkways shall be at the discretion of the Township Engineer.

## SECTION 511 OTHER STREET PROVISIONS

- a) **Service Drives or Alleys:** In major land developments with detached and semi-detached dwellings, service drives or alleys are prohibited, except in the rear of lots that front on a major thoroughfare, or where necessary to furnish access to rear yard garages on very steep lots. In other types of residential developments, service drives or alleys may be permitted.

In commercial or industrial developments without off-street loading areas, service drives or alleys are required. However, in cases where other definite and assured provision is made for service access, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed, the Board of Supervisors may waive this requirement.

- b) **Dead End Service Drives or Alleys:** Where service drives or alleys dead end, they must be provided with a paved turnaround with a minimum diameter of eighty (80) feet or a paved “Y” turnaround of sufficient size for the vehicles which will use such drives.
- c) **Access:** Streets shall be laid out to provide access to all lots and to adjacent undeveloped areas, and the developer shall improve these streets to the limits of the development.
- d) **Reserve Strips:** Controlling access to the development or to adjacent areas by means of reserve strips is prohibited, except when their control is definitely placed in the jurisdiction of the Township under conditions approved by the Board of Supervisors.
- e) **Street Names:** Street names shall not duplicate existing or platted street names, or approximate such names by the use of suffixes such as “land”, “street”, “way”, “drive”, “court”, “avenue”, etc. In approving names of streets, cognizance must be given to existing or platted street names within the Township and the Northern York County School District.

New streets shall bear the same name as the existing or platted street of which they are a continuation or with which they are in alignment. Street names must be approved by the Board of Supervisors.

**f) Street Name Signs:** The land development or subdivision shall be provided with street name signs at all street intersections. Street name signs shall be furnished and installed by the Township after adoption of the street. The costs of furnishing and installing street name signs will be billed to the developer.

**g) Street Trees:** In developments of six (6) or more lots, the developer shall provide street trees. Planting of trees must conform to the following:

1. The trees must have a minimum caliper of one and one-half (1-1/2) inches.
2. The trees must be planted between the sidewalk and setback line at least five (5) feet from the sidewalk.
3. The trees must be uniformly spaced not less than fifty (50) feet or more than one hundred (100) feet apart along the entire length of each street within the development.
4. Varieties proposed must be acceptable to the Township. Examples of varieties considered acceptable to the Township are listed below. Other varieties of trees shall be permitted if approved by the Township.

Pyramidal European Hornbeam  
Norway Maple  
Marshall's Seedless Ash  
Sugar Maple  
Red Oak  
Little Leaf European Linden

Columnar Norway Maple  
Bradford Pear  
Greenspire Linden  
Ginkgo (male)  
Pin Oak  
Tulip Poplar

5. Street trees shall not be planted until the finished grading of the subdivision or land development has been completed.

**h) Street lights:** For the safety, convenience, and attractiveness of the development, on-site or public street lights may be required to be installed unless conditions require otherwise.

Where electric service is supplied by underground methods, the subdivider shall provide and install conduits where necessary to accommodate the installation of a street lighting system, prior to the installation of streets, curbs, sidewalks, and driveways. Installation and location of conduits shall comply with the specifications of the appropriate public utility.

## **SECTION 512      DRIVEWAYS AND ACCESS DRIVES**

**a) Driveways:** Driveways shall have the following characteristics:

1. Number: The number of driveways may not exceed one (1) per lot on any one (1) street frontage; unless the Board of Supervisors grants permission for additional driveways where necessary to meet exceptional circumstances and where frontage of unusual length exists.

All lots must have a separate driveway located on the lot which that drive serves [i.e. one (1) driveway may not serve more than one (1) lot], except for pre-existing land-locked lots of record.

2. Width: Within ten (10) feet of a street right-of-way line, a driveway may not exceed thirty-five (35) feet in width or be less than ten (10) feet in width.
3. Location: A driveway may not cross a street right-of-way line:
  - a. Within forty (40) feet of the right-of-way line of an intersecting street.
  - b. Within five (5) feet of a fire hydrant.
  - c. Within twenty-five (25) feet of another driveway on the same property.
  - d. Within three (3) feet of a property line.
4. Access: Driveway access shall be provided to the street of lesser classification when there is more than one (1) street classification involved.
5. Angle of Intersection: The minimum angle between the centerline of the driveway and the street shall be not less than sixty-five (65) degrees.
6. Clear Sight Triangle: A clear sight triangle of seventy-five (75) feet as measured along the street centerline and five (5) feet along the driveway centerline commencing at the street right-of-way line must be maintained at each residential driveway. Obstructions or plantings shall not exceed a height of three (3) feet in the clear sight triangle area.
7. Intersection Sight Distance: All driveways must meet the intersection safe stopping sight distance requirements set forth in Section 507-g) of this Ordinance. Acceptable driveway locations must be designated on all subdivision and land development plans.
8. Slope: Within twenty-five (25) feet of the street right-of-way line, a driveway shall not exceed a slope of seven percent (7%). The remaining portion of a driveway shall not exceed a slope of twelve and one-half percent (12.5%).
9. Cuts: Where a driveway enters a bank through a cut, the shoulders of the cut may not exceed fifty percent (50%) in slope within twenty-five (25) feet of the point the drive intersects the street right-of-way.

10. Curbs: All driveways in curbed areas must have a recessed curb at the driveway entrance.
11. Permits: Prior to the opening or construction of any driveway onto a street maintained by the Township, an application for a “driveway permit” must be submitted to the Township, together with an application fee which shall be established by resolution of the Board of Supervisors.

No construction shall be permitted prior to issuance of the “driveway permit”. This permit relates solely to issues of drainage and does not confirm compliance with other driveway standards.

12. Paved Apron: All Driveways must have a paved apron from the edge of the existing street to a point at least fifteen feet (15’) from the street right of way onto the site. Such paving must prevent the accumulation or deposition on stormwater onto the adjoining street.

**b) Access drives:** Access drives shall have the following characteristics:

1. Number: The number of access drives may not exceed one (1) per lot or parcel on any one (1) street frontage; unless the Board of Supervisors grants permission for additional access drives where necessary to meet exceptional circumstances and where frontage of unusual length exists.
2. Width: Access drives shall require a twenty-four (24) foot right-of-way. The minimum pavement width for access drives shall be twenty-four (24) feet [two (2) twelve (12) foot traffic lanes].
3. Location and Design: Access drives shall meet the following requirements:
  - a. The horizontal and vertical alignments of access drives shall conform to the specifications for minor streets as stated in Section 506-j) and Section 506-k) respectively.
  - b. The intersection of an access drive with a street or with another access drive shall conform to the specifications for collector streets as stated in Section 507-a), b), c), f), and g). At its intersection with a street, no part of any access drive shall be nearer than fifty (50) feet to the intersection of any two (2) street right-of-way lines. Acceptable access drive locations must be designated on all subdivision and land development plans.

- c. An access drive may not cross a street right-of-way line within five (5) feet of a fire hydrant within twenty-five (25) feet of another access drive on the same property; or within three (3) feet of a property line. However, in cases where access from an arterial or collector street may be necessary for several adjoining lots, the Township may require that such lots be served by one (1) or more combined access drives in order to limit possible traffic hazards on such streets.
- d. The slope of an access drive, other than as regulated by Subsection b. above, shall not exceed twelve and one-half percent (12.5%).
- e. All access drives in curbed areas shall have a recessed curb at the access drive entrance.
- 4. Permits: Prior to the opening or construction of any access drive onto a street maintained by the Township, an application for a “driveway permit” must be submitted to the Township, together with an application fee which shall be established by resolution of the Board of Supervisors.

No construction shall be permitted prior to issuance of the “driveway permit”. This permit relates solely to issues of drainage and does not confirm compliance with other access drive standards.

## **SECTION 513        BLOCKS**

- a) The length, width, and shape of blocks shall be determined with due regard to the following:
  - 1. Provision of adequate sites for the type of buildings proposed.
  - 2. Zoning requirements, if any.
  - 3. Topography.
  - 4. Requirements for safe and convenient vehicular and pedestrian circulation.
- b) Blocks shall have a maximum length of one thousand six hundred (1,600) feet, and so far as practical, a minimum length of five hundred (500) feet. In the design of blocks longer than one thousand one hundred (1,100) feet, special consideration shall be given to the requirements of satisfactory fire protection.
- c) Residential blocks shall be of sufficient depth to accommodate two (2) tiers of lots, except where reverse frontage lots bordering a major traffic street are used.
- d) Crosswalks or pedestrian interior walkways may be required where necessary to assist circulation or provide access to community facilities. (See Section 510-d).

- e) In commercial and industrial areas, the block layout shall be designed with reference to service of the public and with provisions for adequate off street parking and loading facilities.

## **SECTION 514        LOTS AND LOT SIZES**

**a) Lot Layout:** All lots shall conform to the following requirements:

1. All lots shall front on a dedicated public street (existing or proposed) or a private street designed and constructed in accordance with the requirements set forth in this Ordinance. Lots not fronting upon a street shall not be approved.
2. Flag lots shall be permitted in accordance with the requirements set forth in the Warrington Township Zoning Ordinance.
3. Lots utilizing driveways shall, in general, not derive direct vehicular access from an arterial or collector street. Reverse frontage lots shall be required, wherever practical, along such streets in order to limit traffic hazards and to provide for the efficient movement of traffic.
4. Double frontage lots are prohibited, except where employed to prevent direct vehicular access to collector or arterial streets.
5. Corner lots, double frontage lots, and reverse frontage lots shall provide a front setback on both streets.
6. The size, shape, and orientation of lots shall be appropriate for the type of development and use contemplated.
7. Lots with areas that are two (2) or more times the minimum requirements shall, wherever feasible, be designed with configurations which allow further subdivision.
8. Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines.
9. In order to avoid jurisdictional problems, lot lines shall, wherever feasible, follow municipal boundaries rather than cross them. Where a lot is divided by a municipal boundary, the minimum standards of both municipalities shall apply.

**b) Lot Dimensions:** The dimensions and areas of the lots must conform to the standards set forth in the Warrington Township Zoning Ordinance.

**c) Planting Screens:** In the case of reverse frontage lots, a planting screen at least fifteen (15) feet wide shall be required along the arterial or collector street. No right-of-access may open onto or through the screen.



- d) **Lots with Private Access:** Parcels of land existing as of June 5, 1985, which have their sole access by means of substandard private streets (i.e. not meeting the minor street standards set forth in the ordinance), will not be permitted to be subdivided for the creation of additional lots unless the private street is improved to conform to all standards and specifications for streets as set forth in this ordinance and provided such lots meet all applicable requirements of the Warrington Township Zoning Ordinance.
- e) **Lot Sizes:** Each lot to be created shall be of adequate size and shape to accommodate the necessary sewage disposal system and a replacement system at a safe distance from any proposed or existing building and/or water supplies in accordance with Title 25, Chapter 73, Rules and Regulations of the Pennsylvania Department of Environmental Protection, as amended, and the Pennsylvania Sewage Facilities Act 537 of 1966, as amended. The Property Owner shall insure that the established soil absorption test areas (primary and replacement) remain undisturbed during and after any structure construction or earth disturbance which may occur upon the lot.

## **SECTION 515            SEWAGE DISPOSAL**

Based upon the results of the Planning Module for Land Development required by Section 404 of this Ordinance, all land developments must be provided with sanitary sewage disposal facilities as follows:

- a) **Public Sanitary Sewers:** When a subdivision or land development is proposed within the Township proximate to a sewage treatment facility with an adequate, planned capacity to serve that land development, and when any portion of subdivision of two (2) lots lies within a distance of five hundred (500) feet from an existing sewage collection line, or when any portion of major land development or a subdivision of three (3) lots or more lies within a distance of one thousand (1,000) feet from an existing sewage collection line, or such collection line is proposed to be constructed within four (4) years, a complete sanitary sewer collection system must be installed and either connected by the developer to the existing public sanitary sewer system; connected to a temporary package treatment plant until connection to a public sanitary sewer system is made; or capped and on-site sewage disposal systems provided until such time that connection to a public sanitary sewer system can be made.

If connection to a public sanitary sewer system is proposed, a written application requesting the allocation and reservation of sanitary sewer capacity for the development must be submitted with the Preliminary Plan (where such reservation is required).

The design and construction of the public sanitary sewer system shall be in accordance with the following:

1. Construction of the system shall be at the developer's own expense and shall not commence until application has been made to, and written authorization to proceed with such construction has been obtained from, the Township. The plan for the installation of sanitary sewer system must be prepared for the development and

approved by the Borough of Wellsville Sewer Authority and the Pennsylvania Department of Environmental Protection. All construction shall be in conformance with such approved plans and specifications. Upon completion of the sanitary sewer installation, a reproducible as-built plan of the system must be filed with the Township.

2. Pipe sizes for sanitary sewer mains and sewer laterals and locations for manholes shall meet current Borough of Wellsville Municipal Authority specifications. The Borough of Wellsville Municipal Authority must inspect the sewer line before it is covered.
3. Sanitary sewers shall not be used to carry storm water.

**b) On-lot Sewage Disposal Systems:** Where public sanitary sewers are not feasible, the use of on-lot sewage disposal systems shall be permitted. The use of such on-lot systems is governed by regulations of the Pennsylvania Department of Environmental Protection.

Prior to the approval of any plan showing an on-lot sewage disposal system, the developer shall have the Township's Sewage Enforcement Officer certify that both a primary location and replacement location for an on-lot sewage system is present on each lot and that the soil absorption areas are satisfactory for the system proposed and that the replacement location is of a size and capacity to allow complete abandonment of the primary system in the event of failure. The soil absorption test shall be performed in accordance with the regulations of the Department of Environmental Protection and shall be certified by the Township Sewage Enforcement Officer. The Property Owner shall insure that the established soil absorption test areas (primary and replacement) remain undisturbed during and after any structure construction or earth disturbance which may occur upon the lot.

The following note shall be added to all Subdivision and Land Development Plans that propose the use of on-lot sewage disposal:

1. "Any property on which an on-lot system presently exists, or on which an on-lot system is proposed or under construction, shall not be conveyed by the Owner without the inclusion of language in the deed establishing an assigning a non-revocable grant of inspecting, maintaining, sampling, testing, evaluating or repairing the on-lot disposal system described in the application and permit."

An easement over the primary and replacement absorption areas shall be delineated and identified on the plans, in accordance with the Warrington Township On-Lot Sewage System Management Ordinance No. 2016-02. Bearings, distances, and ties to the property line need to be established for all absorption areas. In addition the following easement restrictions shall be listed on the plan:

- No improvements, whether permanent or temporary, shall be constructed upon or within the replacement absorption area easement.
- No permanent or temporary alterations, grading, excavation, stockpiling of any soil or any other material shall take place on or in the replacement absorption area easement.
- During any construction or other activities, the replacement absorption area easement shall be so marked to prevent equipment with greater wheel loadings

than a common garden tractor/riding mower from traveling over or operating upon the surface of the absorption area easement.

- The final cover or improvement to every absorption area easement shall be limited to shallow-rooted plant matter.

- c) **Planning Module for Land Development:** All proposals for sewage disposal are subject to PA DEP approval of the Planning Module for Land Development.
- d) **Official Sewage Plan:** All sewage disposal shall be in accordance with the Warrington Township Official Sewage (Act 537) Plan, latest revision.
- e) **Flood Plain Districts:** All sanitary sewer systems located in any designated Flood Plain District, whether public or private, shall be floodproofed up to the Regulatory Flood Elevation.

## **SECTION 516      WATER SUPPLY**

Based upon the results of the Water Facilities Feasibilities Report required by Section 404 of this Ordinance, all land developments must be provided with water supply facilities as follows:

- a) **Public Water Supply:** Where there is an existing public water supply system within five hundred (500) feet of a proposed subdivision of three (3) lots or less, or within one thousand (1,000) feet of a proposed major land development or a subdivision, and such existing system has an adequate planned capacity to serve that subdivision or land development, a complete water supply system connected to the existing public water supply system must be provided.

Where plans approved by a public water supplier provide for the installation of such public water supply facilities within four (4) years, the developer shall provide a complete water supply system ready to be connected to the proposed water supply system.

Where connection to a public water supply is possible or feasible, the plan for the installation of such water supply system must be prepared for the development with cooperation of the appropriate water utility company and approved by the Township Engineer. Upon completion of the water supply system, a reproducible as-built plan of the system must be filed with the Township.

- b) **On-Lot Water Supply:** Where there is no existing public water supply and the feasibility report indicates that connection to a public water supply system is not feasible, each lot in the development must be provided with an individual on-lot water supply system in accordance with minimum standards approved by the Pennsylvania Department of Environmental Protection.
- c) **Flood Plain Districts:** All new or replacement water systems located in any designated Flood Plain District, whether public or private, shall be floodproofed up to the Regulatory Flood Elevation.

- d) **Fire Hydrants:** In all land developments where public water is provided, fire hydrants shall be installed. Fire hydrants shall be located within six hundred (600) feet of any dwelling unit or structure open to the public. The hydrants shall be installed by the developer in accordance with the requirements of the local fire authority and all other applicable regulations.

## SECTION 517      OTHER UTILITIES

- a) **Easements, Width and Location:** Easements with a minimum width of twenty (20) feet shall be provided for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains, and/or other utility lines intended to service the abutting lots.

No structures shall be placed within such easements. To the fullest extent possible, easements shall be centered on, or adjacent to, rear or side lot lines.

- b) **Petroleum, Gas and electric Transmission Lines:** Where any petroleum, petroleum products, natural gas, or electric transmission line traverses a land development, the developer shall confer with the applicable transmission or distribution company to determine the minimum distance which shall be required between each structure and the centerline of such transmission line.

Additionally, a letter from the owner of the transmission line stating any conditions on the use of the parcel and the right-of-way width, or a copy of the recorded agreement which shall contain the above data, shall be required to be submitted with a preliminary plan application (final plan application if a minor subdivision or land development).

- c) **Underground Installation:** Electric, telephone, and all other utility facilities shall be installed underground, unless special conditions require otherwise.
- d) **Floodproofing of all Utilities:** All new or replacement public and/or private utilities and facilities in flood-prone areas shall be elevated or floodproofed up to the Regulatory Flood Elevation.

## SECTION 518      LAND GRADING REQUIREMENTS

- a) **Applicability:** A Land Grading Plan shall be required for all major land developments and major subdivisions, which include Public Improvements, as defined in Section 203 of this Ordinance. The Land Grading Plan shall be submitted with the Preliminary Subdivision or Land Development Plan.
- b) **Approval of Land Grading Plan:** The Land Grading Plan, and all information and procedures relative thereto, shall in all respects be in compliance with the provisions of this Section and must be approved by the Board of Supervisors.

c) **Requirements for Land Grading Plan:** The Land Grading Plan shall be drawn by a registered professional at a scale of not less than one inch equals fifty feet (1" = 50'), and shall show the following information:

1. Certification, with seal and date, to the effect that the plan is correct by the registered professional. A workmanlike execution of the plan shall be made in every detail. A poorly drawn or illegible plan shall be sufficient cause for its rejection.
2. Magnetic north point.
3. Owner's name and address.
4. Total acreage of parcel.
5. York County Parcel Identification number.
6. Traverse map of the perimeter of the parcel of land. The traverse shall have an error of closure of not greater than one (1) in five thousand (5,000).
7. Existing contours of the area to be graded or filled shall be shown at contour intervals of two (2) feet and depicted by a broken line, unless the Planning Commission determines that a different contour interval is required. The existing contours shall be determined as a result of a field topographical survey of the site. The proposed finished-grade contours shall be shown at contour intervals of two (2) feet and depicted by a solid line.
8. All existing watercourses within five hundred (500) feet of the area to be graded or filled, whether on land owned by the applicant or by others, shall be shown on the plan.
9. If any existing watercourse will be affected by the proposed land grading, the provisions of the Warrington Township Stormwater Management Ordinance shall apply. The proposed storm drainage construction or other construction necessary to fulfill the requirements of the Stormwater Management Ordinance shall be shown on the plan.
10. Location and identification of all existing and proposed public and private easements.
11. Existing proposed street names.
12. Abutting property lines and the names of abutting landowners.
13. In cases of heavily wooded areas, the outline of the wooded areas and the location of trees which are to remain shall be shown.

14. A location map at a scale of one inch equals four hundred feet (1" = 400') shall be drawn showing:
  - a. Relationship of parcel to adjoining property.
  - b. Related street system within one thousand (1,000) feet of parcel.
15. Statement that the applicant is the owner, equitable owner, or has been authorized by the owner in writing to make application for the proposed land grading.

**d) Construction Requirements**

1. Fill: Fill shall not contain boulders or fractured rock or broken concrete over one (1) foot in largest dimension, or any organic material, trash, garbage, or broken asphalt paving. Fills of more than five (5) feet deep shall be compacted while being placed by a method approved by the Township Engineer.
2. Slopes: All constructed slopes shall not exceed the following:
  - a. Cut Slopes in Earth: Two (2) feet of horizontal measurement for one (1) foot of vertical measurement.
  - b. Cut Slopes in Rocks: One (1) foot of horizontal measurement for one (1) foot of vertical measurement.
  - c. Fill Slopes: Three (3) feet of horizontal measurement for each one (1) foot of vertical measurement.
3. Drainage: All drainage construction shall meet the requirements of the Warrington Township Stormwater Management Ordinance.

**e) Other Requirements**

1. During grading operations, necessary measures for dust control shall be exercised.
2. Grading equipment shall not be allowed to cross streams. Provisions shall be made for the installation of temporary or permanent culverts or bridges.
3. Where any excavation or grading is proposed or where any existing trees, shrubs, or vegetative cover will be removed, the developer shall consult the York County Conservation District concerning plans for erosion and sediment control and to also obtain a report on the soil characteristics of the site so that a determination can be made as to the type and degree of development the site may accommodate. The specific comments of the York County Conservation District shall be included as part of the Land Grading Plan submission.

4. In a subdivision where the slopes on the site average more than fifteen percent (15%) change in elevation, the Planning Commission may recommend larger lot sizes than otherwise required by the Warrington Township Zoning Ordinance.

## **SECTION 519 WATERCOURSES AND DRAINAGEWAYS**

Where a land development or subdivision is traversed by a watercourse, stream, channel, or other drainageway, the developer must provide a drainage easement conforming substantially to the existing alignment of the drainageway. The easement must be a width adequate to:

- a) Preserve the unimpeded flow of natural drainage.
- b) Widen, deepen, relocate, improve, or protect the drainageway.
- c) Install a stormwater sewer.
- d) Accommodate a one hundred (100) year design storm.

Any changes in an existing watercourse, stream, channel, or other drainageway must be approved and may, based upon current regulations, require a permit issued by the Pennsylvania Department of Environmental Protection.

Under no circumstances may any watercourse be altered such that the carrying capacity of the stream is reduced.

Lot drainage shall meet all the requirements of Warrington Township Zoning Ordinance Section 412.

## **SECTION 520 LANDSCAPING AND SCREENING REQUIREMENTS**

- a) **Where Required:** Where a multi-family residential, industrial or commercial use is proposed in or abutting a C, RA, R, or VR Zone or any existing residential use, except for street or alley frontage:
  1. Fencing or screening, as defined herein, shall be provided to screen from view multi-family residential, industrial or commercial uses in accordance with the specifications of Section 520.e) of this Ordinance.
  2. A minimum twenty-five feet (25') landscape strip shall be provided which may not be used for commercial or industrial purposes; however parking is permitted within the interior fifteen (15) feet of the twenty-five (25) foot buffer strip. Landscape strips are not required to be in addition to required setbacks. This area must be suitably landscaped and maintained in accordance with Section 520.d) of this Ordinance. Where existing woods, streams, or other bodies, or railroads exist along the boundary of any such proposed

development, such use may serve to meet the buffer requirement if deemed acceptable to the Township.

**b) Required Landscape Plan** - For uses with off-street parking lots that require the approval of a land development plan, the applicant shall submit a landscape plan prepared by a landscape architect or professional engineer registered within the Commonwealth of Pennsylvania that demonstrates compliance with all applicable provisions of this Ordinance. Such plans shall include, but not be limited to, details depicting:

1. Landscape buffers and screens used to protect adjoining properties, residential districts and streets;
2. Screening used to prevent the spillage of headlights onto adjoining properties;
3. Typical interior landscape island treatments including rain gardens, if applicable;
4. Typical landscape strip treatments including rain gardens, if applicable;
5. Typical screening treatments; and,
6. Landscape treatments at access drives' intersections with streets.

**c) Yard Groundcover** - Any part 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 groundcover approved by the Board of Supervisors (e.g., grass, ivy, vetch, pachysandra, etc.). In addition, decorative gravel can be substituted if done in a manner to complement other vegetative materials. It shall be maintained to provide an attractive appearance, and all non-surviving plants shall be replaced promptly.

**d) Landscape Strip and Interior Landscape Requirements**

1. Landscape strips can be placed within any required setbacks.
2. Any required landscaping (landscape strips and interior landscaping) shall include a combination of the following elements: deciduous trees, ground covers, evergreens, shrubs, vines, flowers, rocks, decorative gravel, earth mounds, berms, walls, fences, screens, sculptures, fountains, sidewalk furniture, or other approved materials. Artificial plants, trees, and shrubs may not be used to satisfy any requirement for landscaping or screening. No less than eighty percent (80%) of the required landscape area shall be vegetative in composition, and no outdoor storage shall be permitted within required landscape areas and/or strips.
3. For each seven hundred fifty (750) square feet of required area for landscape strips, one shade/or- namental tree shall be provided. Deciduous trees shall have a clear trunk at least five (5) feet above finished grade. Evergreen trees shall have a minimum height of six (6) feet. All required landscape strips shall have landscaping materials distributed along the entire length of the lot line abutting the yard
4. Interior landscaping within off-street parking lots shall be provided in accordance with Section 407.u.3. of the Warrington Township Zoning Ordinance. For every three hundred (300) square

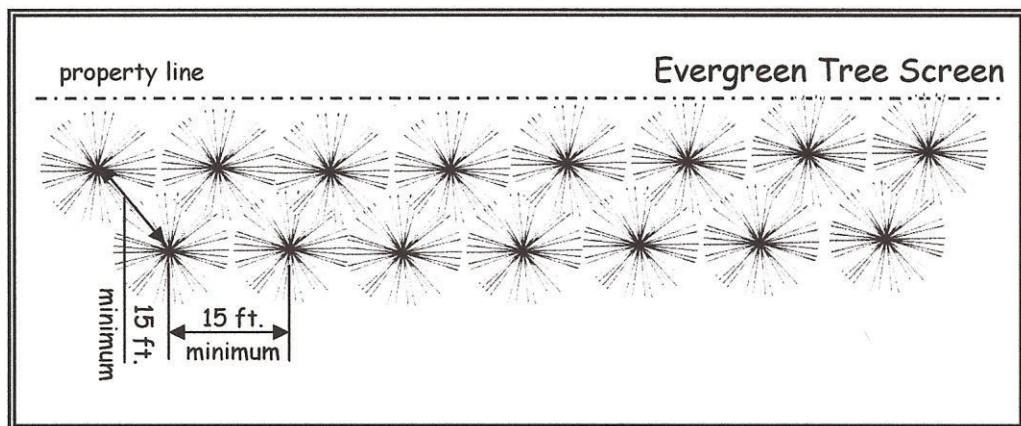


feet of interior landscaping required (parking lots), at least one mature deciduous shade tree shall be provided. Such trees shall have a clear trunk at least five (5) feet above finished grade. Applicants are encouraged to utilize rain gardens within the interior landscape islands; and,

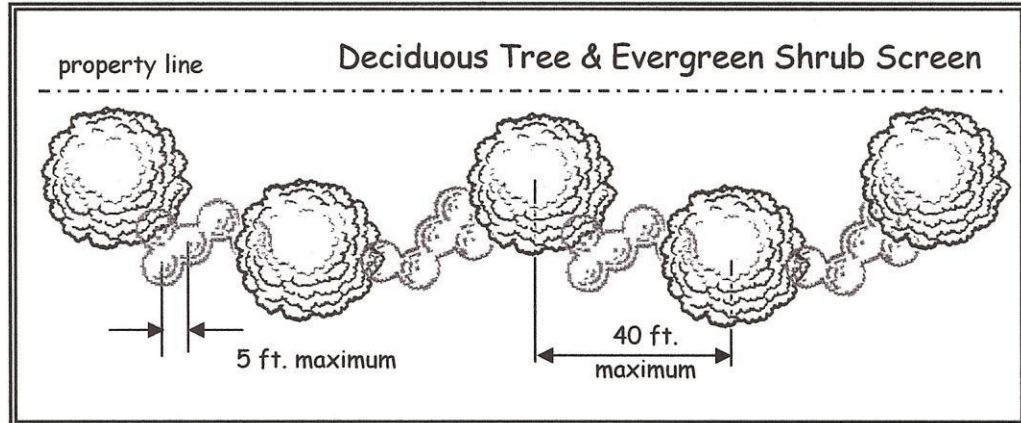
5. Those landscape strips and/or screens that are located at the periphery of a property shall include a continuous planting of low-level vegetation to act as a trash and litter trap/barrier for the subject property. Such vegetation shall be located and maintained so as not to interfere with any required clear sight- triangles..

#### e) Screening

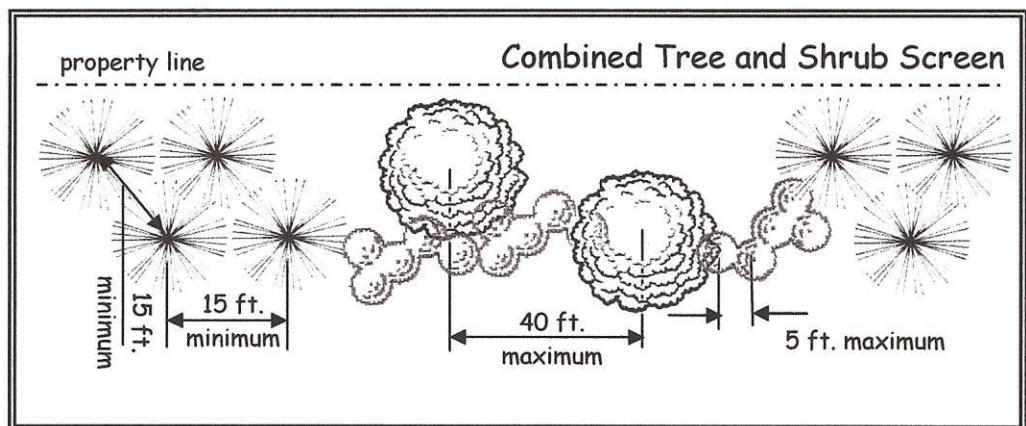
1. Screening shall be located along the subject property's lot line, except that screening can be located elsewhere on the subject property if the applicant can prove that the alternate location affords a more effective screen for the proposed use by reason of natural site conditions, on and adjoining, the site, or because of the site design. Alternate screening location shall be approved by the Board of Supervisors as part of the land development process; when no land development is required, the Zoning Officer may approve alternate screening location with assistance from the Township engineer.
2. Screening shall be arranged so as to block the ground level views between grade, and a minimum height of six (6) feet. Landscape screens must achieve this visual blockage within two (2) years of installation and shall be comprised of plants approved for screening purposes as listed in Section 520.f)3. of this Ordinance. As screens can take many forms and incorporate different materials and treatments (e.g. vegetation, berms, fences, walls and combinations) the following present several typical landscape screening arrangements:
  - A. Screening may consist of a minimum of two rows of evergreen trees that are at least three (3) years in age and a minimum of six feet (6') in height at the time of planting. Each row of evergreen trees shall be located at least fifteen (15) feet apart with plants arranged fifteen (15) feet on center, staggered alternatively as depicted below:



- B. Screening may consist of a minimum of two rows of vegetation (e.g. deciduous trees with evergreen shrubs). Deciduous trees shall be at least three (3) years in age with a minimum two-inch (2") diameter clear trunk at least five feet (5') above finished grade that are planted a maximum of forty feet (40') apart on center. Evergreen shrubs shall be located beneath and between the deciduous trees planted at an initial height of not less than four feet (4') with a minimum mature height of six feet (6'). Evergreen shrubs shall be planted no more than five feet (5') apart on center.



- C. Screening may consist of a combination of a minimum of two rows of evergreen trees alternating with a minimum of two rows of deciduous trees and evergreen shrubs. Evergreen trees shall be at least three (3) years in age and a minimum of six feet (6') in height at the time of planting. Each row of evergreen trees shall be located at least fifteen (15) feet apart with plants arranged fifteen (15) feet on center, staggered alternatively). Deciduous trees shall be at least three (3) years in age with a minimum two-inch (2") diameter clear trunk at least five feet (5') above finished grade that are planted a maximum of forty feet (40') apart on center. Evergreen shrubs shall be located beneath and between the deciduous trees planted at an initial height of not less than four feet (4') with a minimum mature height of six feet (6'). Evergreen shrubs shall be planted no more than five feet (5') apart on center.



- D. As an alternate to the preceding arrangements, an applicant can request an alternate landscape screen arrangement if he/she can prove through expert evidence that the

proposed alternate arrangement:

- i. Will result in an equally effective blockage of ground-level views between the subject and adjoining properties;
- ii. Will employ an attractive combination of vegetation (e.g. deciduous and evergreen trees, hedges, or shrubs) that presents a more natural appearance; and,
- iii. Has a better chance for long-term survival and maintenance given the characteristics of the location upon the subject property.
- iv. Alternate screening arrangements shall be approved by the Board of Supervisors as part of the land development process; when no land development is required, the Zoning Officer may approve alternative screening arrangements with assistance from the Township engineer.

E. Walls, fences, earth berms, or other approved similar materials may also be used to supplement the required vegetation of a landscape screen. No wall or fence shall be constructed of corrugated metal, corrugated fiberglass, or sheet metal. Screens located within the front yard that incorporate a sight- tight fence or wall shall include on the street side of the screen the use's required front yard landscape strip along with its required shade trees as specified in the above Section 520.d) of this Ordinance.

F. The screen planting shall be so placed that, a maturity, it will be not closer than three (3) feet to any street or property line, and shall be at least ten (10) feet in depth.

G. A clear sight triangle shall be maintained at all street intersections and where access drives and driveways intersect a street.

H. The screen planting shall be broken only at points of vehicular or pedestrian access or where utility easements prohibit such planting.

**f. Selection of Plant Materials**

1. No vegetation shall include any invasive species as defined herein. Trees and shrubs shall be typical of their species and variety; have normal growth habits, well-developed branches, densely foliated, vigorous, fibrous root systems. They shall have been grown under climatic conditions similar to those in the locality of the project or properly acclimated to conditions of the locality of the project.
2. Any tree or shrub which dies within eighteen (18) months of planting shall be replaced. All landscaping and screening treatments shall be properly maintained. Landscape materials that die or are damaged shall be replaced within thirty (30) days, season permitting.
3. The following lists the types of vegetation approved for specific required uses by this Ordinance within the Township:

APPROVED SHADE TREES		
Botanical Name	Common Name (N–Native)	Mature Height (ft.)
<i>Carpinus betulus</i>	European Hornbeam	60
<i>Celtis occidentalis</i>	Common Hackberry (N)	120
<i>Cercidiphyllum japonicum</i>	Katsura Tree	75
<i>Fraxinus americana</i>	White Ash (N)	120
<i>Fraxinus pennsylvanica lanceolata</i>	Green Ash (N)	60
<i>Gleditsia tricanthos 'inermis'</i>	Common Honeylocust	120
<i>Gymnocladus dioicus</i>	Kentucky Coffee-tree (N)	90
<i>Liquidambar styraciflua</i>	Sweet Gum (N)	75
<i>Liriodendron tulipifera</i>	Tulip Tree (N)	150
<i>Nyssa sylvatica</i>	Black Gum (N)	50
<i>Plantanus xacerifolia</i>	London Planetree	50
<i>Tilia tomentosa</i>	Silver Linden	70
<i>Tilia cordata</i>	Littleleaf Linden	90
<i>Ulmus americana</i>	American Elm (N)	120
<i>Zelkova serrata</i>	Japanese Zelkova	80

APPROVED SMALL DECIDUOUS TREES		
Botanical Name	Common Name (N–Native)	Mature Height (ft.)
<i>Amelanchier canadensis</i> (tree form)	Serviceberry (N)	30
<i>Carpinus caroliniana</i>	Ironwood, American Hornbeam (N)	35
<i>Cercis canadensis</i>	Eastern Redbud (N)	36
<i>Chionanthus virginicus</i>	Fringetree (N)	30
<i>Cladrastis lutea</i>	American Yellow-wood (N)	50
<i>Halesia carolina</i>	Carolina Silverbell (N)	40
<i>Koelreuteria paniculata</i>	Golden-rain Tree	30
<i>Magnolia stellata</i>	Star Magnolia	20
<i>Magnolia virginiana</i>	Sweet Bay Magnolia (N)	20
<i>Malus 'Red Barron'</i>	Red Barron Flowering Crabapple	20
<i>Ostrya virginiana</i>	Hop-hornbeam (N)	40
<i>Oxydendrum arboretum</i>	Sourwood (N)	30
<i>Parrotia persica</i>	Persian Parrotia	40
<i>Stewartia pseudocamellia</i>	Japanese Stewartia	40
<i>Syringa amurensis japonica</i>	Japanese Tree Lilac	30

APPROVED EVERGREEN TREES FOR SCREENING		
Botanical Name	Common Name (N–Native)	Mature Height (ft.)
<i>Abies concolor</i>	White Fir (N)	90
<i>Chamaecyparis nootkatensis 'pendula'</i>	Weeping Nootka False-Cypress	35
<i>Chamaecyparis thyoides</i>	Atlantic White Cedar (N)	50
<i>Picea abies</i>	Norway Spruce	120
<i>Picea omorika</i>	Serbian Spruce	90
<i>Picea pungens</i>	Colorado Spruce (N)	100
<i>Pinus flexilis</i>	Limber Pine (N)	50
<i>Pinus strobus</i>	Eastern White Pine (N)	100
<i>Pinus strobus 'Fastigiata'</i>	Pyramidal White Pine (N)	40
<i>Pinus thunbergi</i>	Japanese Black Pine	90
<i>Pseudotsuga taxifolia</i>	Douglas Fir (N)	100
<i>Tsuga canadensis</i>	Canadian Hemlock (N)	90

APPROVED DECIDUOUS SHRUBS		
Botanical Name	Common Name (N–Native)	Mature Height (ft.)
<i>Aronia arbutifolia</i>	Red Chokeberry (N)	8
<i>Aronia melanocarpa</i>	Black Chokeberry (N)	8
<i>Calycanthus floridus</i>	Common Sweetshrub	9
<i>Cephalanthus occidentalis</i>	Bottonbush (N)	10
<i>Chaenomeles speciosa</i>	Common Flowering Quince	10
<i>Clethra alnifolia and cultivars</i>	Summersweet Clethra	8
<i>Fothergilla major</i>	Large Fothergilla (N)	10
<i>Hamamelis virginiana</i>	Common Witchazel (N)	20
<i>Itea virginica</i>	Virgina Sweetspire (N)	6
<i>Lindera benzoin</i>	Spicebush (N)	10
<i>Myrica pennsylvanica</i>	Northern Bayberry (N)	12
<i>Philadelphus virginialis</i>	Sweet Mockorange	12
<i>Physocarpus opulifolius</i>	Common Ninebark (N)	9
<i>Spiraea x vanhouttei</i>	Van Houtte Spiraea	10

<i>Syringa vulgaris</i> and hybrids	Common Lilac	15
<i>Vaccinium corymbosum</i>	Highbush Blueberry (N)	12
<i>Viburnum acerifolium</i>	Mapleleaf Viburnum (N)	6
<i>Viburnum carlesii</i>	Korean Spice Viburnum	5
<i>Viburnum dentatum</i>	Arrow Wood Viburnum (N)	12
<i>Viburnum dilatum</i> and cultivars	Linden Viburnum	6
<i>Viburnum lentago</i>	Nannyberry Viburnum (N)	18
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum	8
<i>Viburnum prunifolium</i>	Black Haw Viburnum (N)	15

APPROVED EVERGREEN SHRUBS FOR SCREENING		
Botanical Name	Common Name (N–Native)	Mature Height (ft.)
<i>Chamaecyparis pisifera</i> 'Boulevard'	Boulevard False Cypress	12
<i>Leucothoe jontanesiana</i>	Drooping Leucothoe (N)	6
<i>Picea glauca</i> 'conica'	Dwarf Alberta Spruce	10
<i>Pieris floribunda</i>	Dwarf Alberta Spruce	6
<i>Pinus mugo</i>	Mugho Pine	6

## SECTION 521 RIPARIAN BUFFERS

- a) **Purpose:** The requirements of this Section help to create and/or restore wooded buffers along important watercourses and surface water bodies upon the Township’s landscape. Specific measures will promote beneficial vegetation to reduce harmful erosion, absorb nutrients, reduce surface water pollution, offer year-round nourishment and habitat for animal wildlife both within and adjoining the water feature, reduce surface water temperature, offer interconnected linear paths for habitat migration and close-to-home passive open spaces amid the developing landscape.
- b) **Applicability:** Any application for a major subdivision and/or major land development application for property adjoining an important watercourse or portion thereof, that is typically inundated throughout the year (under non-drought conditions) shall provide a riparian buffer in accordance with the following standards. The Board of Supervisors may reduce these requirements based on the particular circumstances that exist on the property. For a residential subdivision, a riparian buffer is required only for newly created lots if the residual parcel, if any, is significantly larger than the largest newly created lot. (It is noted that landowners are encouraged to review the manual entitled “A Guide for Establishing and Maintaining Riparian Forest Buffers” published by the Chesapeake Bay Program.)

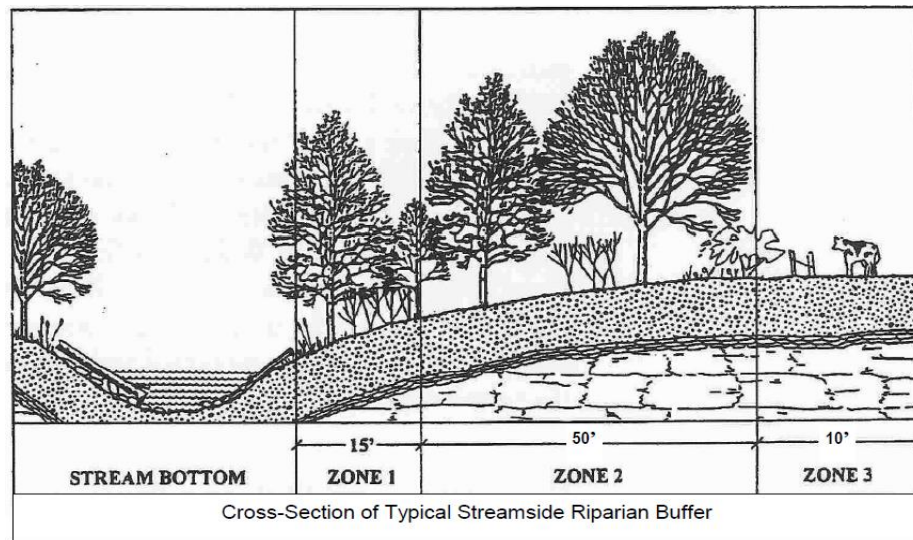
**c) Riparian Buffer Delineation**

1. The applicant shall clearly depict upon any subdivision and/or land development plan a proposed riparian buffer that is generally equivalent to the width of the streambed, during typical flow conditions, on one or both sides of the water course, depending on whether the watercourse borders or is within the property. Ponds shall be buffered to an extent that is consistent with the purpose and use of the pond and the area surrounding it.
2. As an alternative the applicant shall clearly depict upon any subdivision and/or land development plan the proposed riparian buffer comprised of the following three separate Zones:
  - A. Zone 1: The landward area located between the streambank edge under typical flow conditions, or the high water level for pond or lake shorelines and fifteen feet (15'), as measured directly perpendicular from the streambank/shoreline edge.
  - B. Zone 2: The area beginning at the inland edge of the above-described Zone 1 and the largest combined width of all of the following:
    - i. fifty feet (50'), as measured directly perpendicular from the streambank/shoreline edge;
    - ii. the 100-year floodplain;
    - iii. any adjoining identified wetlands; and/or,
    - iv. any adjoining area characterized by slopes exceeding twenty-five percent (25%)
  - C. Zone 3: The area beginning at the inland edge of the above-described Zone 2 and extending at least ten feet (10') inland there from. Where a pasture is proposed just beyond the above-described Zone 2, no Zone 3 is required.

**d) Riparian Buffer Plantings**

1. For riparian buffers proposed under c) 1. (above) Plantings shall include canopy trees, a ground cover of native seasonal grasses and include vegetation that already exists or will be planted using native species (except for invasive or noxious species). Ponds shall be buffered with native plants and grasses consistent with the purpose and use of the pond and the area surrounding it.
2. For riparian buffers proposed under c) 2. (above):
  - A. Zone 1: This Zone must include large maturing canopy trees and a ground cover of native seasonal grasses. New tree plantings should be selected, arranged and managed to accelerate canopy growth, and offer native species habitat and food supply. New grass plantings shall be selected and managed to filter out pollutants and offer habitat. All vegetation selected for this Zone must thrive in wet conditions;

- B. Zone 2: This Zone must include large maturing canopy trees generally three rows deep with a natural undercover. New tree plantings shall be selected that are rapid growing to intercept passing nutrients. Such trees shall be arranged and managed to accelerate canopy growth, and offer native species habitat and food supply. Successive understory plants shall be allowed to “evolve” with the canopy of this Zone; and,
- C. Zone 3: This Zone shall be planted with warm season grasses that are allowed to mature naturally without mowing. The tall grasses shall be managed to produce uniform overland stormwater flows that do not “channel” into Zone 2. New grass plantings shall be selected and managed to enable controlled grazing or haying so long as the grasses are not reduced to a point such that they no longer effectively disperse the surface flow.



#### e) **Riparian Buffer Maintenance**

Riparian buffers should be generally undisturbed. Mature trees and long grasses absorb more nutrients than do manicured plants. Similarly, the more extensive root systems retain passing sediments. These characteristics reduce pollution and yield abundant food and habitat for wildlife.

As trees mature, die and decay, it is important that such natural debris be allowed to decompose within the stream. This will provide important food and habitat for beneficial microorganisms, fish and amphibious animals. However, any debris that may cause a rise in the floodplain due to obstruction or displacement shall be removed promptly. Streamside grasses should be allowed to seasonally flourish and recede. Streamside cleanup of junk and man-made debris is permitted.

The objective in maintaining buffer trees is to develop a stable and broad canopy of tree cover. . The regular pruning and trimming of these trees will increase their nutrient consumption and growth rate and decrease the time to establishment as a closed canopy buffer, but should not jeopardize the important overhead canopy of shade. The natural understory should be undisturbed, except for periodic litter cleanup.



Long summer grasses should be allowed to flourish and recede with the seasons. Grazing and haying are permitted so long as the residual grass length is sufficient to disperse overland stormwater flows and avoid channelization.

**f) Riparian Buffer Use**

1. Permitted uses - No use shall be permitted that interferes with the natural maturation of the above described buffer plantings, except as follows:
  - A. Corridor crossings for farm vehicles and livestock and livestock watering facilities, all of which are accompanied by written evidence of approval of a water obstruction permit by the PA DEP.
  - B. Corridor crossings for roads and railroads provided that such crossings are accomplished upon the least possible land area and disruption of the adjoining riparian buffer is minimized.
  - C. Public sewer lines, public water lines and public utility transmission lines, provided such lines are installed in such a manner that is most compatible with the installation and ongoing maintenance of the required buffer plantings as described in Section d) and e) above.
  - D. Passive recreation uses that prevent the harmful compaction of soil, tree root damage and avoid the channelization (natural or man-made) of surface water flow. Impervious surface lot coverage is expressly prohibited.
  - E. Application of pesticides and herbicides that are specifically approved for the treatment and/or removal of invasive and/or noxious species within close proximity of watercourses, provided such pesticides and herbicides are used in strict accord with label instruction. Any materials applied as part of a County and/or State approved pest control program (e.g. West Nile Virus and etc.)
2. Prohibited uses – The following uses and activities are expressly prohibited within a riparian buffer. This listing of prohibited uses and activities shall not be interpreted to permit other activities not listed, unless they are permitted by Section f)1. above:
  - A. Except as permitted in the above Section f)1., any use that interferes with the natural maturation of the buffer plantings noted in Section d) above.
  - B. Except as permitted in the above Section f)1., any use that interferes with the maintenance of the buffer plantings as noted in e) above.
  - C. Storage and/or disposal of any toxic, hazardous or noxious materials and substances.
  - D. Except as permitted in the above Section f)1.E., the application of fertilizers, pesticides, herbicides and/or other chemicals in excess of that permitted on an approved conservation and/or nutrient management plan as approved by the YCCD and/or local office of the USDA Natural Resources and Conservation Service.

- E. Areas devoted to the on-site absorption of sewage effluent and/or agricultural fertilizers including but not limited to manure.

## **SECTION 522          MONUMENTS AND MARKERS**

- a) **Specifications:** Monuments and markers must be constructed as follows:

	<b>Material</b>	<b>Minimum Size</b>
<b>Monument</b>	Concrete	4" x 4" x 30"
<b>Marker</b>	Iron pipes or iron or steel bars	15" x 3/4" (diameter)

- b) **Placement and Marking:** Monuments and markers must be placed by a Registered Surveyor so that the scored or marked point coincides exactly with the point of intersection of the lines being monuments. They must be set so that the top of the monument or marker is level with the surface of the surrounding ground. Monuments must be permanently marked on top.

- c) **Location of Monuments:** Monuments must be set:

1. At the intersection of lines forming angles in the boundaries of the development.
2. At the intersection of street lines.

A minimum of two (2) concrete monuments must be installed prior to Final Plan approval, unless financial security is posted in accordance with Section 602 and 603 of this Ordinance.

- d) **Location of Markers:** Markers must be set:

1. At the beginning and ending of curves along street property lines.
2. At points where lot lines intersect curves either front or rear.
3. At angles in property lines of lots.
4. At all other lot corners.

- e) **Removal:** Any monuments or markers that are removed must be replaced by a Registered Surveyor at the expense of the person removing them.

## **SECTION 523          PARK AND RECREATION AREAS AND FEES**

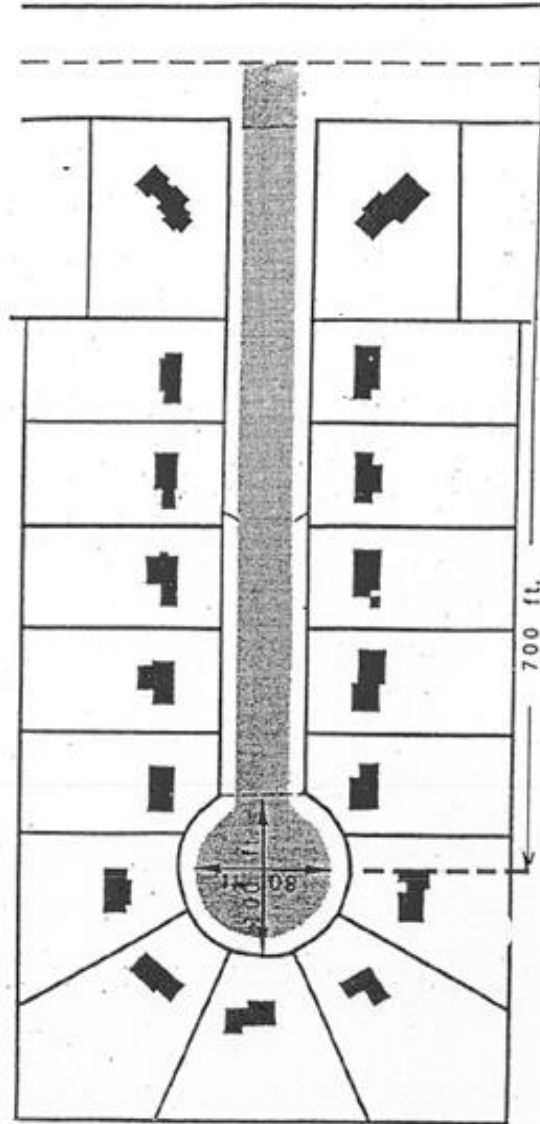
- a) **Dedication of Land:**

1. Where a proposed park, playground, open space or other local or neighborhood recreation site is shown on the Township Official Map or comprehensive plan or where the Township considers that a local recreation site is necessary to carry out the purposes of this Chapter, the Township may require the dedication of land for any proposal that would result in the creation of one or more new dwelling units or any non-residential lot in accordance with the following standards:
  - A. The land to be dedicated must be of suitable size, dimensions, topography, access and general character for the proposed use.
  - B. The amount of land so required for this purpose must not exceed 0.025 acre of land for each lot on the final plan.
  - C. In the case of an apartment, townhouse or similar multi-dwelling development, however, the number of dwelling units shall be used to determine the required acreage instead of the number of lots.
2. As an alternative to the requirement that land be dedicated for a recreation site, the Township may request the applicant to provide any of the following:
  - A. Construct and/or improve existing recreation facilities;
  - B. Pay a fee in lieu of dedication for each proposed dwelling unit and/or lot on a subdivision or land development plan which fees shall be established by resolution of the Board of Supervisors and amended only by the Board of Supervisors;
  - C. Guarantee the private reservation and maintenance of parkland or open space; or
  - D. Provide for any combination of the above.
3. In general, parklands and open spaces provided for by this Section shall involve areas for active recreational pursuits. Accordingly, the following design requirements shall apply:
  - A. The site shall be located and designed so that safe and convenient access shall be provided to all existing and proposed inhabitants. Additionally, each site shall have at least one area available for vehicular access that is no less than twenty-four feet (24') in width;
  - B. The site shall be sized and configured so as to accommodate its intended uses. Sufficient lot width/depth dimension shall be provided so as to accommodate, where practicable, ballfields, courts and other open play areas. Furthermore, should a development be proposed at a location contiguous to an existing park, dedicated parklands should be provided, where practicable, as an extension of the existing facility;

- C. The site shall have suitable topography and soil conditions for use and development as active play areas. No more than twenty-five percent (25%) of the site shall be comprised of floodplains, Stormwater management facilities and/or slopes exceeding three percent (3%). Any unimproved area of this site shall be provided with a healthy and vibrant grass ground cover;
- D. The site shall be located and designed to conveniently access proximate public utilities (e.g. sewer, water, power, etc). However, no part of any overhead utility easement, nor any above-ground protrusion of an underground utility, shall be permitted in active play areas of the site;
- E. No part of the site shall be calculated as part of any required setback, yard and/or open space for adjoining lots or uses, as regulated by the Zoning Ordinance; and
- F. The site shall comply with any applicable design, orientation, size and location guidelines listed in the Township's Official Recreation Plan. In special instances, the Township may waive any or all of the preceding design standards. In such instances, the applicant must demonstrate that the public will be better served by some alternate design that would accomplish at least one of the following objectives:
  - i. Protection of important natural resources (e.g. streams, ponds, wetlands, steep slopes, woodlands, unique geologic features, wildlife habitats, aquifer recharge areas, etc.);
  - ii. Protection of important historical and/or archaeological sites, and;
  - iii. Integration of greenbelts throughout the development that link residences with on-site or adjoining parks, schools or other similar features.
- 4. Funds collected as fees in lieu of dedication of open space or recreation areas shall be held and utilized in accordance with applicable laws in place at the time of the adoption of this Ordinance or any future amendments or revisions thereto. Alternatives to dedication shall not extend the predevelopment fair market value of 0.025 acre of open space which would have been otherwise required for dedication. Fair market value shall be determined by a certified appraiser and shall include any documentation used to derive the site's fair market value. Should the Township dispute the appraised fair market value, it can require mandatory dedication of needed acreage.

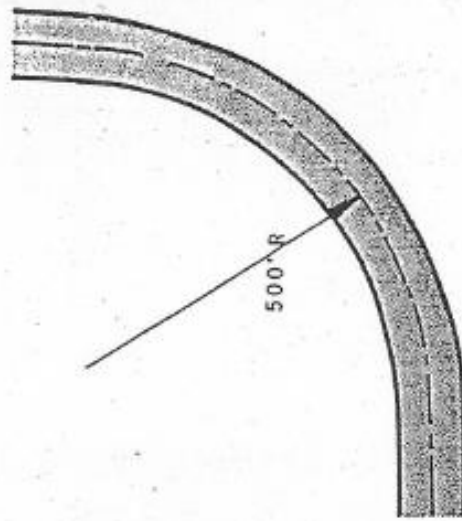
## **SECTION 524        DESIGN DIAGRAMS**

The following pages contain diagrams and specifications for certain improvements regulated by this Ordinance

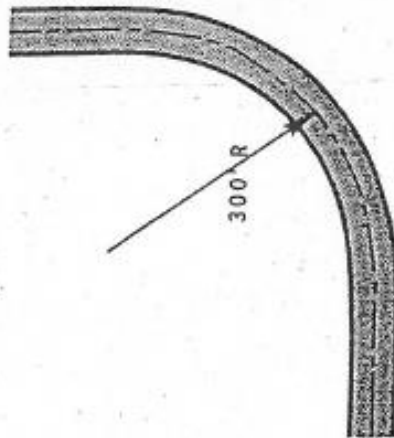


#### Cul-de-sac

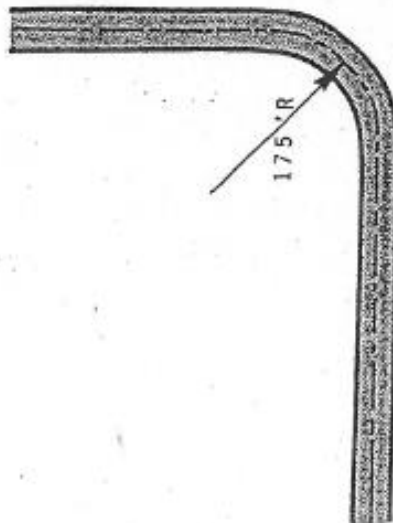
Cul-de-sac streets shall be a minimum of two hundred fifty (250) feet in length and a maximum of seven hundred (700) feet in length unless topographic conditions and or tract shape warrant an increase that is approved by the Township. They must be provided with a minimum diameter of eighty (80) feet to the outside curb and one hundred (100) feet to the street right-of-way line.



ARTERIAL  
STREETS



COLLECTOR  
STREETS

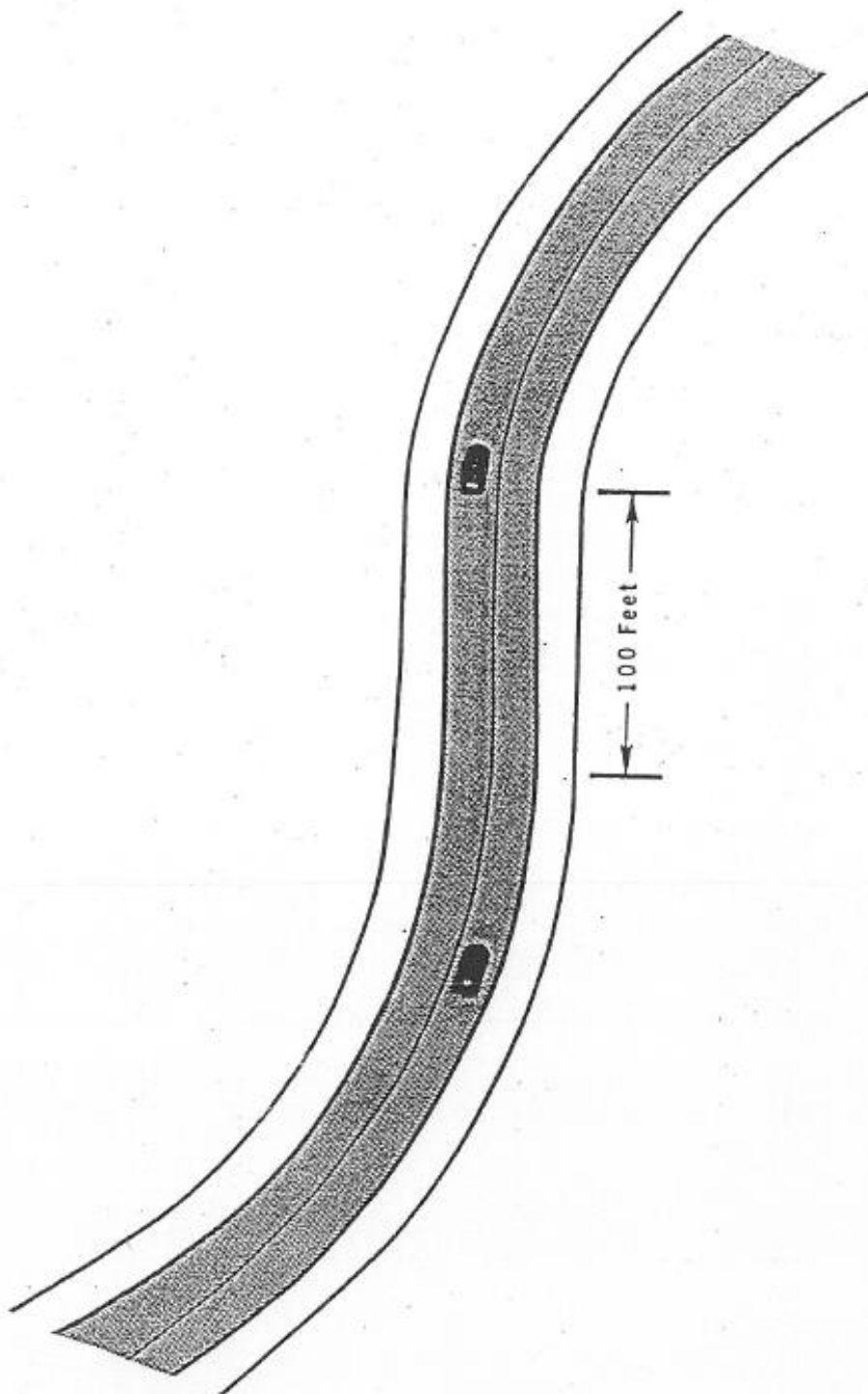


MINOR  
STREETS

# HORIZONTAL CURVES -- MINIMUM RADII

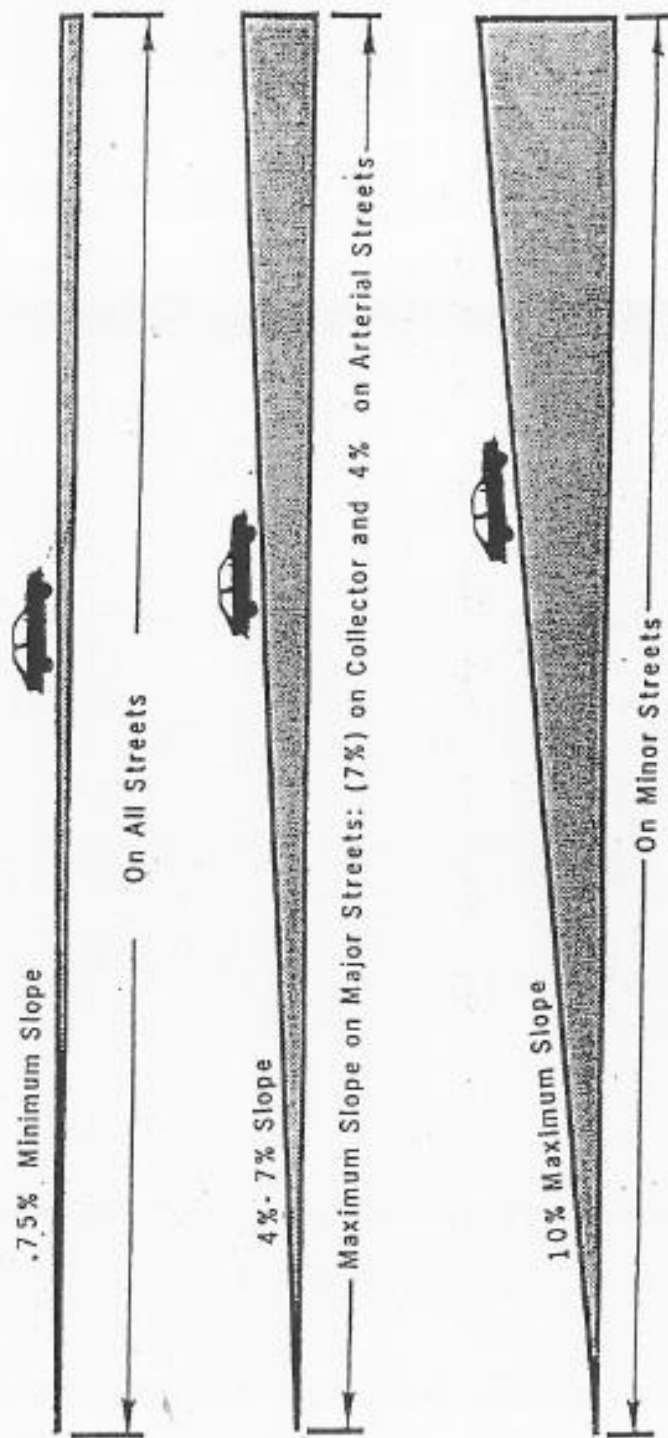
The minimum radius at the centerline for curves must be as follows:

Type of Street	Minimum Radius
Arterial	500 Feet
Collector	300 Feet
Minor	175 Feet



**MINIMUM TANGENT BETWEEN REVERSE CURVES**

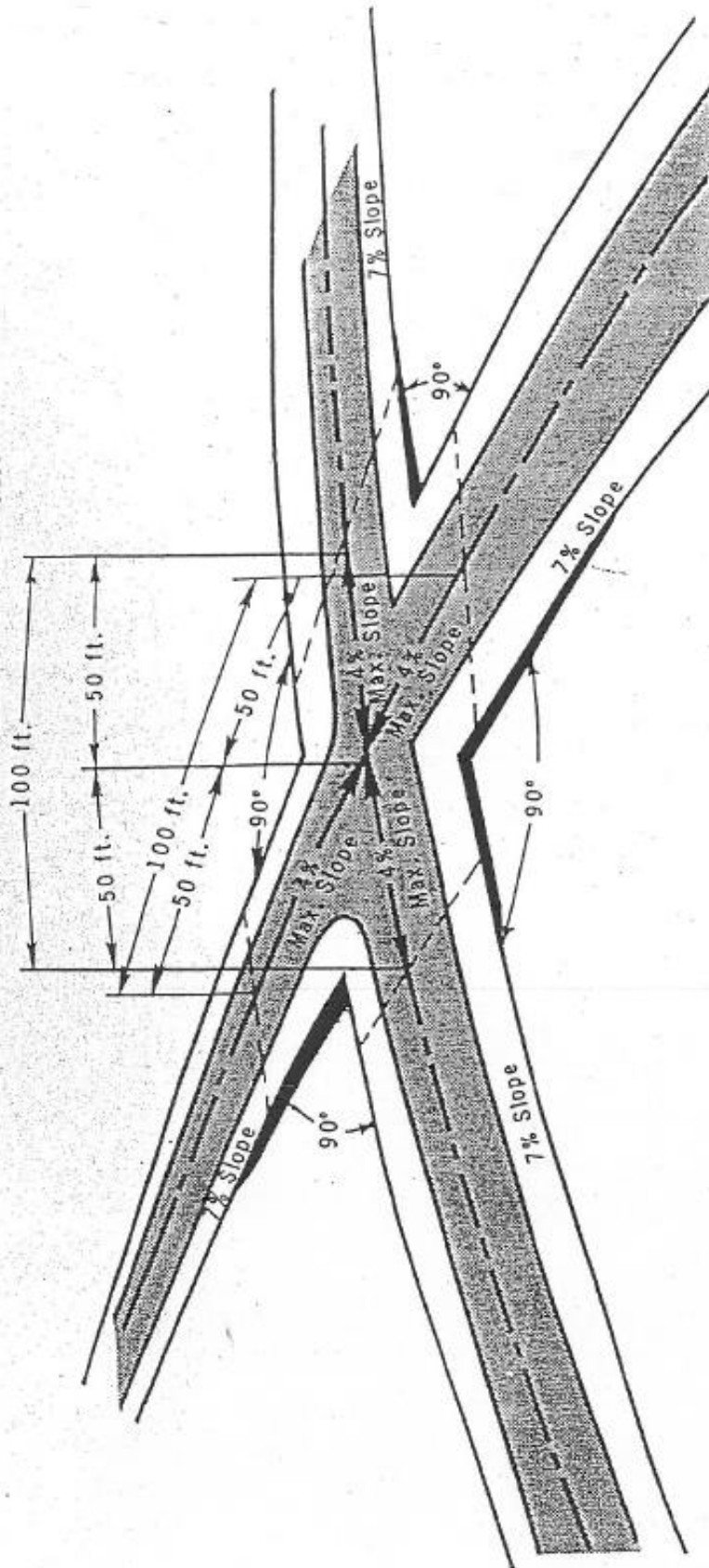
Except for Minor Streets, there shall be a tangent of at least one hundred (100) feet between Reverse Curves.



#### GRADES OF STREETS-- MINIMUM AND MAXIMUM SLOPES

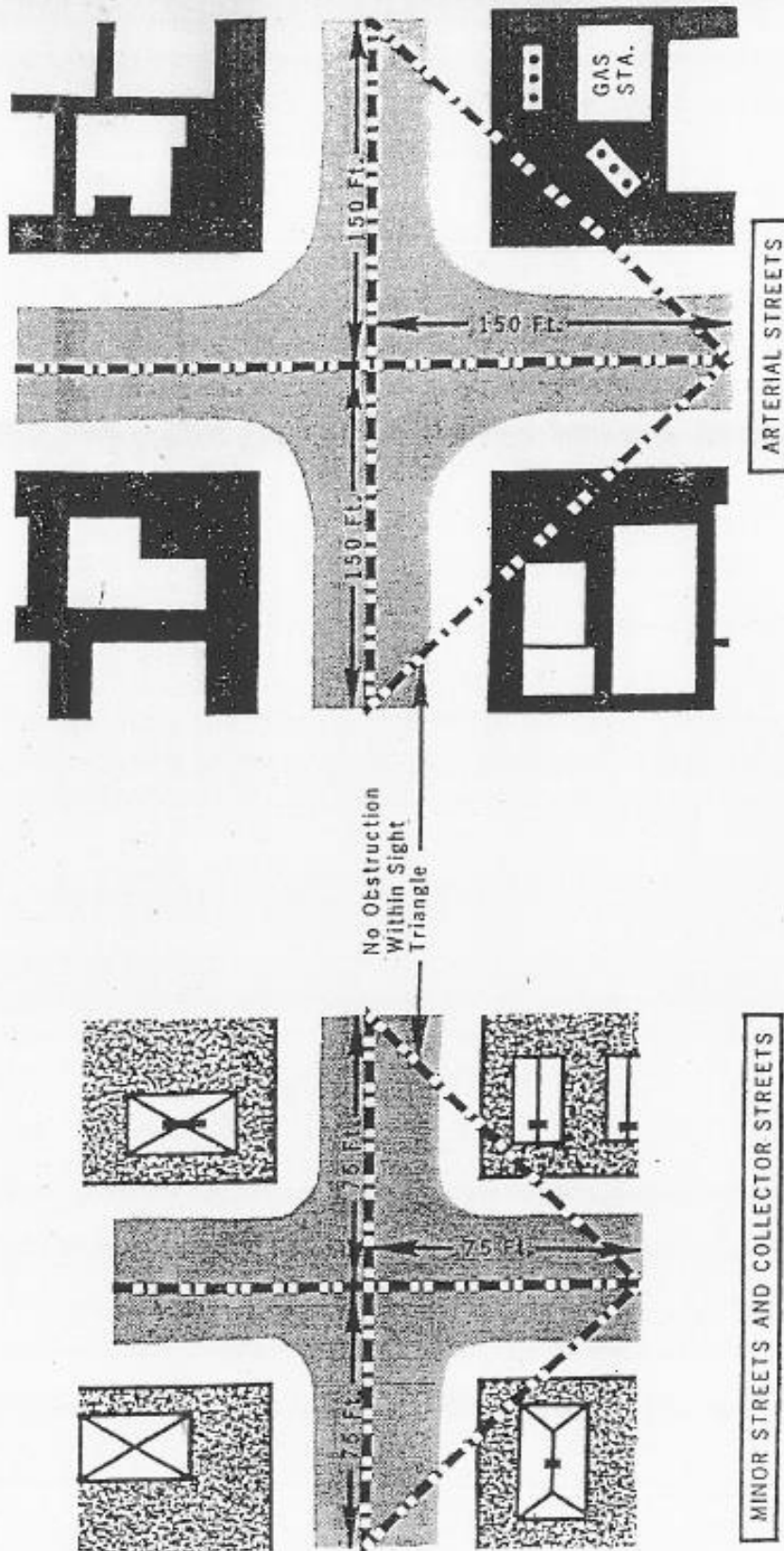
There shall be a minimum slope of at least .75% on all streets; a maximum slope of four percent (4%) on Arterial Streets, seven percent (7%) on Collector Streets, and ten percent (10%) on Minor Streets.





#### INTERSECTION GRADES

Intersections must be approached on all sides by level areas. Where the grade exceeds seven (7) percent, such level areas must have a minimum length of fifty (50) feet (measured from the intersection of the center lines) within which no grade shall exceed a maximum of four percent (4%).

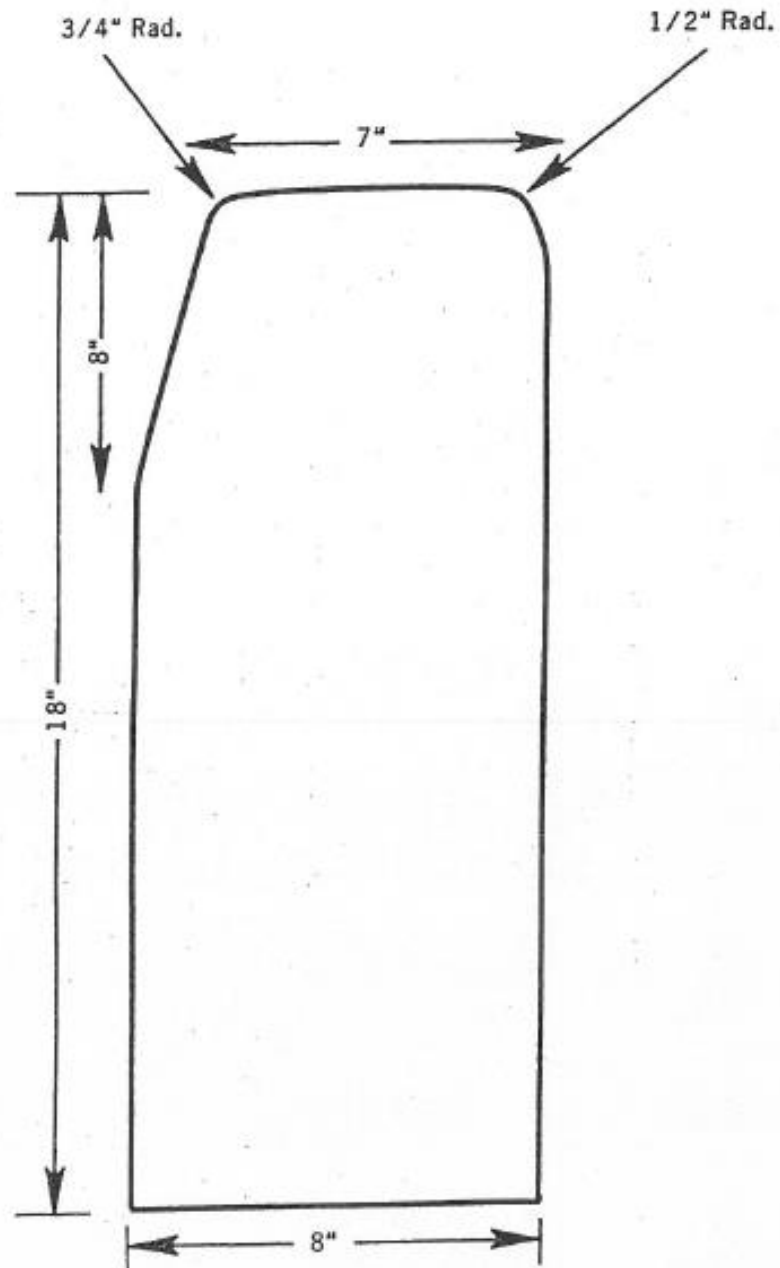


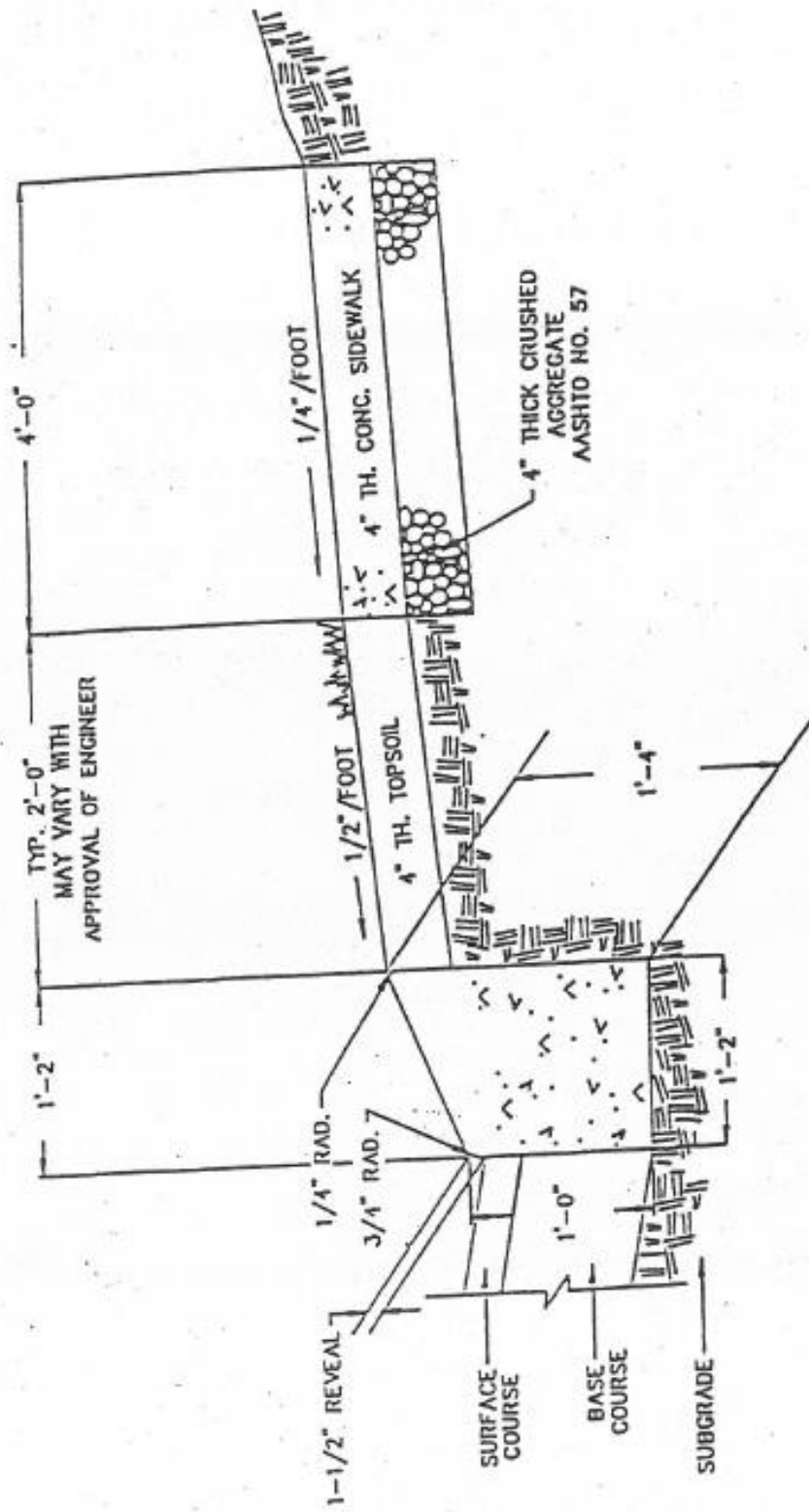
### CLEAR SIGHT TRIANGLES

#### INTERSECTION SIGHT DISTANCE

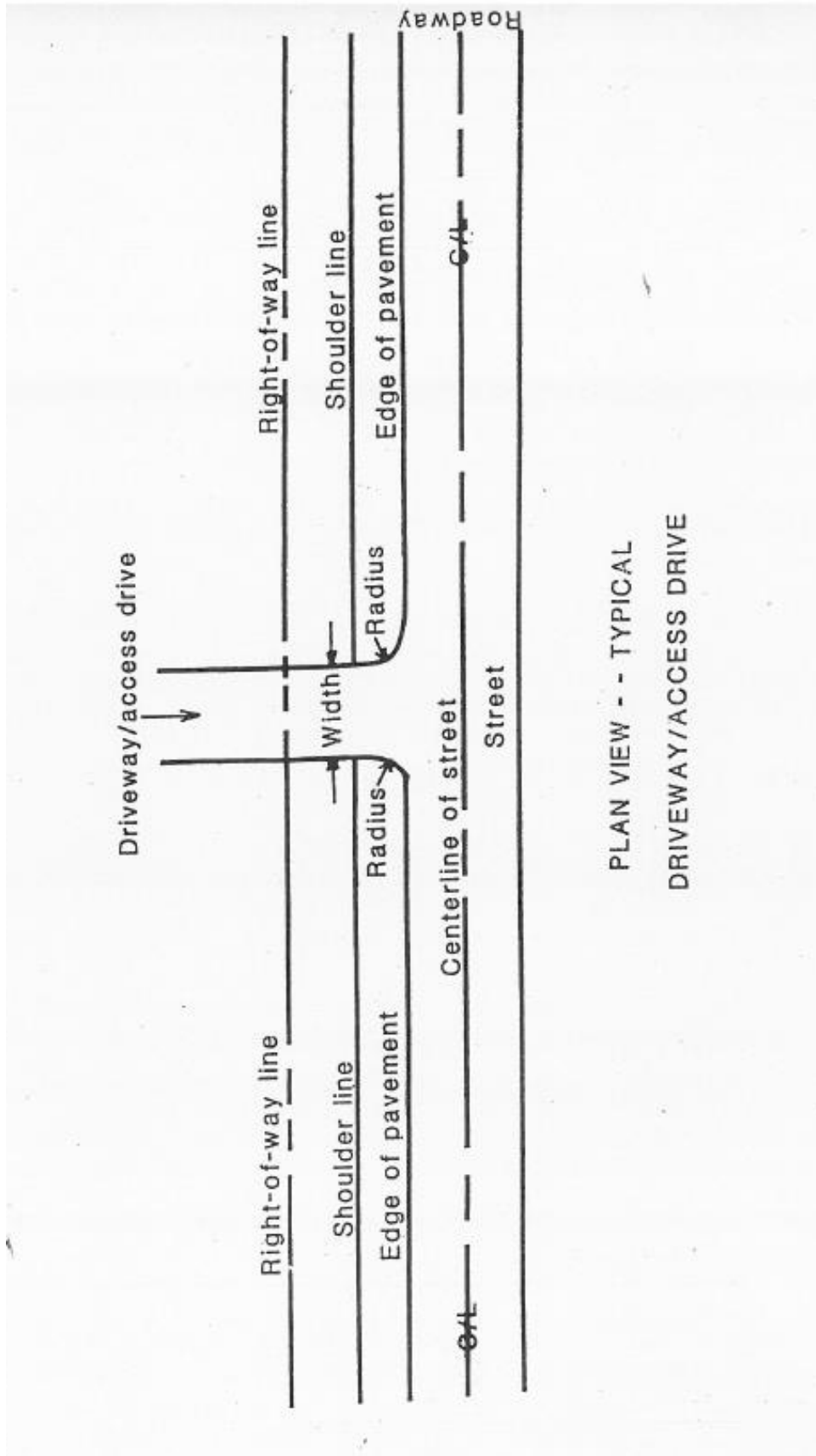
Proper sight lines must be maintained at all Street Intersections. Measured along the center line, there must be a clear sight triangle of seventy-five (75) feet (150 feet for Arterial Streets) from the point of intersection; no building or obstruction is permitted in this area.

PLAIN CEMENT  
VERTICAL CONCRETE CURB  
STANDARD RC-64





SLANT CONCRETE CURB AND SIDEWALK DETAIL



PLAN VIEW - - TYPICAL  
DRIVEWAY/ACCESS DRIVE

**ARTICLE VI  
IMPROVEMENTS, DEDICATION AND RESERVATION**

**SECTION 601           INSTALLATION OF IMPROVEMENTS**

The final responsibility for the installation of the improvements required by this Ordinance rests with the applicant.

**SECTION 602           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 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 with this Ordinance. In lieu of the completion of any improvements required as a condition for the approval of a plan, the developer shall deposit with the Board of Supervisors financial security in an amount sufficient to cover the cost 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 that may be required. Without limitation as to other types of financial security that are acceptable to the Township or which the Township may approve, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions are acceptable financial security to guarantee completion of improvements. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the applicant or developer posting the financial security, provided said bonding company or lending institution is authorized to conduct business within the Commonwealth.

Such bond or other financial security shall provide for, and secure to the public, the completion of any improvements that 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 development is projected over a period of years, the Board of Supervisors may authorize submission of Final Plans by sections or phases of development, subject to such requirements or guarantees to improvements in future sections or phases of development as it finds essential for the protection of any finally approved section or phase of the development.

Where requested by the applicant in order to facilitate financing, the Township shall furnish the applicant with a signed copy of a resolution of the Board of Supervisors indicating approval of the Final Plan contingent upon the applicant obtaining a satisfactory financial security. The Final Plan shall not be signed nor recorded until the financial improvements agreement is executed. The resolution of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within ninety (90) days. The applicant shall have the right to request in writing an extension of this ninety (90) day period, which extension shall not be unreasonably withheld by the Board of Supervisors.

If financial security has been provided in lieu of the completion of improvements required as

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

## **SECTION 603            AMOUNT OF FINANCIAL SECURITY**

The amount of financial security to be posted for the completion of the required improvements shall be equal to one hundred ten percent (110%) of the cost of completion of the required improvements estimated as of ninety (90) days following the date scheduled for completion by the developer. Annually the Township may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the ninetieth (90<sup>th</sup>) day after either the original date scheduled for completion or a rescheduled date for completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to assure that the financial security equals but does not exceed one hundred ten percent (110%) of the cost of completion. Any additional security shall be posted by the developer in accordance with the provisions of this Article.

If the applicant posting the financial security requires more than one year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional 10% for each one-year period beyond the first anniversary date from posting of financial security to an amount not exceeding 110% of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one year period.

The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements submitted by the applicant or developer and prepared by a professional engineer licensed as such in the Commonwealth of Pennsylvania and certified by such engineer to be a fair and reasonable estimate of such cost. The Township, upon the recommendation of the Township Engineer, may refuse to accept such estimate for good cause shown. If the applicant or developer and the Township are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in the Commonwealth of Pennsylvania and chosen mutually by the applicant or developer and Warrington Township. 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 chosen, fees for the services of said engineer shall be shared by the applicant or developer and the Township.

## **SECTION 604            COMPLETION OF IMPROVEMENTS RELEASE OF FINANCIAL SECURITY**

As the work of installing the required improvements proceeds, the applicant posting the financial security may request the Board of Supervisors to release or authorize the release, from time to time, of such portions of the financial security necessary for payment to the contractor or contractors performing the work. The reduction of a portion of the financial security shall be limited to a minimum of twenty percent (20%) of the total financial security. Any such requests shall be in writing, by certified or registered mail, addressed to the Warrington Township Board of Supervisors. The Board Supervisors shall have forty-five (45) days from receipt of such request within which to allow the Township Engineer to certify, in writing, to the Board of Supervisors, that such portion of the work upon the improvements has been completed in accordance with approved plan. Upon such certification, the Board of Supervisors shall authorize release by the bonding company or lending institution of an amount as estimated by the Township Engineer fairly representing the value of the improvements completed or, if the Board of Supervisors fails to act within said forty-five (45) day period, the Board of Supervisors shall be deemed to have approved the release of funds as requested.

The Board of Supervisors may prior to release at the time of completion and certification by the Township Engineer, require the retention of ten percent (10%) of the estimated cost of the remaining improvements, for a period of up to six (6) months from the date of completion.

If any portion of said improvements shall not be approved or shall be rejected by the Board of Supervisors, the applicant shall proceed to complete the same and, upon completion, the same procedure of notification as outlined in the second paragraph of this Section shall be followed. Nothing herein, however, shall be construed in limitation of the applicant's rights to contest or question by legal proceedings or otherwise any determination of the Board of Supervisors or Township Engineer.

The Township will invoice the developer for costs incurred by the Township for inspection of improvements. Improvements shall not be finally approved until such invoice is paid.

## **SECTION 605            RELEASE OF FINANCIAL SECURITY AGREEMENT**

When all of the financially secured improvements have been completed, the developer shall notify the Board of Supervisors, in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township Engineer. This Notice shall include an "As-Built Plan" showing the actual location, dimension, and elevation of all existing improvements. In addition, the Plan shall demonstrate that the improvements are in substantial conformance with the previously approved drawings and specifications; any deviations from the previously approved drawings shall be specifically identified.

The Board of Supervisors shall, within ten (10) days after receipt of the notice, direct and authorize the Township Engineering to inspect all the aforesaid improvements. The Township Engineer shall, thereupon, file a report, in writing, with the Board of Supervisors, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township Engineer of the aforesaid authorization from the Board of Supervisors. The 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 Board of Supervisors shall notify the developer, within fifteen (15) days of receipt of the Township Engineer's report, in writing, by certified or registered mail, of the action of the Board of Supervisors with relation thereto.

If the Board of Supervisors or the Township Engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the developer shall be released from all liability, pursuant to its financial surety arrangement.

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

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

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

The Township will invoice the developer for costs incurred by the Township for inspection of improvements. Improvements shall not be finally approved until such invoice is paid.

## **SECTION 606            REMEDIES TO EFFECT COMPLETION OF IMPROVEMENTS**

In the event that any improvements which may be required have not been installed as provided in this Ordinance or in accord with the approved Final Plan, the Board of Supervisors 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 said security, the Board of Supervisors may, at its option, install

part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Township purpose.

## **SECTION 607            OFFERS OF DEDICATION**

The offer to dedicate streets, parks, or other areas or portions of them, does not impose any duty upon the Township concerning maintenance or improvement until the proper authorities

of the Township have made actual appropriation by ordinance or resolution or by entry or improvement. If land is dedicated for a public site and its use for this purpose is not imminent, the developer may be permitted to dedicate the land with the privilege of using the surface rights until the Township is ready to sue the land. All offers of dedication, including any temporary privilege of use, must be noted on the Final Plan.

## **SECTION 608            LAND RESERVATION**

On sites reserved for eventual public acquisition, no building development is permitted during the period of reservation, said period of time not to extend more than eighteen (18) months without consent of the developer. Such land reservations shall be noted on the Final Plan.

## **SECTION 609            EFFECT OF PLAN RECORDING ON DEDICATION AND RESERVATION**

Recording the Final Plan after approval of the Board of Supervisors has the effect of an irrevocable offer to:

- a) Dedicate all streets and other public ways to public use.
- b) Dedicate all neighborhood parks and other public areas to public use.
- c) Reserve for possible future public acquisition such additional areas as may be required by the Township.

## **SECTION 610            MAINTENANCE GUARANTEE**

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

Defective improvements include any defect in material or workmanship that was latent in character and not discernible at the time of final inspection or acceptance by the Township and/or any damage to improvements by reason of the settling of ground, base, or foundation thereof. However, any damage to the street surface caused by tire chains, snow removal equipment, or utility cuts by others are not the responsibility of the developer.

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## ARTICLE VII

### MOBILE HOME PARK PROVISIONS

#### SECTION 701 APPROVAL REQUIRED

It shall be unlawful for any person to construct, alter, or extend any mobilehome park within the limits of Warrington Township, until plans have been approved by the Township in accordance with the provisions of this Ordinance and the Township Zoning Ordinance. It shall be unlawful for any person to operate a mobilehome park, unless he holds a valid permit issued by Warrington Township in the name of such person.

#### SECTION 702 APPLICATION FOR MOBILE HOME PARK APPROVAL

Applications for mobilehome park approval shall conform to the following requirements:

- a) **Application to Warrington Township:** The applicant shall submit an application to the Warrington Township Secretary using a form furnished by that officer for a permit to operate a mobilehome park in Warrington Township. Applications for mobilehome park approval shall also include a land development plan which shall conform to the procedures for a land development approval as established in this Ordinance. Such plan shall also be prepared in accordance with the plan and design requirements for a mobilehome park as established in this Ordinance and the Township Zoning Ordinance.
- b) **Inspection and Issuance of Permit:** Upon receipt of such application, the Warrington Township Planning Commission and Board of Supervisors shall forth-with inspect the applicant's plans for the proposed park to determine compliance with provisions of the Ordinance and the Township Ordinance. After favorable determination of same, said Supervisors shall issue a mobilehome park permit to the applicant which shall be valid for a period of one (1) year thereafter.
- c) **Renewal Permits:** Renewal permits for a like period shall be issued by the Board of Supervisors upon being furnished proof by the applicant that his park continues to meet the standards prescribed by this Ordinance and the Township Zoning Ordinance.

#### SECTION 703 FEES

Each application for a new or renewal permit hereunder shall be accompanied by the payment of a fee as required by Section 806 of this Ordinance. In the event that the Township is required to perform additional or unusual service in determining said application, the cost of such additional service shall be borne by the applicant. Such charges shall be levied whether or not the application is approved.

#### SECTION 704 LIMITED APPLICABILITY TO EXISTING PARKS

Mobilehome parks in existence as of the effective date of this Ordinance shall be required to meet only the standards of the Pennsylvania Department of Environmental Resources and the Township Ordinances which were in effect at the time the initial development was approved or established. However, in the case where an approved mobilehome park plan is on file with the Township, any proposed changes involving existing mobilehome lot configurations shall be in accordance with applicable provisions of the Ordinance and the Township Zoning Ordinance. All other minimum standards prescribed herein shall be applicable only to those parks which are constructed or expanded after the effective date hereof.

## **SECTION 705      REGISTRAION**

- a) **Warrington Township Permit:** It shall be unlawful for any person to operate any mobilehome park within the limits of Warrington Township, unless he holds a permit issued annually by Warrington Township in the name of such person for the specific mobilehome park. Proof of such registration shall be furnished to the Warrington Township Secretary no later than February 1<sup>st</sup> of each year
- b) **Transfer of Ownership:** Every person holding a mobilehome park permit shall file notice in writing to the Warrington Township Board of Supervisors within ten (10) days after having sold, transferred, given away, or otherwise disposed of, interest in or control of any mobilehome park.
- c) **Suspension:** Whenever, upon inspection of any mobilehome park, it is determined that conditions or practices exist which are in violation of any provision of this Ordinance, or of any regulations adopted pursuant thereto, the Warrington Township Board of Supervisors shall give notice in writing to the person to whom the certificate is issued, advising him that unless such conditions or practices are corrected within a reasonable period of time as specified in the notice, the license to operate in Warrington Township shall be suspended. At the end of such period, such mobilehome park shall be inspected and, if such conditions or practices have not been corrected, and the licensee has not requested a hearing, the Warrington Township Secretary shall suspend the license and give notice in writing of such suspension to the person to whom the certificate is issued. Any person, partnership, or corporation who is in violation of any provisions of this Ordinance shall be subject to the penalties stated in Section 805 of this Ordinance.

## **SECTION 706      INSPECTION OF MOBILEHOME PARKS**

- a) **Inspections:** An authorized representative of Warrington Township may inspect a mobilehome park at reasonable intervals, and at reasonable times, to determine compliance with this Ordinance.
- b) **Inspector:** The Warrington Township Board of Supervisors is hereby designated as the persons to make such inspections. Another or additional inspectors may also be authorized to make inspections or additional inspections at the discretion of the Warrington Township Board of Supervisors.

- c) **Authorization of Act:** The inspection officer (if other than the Board of Supervisors) may, in his discretion, give notice for violations of this Ordinance and issue notice thereof, without express authority from the Warrington Township Board of Supervisors in each instance.

## **SECTION 707      SITE LOCATION, DIMENSIONS, AND SPECIFICATIONS**

All mobilehome parks shall comply with the following minimum requirements:

- a) **Site Area:** The site area of any mobilehome park shall not be less than one (1) acre.
- b) **Site Location:** The location of all mobilehome parks shall comply with the following minimum requirements. The park must be:
  - 1. Free from adverse influence by swamps, marshes, garbage, 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, radiation, heat, odor, or glare.
- c) **Screening and/or Buffering:** Screening and/or buffering shall be as required by the Zoning Hearing Board in accordance with the granting of the special exception.
- d) **Site Drainage Requirements**
  - 1. Surface water collectors and other bodies of standing water capable of breeding mosquitoes and other insects shall be eliminated or controlled.
  - 2. Wastewater from any plumbing fixture or sanitary sewer line shall not be deposited upon the ground-surface in any part of a mobilehome park.
- e) **Soil and Ground Cover Requirements**
  - 1. Exposed ground surfaces in all parts of every park shall be paved, covered with stone screenings or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather.
  - 2. Park grounds shall be maintained free of vegetative growth which is poisonous or which may harbor rodents, insects, or other pests harmful to man.

- f) **Occupancy:** The minimum number of stands completed and ready for occupancy before first occupancy is permitted shall be two (2) stands. No space shall be rented, except for periods of ninety (90) days or more.

## **SECTION 708      MOBILEHOME LOTS**

- a) **Minimum Lot Size and Setback Requirements:** Each mobilehome shall be placed on an individually designated lot. Each mobilehome lot shall have a minimum lot size and lot width in accordance with the requirements of the Township Zoning Ordinance.
- b) **Access:** All mobilehome lots shall abut by the full required lot width on, and be accessed from, a park street.
- c) **Landscaping:** Each mobilehome lot shall be seeded and landscaped.
- d) **Skirting:** An enclosure of design and materials compatible with the mobilehome shall be erected around the entire base of the mobilehome. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.

## **SECTION 709      CONSTRUCTION OF MOBILEHOME STANDS**

- a) Each mobilehome lot shall be provided with a hard surfaced mobilehome stand consisting of at least four (4) inches of a stone base material such as 2RC limestone, limestone modified, or 2B gravel and a pier type sixteen (16) inch square concrete block foundation or similar foundation that will not heave, shift, or settle unevenly due to frost action, inadequate drainage, vibrations, or other forces that may act on the superstructure.
- b) The mobilehome stand shall be provided with anchors and tiedowns, such as cast in place concrete “deadmen.” These anchors and tiedowns shall be placed at least at each corner of the mobilehome stand and each shall be able to sustain a minimum tensile strength of two thousand eight hundred (2,800) pounds.

## **SECTION 710      BLOCKS**

The size and shape of blocks in mobilehome parks shall be determined with regard to:

- a) Need for convenient access, automotive movement, and pedestrian movement.
- b) Providing desirable lot depths for pedestrian interior walkways and easements for utilities to be located within the block.
- c) Blocks shall not exceed a maximum length of one thousand (1,000) feet.

## SECTION 711 STREET SYSTEM

All streets within mobilehome parks shall conform to the following standards:

- a) **General Requirements:** A minimum of two (2) safe and convenient vehicular accesses shall be provided from abutting public streets or roads.
- b) **Location Principles:** The streets in a mobilehome park shall be located and built with regard to:
  - 1. Providing streets for convenient access to each mobilehome lot and other facilities in the park.
  - 2. Recognizing existing easements which are to be preserved.
  - 3. Permitting connection to existing facilities where necessary for the proper functioning of drainage and utility easements.
- c) **Roadway Width:** Mobilehome park streets do not require a specific right-of-way width, however, minimum roadway widths are established as follows:
  - 1. The entrance road connecting the park with a public street or road shall have a minimum roadway width of thirty-four (34) feet.
  - 2. All other internal streets shall have a minimum roadway width of thirty-two (32) feet.
  - 3. The roadway width requirement may be reduced by eight (8) feet if parking is restricted on one (1) side of the street. If the parking is restricted on both sides, the minimum required width shall be twenty (20) feet in all cases. Streets with restricted parking must be clearly posted with "No Parking" signs.
- d) **Street Status:** Construction, improvement, and maintenance of all streets within the mobilehome park shall be the responsibility of the mobilehome park owner. All mobilehome park streets shall be private streets.
- e) **Street Construction:** Except as otherwise noted in this Section, streets within the mobilehome park shall be constructed in accordance with specifications for minor streets set forth in Article V of this Ordinance and shall be constructed in accordance with the Land Development Plan as approved.
- f) **Curbs:** Curbs shall be installed along both sides of all streets in accordance with the requirements of Section 509 of this Ordinance.



g) **Sidewalks**

1. All parks must provide and maintain safe, convenient, all-season pedestrian access of adequate width to all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.
  2. Where pedestrian traffic is concentrated, and a common sidewalk system is provided, such common sidewalks shall have a minimum width of four (4) feet.
  3. Each mobilehome lot shall be connected to a common sidewalk, to a street, or to a driveway or parking spaces connecting to a street. Such individual sidewalks shall have a minimum width of two (2) feet.
  4. All sidewalks shall be constructed to current Township specifications as stated in Section 510 of this Ordinance.
- h) **Street Names and Lot Numbers:** Each street within a mobilehome park shall be provided with a street name and street name sign(s) in accordance with the provisions stated in Sections 511-e) and 511-f) of this Ordinance. Lot numbers or street addresses shall be displayed in an easily visible location at each mobilehome lot.
- i) **Street Lights:** Street lights shall be provided to illuminate streets, driveways, and pedestrian interior walkways for the safe movement of vehicles and pedestrians at night. The type and location of required street lights shall be indicated on the land development plan.

## **SECTION 712      WATER SUPPLY AND SEWAGE DISPOSAL**

- a) **Water Supply:** If the mobilehome park can be served by the extension of an existing public water supply system of satisfactory quantity, quality, and pressure on or within one thousand (1,000) feet of the proposed development, the applicant shall construct a complete water supply system for connection thereto, and its supply shall be used exclusively for mobilehomes, service buildings, and other accessory facilities as required by this Ordinance. Where a satisfactory public water supply system is not available, the development of a community water supply system, approved by the Pennsylvania Department of Environmental Resources or other authorities having jurisdiction, shall be required.
- b) **Sewage Disposal:** If the mobilehome park can be served by the extension of an existing public sanitary sewer system on or within one thousand (1,000) feet of the proposed development and adequate treatment capacity is available, a complete sanitary sewage collection system must be installed and connected by the developer to the existing public sanitary sewer system. Where a satisfactory public sanitary sewer system is not available, a community sewer system must be provided. Such system shall be designed, constructed,

and maintained in accordance with the Pennsylvania Department of Environmental Resources and local regulations.

Regardless of the proposed method of sewage disposal, all systems shall be in conformance with the Warrington Township Official Sewage Facilities Plan and shall be approved by the Pennsylvania Department of Environmental Resources. On-lot sewage disposal systems are not acceptable for mobilehome parks.

### **SECTION 713      STORM DRAINAGE REQUIREMENTS**

The ground surface in all parts of a mobilehome park shall be graded and equipped to drain surface water in a safe, efficient manner in accordance with the land grading requirements stated in Section 518 of this Ordinance and the requirements of the Warrington Township Storm Water Management Ordinance.

### **SECTION 714      UTILITY SYSTEMS**

Electric, telephone, and all other utility facilities shall be provided as necessary within the mobilehome park. Such utilities shall be installed underground and maintained in accordance with the local utility company's specifications regulating such systems.

### **SECTION 715      SERVICE BUILDINGS AND OTHER COMMUNITY SERVICE FACILITIES**

Service and accessory buildings and facilities located in a mobilehome park shall be used only by the residents of the mobilehome park.

### **SECTION 716      VEHICULAR PARKING FACILITIES**

- a) Paved off-street parking areas must be provided for each mobilehome lot and must also be provided to serve recreation areas, utility or service buildings, and the park office. The size of spaces shall be in accordance with Section 407-a) of the Township Zoning Ordinance. The number of spaces required for each mobilehome (dwelling unit) shall be in accordance with requirements for residential dwellings as stated in Section 407-b) of the Warrington Township Zoning Ordinance.
- b) The required parking spaces for each mobilehome unit shall be provided on the mobilehome lot. A common paved parking area may be provided to provide additional parking for a park office, recreational area, or visitors.

## **SECTION 717      RECREATION AREA(S)**

- a) In all mobilehome parks, a recreation area, or areas, with suitable facilities shall be maintained within the park for the use of all park residents.
- b) Land required for such recreation area(s) shall be not less than five percent (5%) of the gross site area and must consist of lands which are easily accessible and suitable for recreational purposes. Areas consisting primarily of steep slopes, wetlands, or dense woodlands shall not be considered as suitable for recreational purposes. The recreational area should generally be provided in a centralized location; however, in large mobilehome parks, lands may be provided in decentralized locations.

## **SECTION 718      FIRE PROTECTION**

- a) **Local Regulations:** The mobilehome park shall be subject to the rules and regulations of the Warrington Township fire authorities where provided. A copy of the mobilehome park plan shall be provided to the appropriate fire company officials.
- b) **Litter Control:** The mobilehome park shall be kept free of litter, rubbish and other flammable materials.
- c) **Fire Hydrants:** When the mobilehome park is serviced by public water, fire hydrants shall be installed within six hundred (600) feet of any mobilehome unit or structure open to the public. The hydrants shall be installed in accordance with the requirements of the local fire authority and all other applicable regulations.

## **SECTION 719      PARK AREAS FOR NONRESIDENTIAL USES**

- a) No part of any mobilehome park shall be used for nonresidential purposes, except such uses that are required for recreation, for direct servicing and well-being of park residents, and for the management and maintenance of the park. Home occupations shall also be permitted, if approved in accordance with the requirements of the Warrington Township Zoning Ordinance.
- b) Nothing contained in this Section shall be deemed as prohibiting the sale of a mobilehome located on an approved mobilehome lot and connected to utilities.
- c) A portion of the park, not to exceed five percent (5%) of the gross site area, may be used for commercial purposes if, in the opinion of the Township, such uses are primarily intended to serve the residents of the park. Such five percent (5%) of the gross site area shall also include all parking and landscaped areas associated with the commercial uses.

## **SECTION 720      RESPONSIBILITIES OF THE PARK MANAGEMENT**

- a) The person to whom a license for a mobilehome park is issued shall operate the park in compliance with this Ordinance, as well as the Township Ordinance requiring the registration of rental dwelling units and occupants thereof (Ordinance No. 90-3), and shall provide adequate supervision to maintain the park and its facilities and equipment in good repair, and in clean and sanitary condition.
- b) The park management shall supervise the placement of each mobilehome on its mobilehome lot. This includes securing its stability and installing all utility connections.
- c) The park management shall give the Township Officials free access to all mobilehome lots, service buildings, and other community service facilities for the purpose of inspection.
- d) 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.
- e) A building permit shall be obtained by the park management for all structures and mobilehomes in accordance with the Warrington Township Building Permit Ordinance.
- f) No mobilehome located in a mobilehome park shall be removed from Warrington Township without first obtaining a permit from the Warrington Township Tax Collector, as required by Act No. 54, of the Pennsylvania General Assembly, Session of 1969. Such permit shall be issued upon payment of the prescribed fee and all real estate taxes assessed against the home and unpaid at the time the permit is requested.

## **SECTION 721      GUIDELINE FOR RULES, REGULATIONS, AND AGREEMENTS BETWEEN MOBILEHOME PARK OPERATORS AND TENANTS**

The following is a listing of minimum requirements that shall be included within a set of rules and regulations developed by each mobilehome park operator to inform each prospective tenant of the park's operating policies:

- a) Number of pets allowed and other restrictions.
- b) Speed limits and traffic control within the park.
- c) Rent payment provisions and sub-letting policies.
- d) Garbage collection schedules.
- e) Vehicular ownership and maintenance restrictions.
- f) Responsibilities of the tenant regarding behavior, including that of children and visitors.

- g) Policies regarding swimming pools, mobilehome skirting, and other lot improvements required by the park operator or desired by tenants.
- h) Maintenance responsibilities of each tenant.

## ARTICLE VIII

### ADMINISTRATION AND ENACTMENT

#### SECTION 801 MODIFICATIONS

If the literal compliance with any mandatory provision of this Ordinance is shown by the applicant, to the satisfaction of the majority of the members of the Board of Supervisors present at a scheduled public meeting, to be (1) unreasonable or cause unique and undue hardship as it applies to a particular property, or (2) that an alternative proposal will allow for equal or better results than the Ordinance requirements, or (3) not require future expenditures by the Township to construct or correct, or (4) does not become a future liability for the Township, the Board of Supervisors may grant a modification from the strict application of the terms of this Ordinance, so that substantial justice may be done and the public interest secured while permitting the reasonable utilization of the property. The granting of a modification shall not have the effect of making null and void the intent and purpose of this Ordinance, nor does the request for a modification alter the mandatory procedural time periods for review of Preliminary or Final Plans.

A request for modification(s) shall be made in writing by the applicant and shall be submitted to the Township Secretary with the application for subdivision or land development for review by the Planning Commission and Board of Supervisors. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of this Ordinance involved, and the minimum modification necessary. (See Appendix 5).

The Board of Supervisors shall have the authority to approve or disapprove the request. In granting the modification, the Board of Supervisors may impose conditions which will, in its judgment, substantially secure compliance with the purposes of this Ordinance.

Action on the modification shall be entered in the minutes of the Board of Supervisors and communicated to the applicant. If approved by the Board of Supervisors, and modification(s), including any imposed conditions and the date the modification was granted, shall be clearly noted on the preliminary and/or final plan.

#### SECTION 802 AMENDMENTS

- a) The Board of Supervisors may on its own motion, or upon recommendation of the Planning Commission, amend, supplement, or repeal any portion of this Ordinance. Amendments to this Ordinance shall become effective only after a public hearing held pursuant to public notice in the manner prescribed for enactment of a proposed amendment in Section 506 of the Pennsylvania Municipalities Planning Code, as reenacted and amended.
- b) **Review by Township Planning Commission:** In the case of an amendment other than that prepared by the Township Planning Commission, the Board of Supervisors shall submit

each such amendment to the Township Planning Commission for recommendations at least thirty (30) days prior to the date fixed for the public hearing on such proposed amendment.

- c) **Review by the York County Planning Commission:** At least thirty (30) days prior to the public hearing on the amendment the Township shall submit the proposed amendment to the York County Planning Commission for recommendations. In addition, within thirty (30) days after adoption of any amendment, the Board of Supervisors shall forward a certified copy of the amendment to the York County Planning Commission.

## **SECTION 803      ENFORCEMENT**

It shall be the duty of the Board of Supervisors or the duly authorized representative of the Board of Supervisors to enforce the provisions of this Ordinance. The Zoning or Building Permit Officer shall require that the application for a building permit, alteration, or use is located in an approved land development. No building permit shall be issued until the Zoning or Building Permit Officer has certified that the site for the proposed building, alternation, or use complies with all the provisions of the Ordinance and conforms to the site description as indicated on the approved and recorded Final Plan.

## **SECTION 804      PREVENTIVE REMEDIES OF TOWNSHIP**

- a) In addition to the remedies, Warrington Township may institute and maintain appropriate actions by law or in equity to restrain, correct, or abate violations; to prevent unlawful construction; to recover damages; and to prevent illegal occupancy of a building, structure, or premises. The description by metes and bounds in the instrument of transfer, or other documents used in the process of selling or transferring land, shall not exempt the seller or transferor from such penalties or from the remedies provided in this Ordinance.
- b) Warrington Township or its Zoning or Building Permit Officer may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of the Ordinance. The authority to deny such a permit or approval shall apply to any of the following applicants:
  - 1. The owner of record at the time of the violation.
  - 2. The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
  - 3. The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner has actual or constructive knowledge of the violation.

4. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation regard as to whether such vendee or lessee has actual or constructive knowledge of the violation.
- c) As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee, or lessee for the development of any such real property, the applicant shall comply with the conditions that would have been applicable to the property at the time he acquired an interest in the real property.

## **SECTION 805      ENFORCEMENT REMEDIES OF TOWNSHIP-PENALTIES**

- a) Any person, partnership, or corporation, who or which has violated the provisions of this Ordinance, shall, upon being found liable there for in a civil enforcement proceeding commenced by Warrington Township before a district justice, pay a judgment of not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00) plus all court costs, including reasonable attorney fees incurred by Warrington Township as a result thereof. No judgment shall commence or be imposed, levied, or be payable until the date of determination of a violation by the district justice. Each day that a violation continues shall constitute a separate violation, unless the district justice determines that there was a good faith basis for the person, partnership, or corporation violating the Ordinance to have believed that there was no such violation, in which case there shall be deemed to have been only one such violation until the fifth (5<sup>th</sup>) day following the date of the determination of a violation by a district justice and thereafter each day that a violation continues shall constitute a separate violation. All fines collected for such violations shall be paid over to Warrington Township.
- b) The Court of Common Pleas of York County, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.
- c) Nothing in this Section shall be construed or interpreted to grant any person or entity, other than Warrington Township, the right to commence any action for enforcement pursuant to this Section.

## **SECTION 806      FEES**



- a) The Board of Supervisors shall by resolution create a schedule of filing fees to be paid by the applicant at the time Plan submission to defray the cost of administering and processing of Plans. Filing fee shall be required for the following:
1. Preliminary Plan
  2. Final Plan
  3. Land Development Plan
  4. Mobilehome Park Permit
  5. York County Planning Commission
  6. Recording Fee
- b) In addition to such filing fees, the developer shall pay the cost of:
1. Reviewing the land development plan and engineering details.
  2. Inspecting the site for conformance to survey.
  3. Preparing cost estimates of required improvements during installation.
  4. Inspection of required improvements during installation.
  5. Final inspection for completion of installation of required improvements.
  6. Legal services necessary for the processing of the land development plan.
  7. Any tapping fees and/or connection charge for connection to a municipal water system.
  8. Any tapping fees and/or any required charge for reservation of sewage capacity in a municipal sewage system.
- c) These costs will be billed to the developer by the Township upon completion of each review phase. No building permits shall be issued nor shall subdivision or land development plans be approved for any parcel of land for which fees as outlined are outstanding.

## **SECTION 807      APPEALS**

The procedures for securing review of any ordinance, decision, or determination is set forth in Article X-A of the Pennsylvania Municipalities Planning Code, as reenacted and amended.

## **SECTION 808      MUNICIPAL LIABILITY**

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

## **SECTION 809      REPEALER**

The existing Subdivision and Land Development Ordinance, enacted and ordained by the Board of Supervisors on October 6, 1993, and entitled “Warrington Township Subdivision and Land Development Ordinance,” Ordinance No. 93-08, and all supplements and amendments thereto, are hereby repealed. Provided, however, if this Ordinance is held to be ineffective or invalid by reason of some irregularity in or impediment to its passage, this repealer shall be effective as aforesaid. Then and in that event, the Warrington Township Subdivision and Land Development Ordinance, Ordinance No. 93-08, together with its supplements and amendments, would necessarily remain in full force and effect.

## **SECTION 810      INTERPRETATION**

The provisions of this Ordinance shall be held to be the minimum requirements necessary to meet the purpose of this Ordinance. When provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance, or regulations, the provisions of this Ordinance shall prevail. When provisions of any statute, other ordinance, or regulation impose greater restrictions than those of this Ordinance, the provisions of such statute, ordinance, or regulations shall prevail.

## **SECTION 811      SEVERABILITY CLAUSE**

If any section, clause provision, or portion of this Ordinance shall be held invalid or unconstitutional by a recognized court of the Commonwealth, such decision shall not affect the legality of the remaining sections, clauses, provisions, or portion of this Ordinance.

## SECTION 812      ERRONEOUS PERMIT

Any building permit or other permit or authorization issued or approved based on false, misleading, or erroneous information provided by the applicant is void without the necessity of any proceedings for revocation. Any work undertaken, or use established, pursuant to such permit or other authorization is unlawful. No action may be taken by a board, agency, or employee of the Township purporting to validate a violation.


## SECTION 813      EFFECTIVE DATE

This Ordinance shall take effect after publication of adoption according to law.

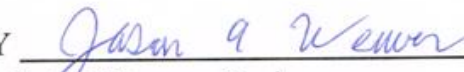
Ordinance No. 2022-02, repealing Ordinance No. 2019-01 and all amendments thereto, adopted by the Board of Supervisors of Warrington Township, York County, Pennsylvania into an ordinance on the 21st day of September, 2022.


Attest:


Board of Supervisors  
Warrington Township  
York County, Pennsylvania

  
\_\_\_\_\_  
Renee Robison, Secretary

BY

  
\_\_\_\_\_  
Jason Weaver, Chairperson

  
\_\_\_\_\_  
Zachary Fickes, Vice Chairperson

  
\_\_\_\_\_  
John Dockery, Supervisor

  
\_\_\_\_\_  
Edward Mattos, Supervisor

  
\_\_\_\_\_  
Michael Saylor, Supervisor

## **ARTICLE IX**

### **APPENDICES**

## APPENDIX 1

### **APPLICATION FOR APPROVAL OF A SUBDIVISION OR MOBILEHOME PARK**

Name of Development \_\_\_\_\_

Sketch Plan \_\_\_\_\_

Preliminary Plan \_\_\_\_\_

Final Plan \_\_\_\_\_

#### **General Information**

Owner \_\_\_\_\_

Address \_\_\_\_\_ Phone # \_\_\_\_\_

Applicant \_\_\_\_\_

Address \_\_\_\_\_ Phone # \_\_\_\_\_

Engineer or Surveyor \_\_\_\_\_

Address \_\_\_\_\_ Phone # \_\_\_\_\_

#### **Development Data**

Location \_\_\_\_\_ Tax Map & Parcel \_\_\_\_\_

Total Acreage of Parcel \_\_\_\_\_ Zoning Classification \_\_\_\_\_

Proposed Use \_\_\_\_\_

Number of Lots Proposed \_\_\_\_\_

Number of Dwelling Units Proposed \_\_\_\_\_

Proposed Water Supply: \_\_\_\_\_ Public System \_\_\_\_\_ On-Lot System

Proposed Sewage System: \_\_\_\_\_ Public System \_\_\_\_\_ On-Lot System

<u>Submitted</u>	<u>Date</u>
_____ Filing Fee	_____
_____ Sketch Plan	_____
_____ Preliminary Plan	_____
_____ Final Plan	_____
_____ Street Profiles	_____
_____ Stormwater Management Plan	_____
_____ Performance Bond	_____
_____ Deed Restrictions	_____
_____ Water Feasibility Report	_____
_____ Sewage Planning Module	_____
_____ Modification Requests	_____
_____ Other	_____
_____	_____
_____	_____
_____	_____

<u>Distribution of Plan</u>	<u>Date Sent</u>	<u>Reply Received</u>
Township Planning Commission	_____	_____
Township Engineer	_____	_____
York County Planning Commission	_____	_____
PA DEP	_____	_____
PA DOT	_____	_____
York County Conservation District	_____	_____
Other	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Action Taken

\_\_\_\_\_ Approval    \_\_\_\_\_ Conditional Approval    \_\_\_\_\_ Disapproved

Comments:

---



---



---

Date the plan was recorded with County: \_\_\_\_\_

## APPENDIX 2

### APPLICATION FOR APPROVAL OF A LAND DEVELOPMENT OTHER THAN A SUBDIVISION OR MOBILEHOME PARK

Name of Development \_\_\_\_\_

Sketch Plan \_\_\_\_\_ Final Plan \_\_\_\_\_

#### General Information

Owner \_\_\_\_\_

Address \_\_\_\_\_ Phone #: \_\_\_\_\_

Applicant \_\_\_\_\_ Phone #: \_\_\_\_\_

Address \_\_\_\_\_ Phone #: \_\_\_\_\_

Engineer or Surveyor \_\_\_\_\_ Phone #: \_\_\_\_\_

Address \_\_\_\_\_ Phone #: \_\_\_\_\_

#### Development Data

Location \_\_\_\_\_

Total Acreage of Property \_\_\_\_\_

Zoning Classification \_\_\_\_\_ Map \_\_\_\_\_ Parcel \_\_\_\_\_

Proposed Use \_\_\_\_\_

Number of Dwelling Units Proposed \_\_\_\_\_

Proposed Water Supply: \_\_\_\_\_ Public \_\_\_\_\_ On-Lot

Proposed Sewage System: \_\_\_\_\_ Public \_\_\_\_\_ On-Lot

**TOWNSHIP USE**

**Exhibits Submitted**

**Date**

_____ Filing Fee	_____
_____ Sketch Plan	_____
_____ Preliminary Plan	_____
_____ Final Plan	_____
_____ Street Profiles	_____
_____ Stormwater Management Plan	_____
_____ Performance Guarantee	_____
_____ Deed Restrictions	_____
_____ Water Feasibility Report	_____
_____ Planning Module	_____
_____ Other _____	_____

**Distribution of Plan**

**Date  
Sent**

**Reply  
Received**

Township Planning Commission	_____	_____
Township Engineer	_____	_____
York County Planning Commission	_____	_____
PA DEP	_____	_____
PA DOT	_____	_____
Public Utility Company	_____	_____
York County Conservation District	_____	_____
Other _____	_____	_____

**Action Taken:**      **Date** \_\_\_\_\_

\_\_\_\_\_ **Approved**      \_\_\_\_\_ **Conditionally Approved**      \_\_\_\_\_ **Rejected**

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Plan Recorded with County \_\_\_\_\_



### APPENDIX 3

**MEMORANDUM:**

**DATE:** \_\_\_\_\_

**TO:** **Landowner, Applicant, Project Engineer**

\_\_\_\_\_

**FROM:** **Warrington Township**

**SUBJECT:** **Notice of Receipt and Schedule of Meeting for a Subdivision or Land  
Development Plan**

---

**Plan Name:**

\_\_\_\_\_

**Plan Number:** \_\_\_\_\_ **Plan Date:** \_\_\_\_\_

**The application identified above was received by Warrington Township and is tentatively  
scheduled for review at the following meeting:**

**Planning Commission:**

\_\_\_\_\_

**Meetings will be held at the Township Office, 3345 Rosstown Road, Wellsville, PA**

**Attendance at meetings by the applicant or authorized agent is mandatory to answer technical  
questions, determine the acceptance of any possible conditions of approval, and establish the  
scheduled meeting date for a subsequent consideration of the plan.**

## **APPENDIX 4**

### **CERTIFICATION OF ACCURACY**

#### **A. SURVEY DATA**

**I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the Warrington Township Subdivision and Land Development Ordinance (error of closure no greater than one foot in ten thousand feet).**

**Date:** \_\_\_\_\_

---

**Signature and seal of the registered land surveyor responsible for the preparation of the plan.**

#### **B. GENERAL PLAN/REPORT DATA**

**I hereby certify that, to the best of my knowledge, the Title of Plan/Report Data (e.g. Stormwater Management Plan, Grading Plan) shown and described hereon is true and correct to the accuracy required by the Warrington Township Subdivision and Land Development Ordinance.**

**Date:** \_\_\_\_\_

---

**Signature and seal of the registered professional responsible for the preparation of the data.**

**APPENDIX 5**

**APPLICATION FOR CONSIDERATION OF A MODIFICATION  
WARRINGTON TOWNSHIP**

File No. \_\_\_\_\_

Date of Receipt/Filing: \_\_\_\_\_  
(Township Use)

The undersigned hereby applies for approval of a modification, submitted herewith and described below:

1. Name of Project: \_\_\_\_\_

2. Project Location: \_\_\_\_\_

3. Name of Property Owners: \_\_\_\_\_

4. Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

5. Specify Sections of the Warrington Township Subdivision and Land Development Ordinance for which a modification is requested:

Section \_\_\_\_\_ Proposed Alternative to the Requirement: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Section \_\_\_\_\_ Proposed Alternative to the Requirement: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Section \_\_\_\_\_ Proposed Alternative to the Requirement: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Section \_\_\_\_\_ Proposed Alternative to the Requirement: \_\_\_\_\_

\_\_\_\_\_

6. Justification for the modification (List each Section individually):\_\_\_\_\_

[illegible]

7. Identification of Plans, Reports or Supplementary Data, which are part of the Application

---

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct, and complete.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**APPENDIX 6**

**STATEMENT OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND  
OFFER OF DEDICATION**

**INDIVIDUAL**

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF YORK**

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ who being duly sworn according to law, disposes and says that he is the <sup>1</sup>\_\_\_\_\_ of the property shown on this plan, that the plan thereof was made at his direction, that he acknowledges the same to be his act and plan, that he desires the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled “NOT FOR DEDICATION”) are hereby dedicated to the public use.

<sup>2</sup> \_\_\_\_\_

<sup>3</sup> \_\_\_\_\_

My Commission Expires \_\_\_\_\_, 20\_\_\_\_\_

<sup>1</sup>Identity Owner or Equitable Owner

<sup>2</sup>Signature of the Individual

<sup>3</sup>Signature and Seal of Notary Public or Other Officer Authorized to Acknowledge Deeds

**APPENDIX 6**

**STATEMENT OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND  
OFFER OF DEDICATION**

**CO-PARTNERSHIP**

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF YORK**

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ being duly sworn according to law, disposes and says that the co-partnership is the <sup>1</sup>\_\_\_\_\_ of the property shown on this plan, that the plan thereof was made at its direction, that it acknowledges the same to be his act and plan, and desires the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled “NOT FOR DEDICATION”) are hereby dedicated to the public use.

<sup>2</sup> \_\_\_\_\_

<sup>3</sup> \_\_\_\_\_

My Commission Expires \_\_\_\_\_, 20\_\_\_\_\_

<sup>1</sup>Identity Owner or Equitable Owner

<sup>2</sup>Signature of the Individual

<sup>3</sup>Signature and Seal of Notary Public or Other Officer Authorized to Acknowledge Deeds

**APPENDIX 6**

**STATEMENT OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND  
OFFER OF DEDICATION**

**CORPORATE**

**COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF YORK**

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared <sup>1</sup>\_\_\_\_\_ being <sup>2</sup>\_\_\_\_\_  
of <sup>3</sup>\_\_\_\_\_,  
the <sup>4</sup>\_\_\_\_\_ of the property shown on this plan, that he is authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, that the corporation desires the same to be recorded and on behalf of the corporation further acknowledges, that all streets and other property identified as proposed public property (excepting those areas labeled “NOT FOR DEDICATION”) are hereby dedicated to the public use.

<sup>5</sup> \_\_\_\_\_

**Corporate Seal**

<sup>6</sup> \_\_\_\_\_

**My Commission Expires \_\_\_\_\_, 20\_\_\_\_\_**

<sup>1</sup>Individual's Name

<sup>2</sup>Individual's Title

<sup>3</sup>Name of Corporation

<sup>4</sup>Identity Owner or Equitable Owner

<sup>5</sup>Signature of the Individual

<sup>6</sup>Signature and Seal of Notary Public or Other Officer Authorized to Acknowledge Deeds

## APPENDIX 7

### MEMORANDUM OF UNDERSTANDING

#### Installation of Public Improvements In Conjunction with Preliminary Plan Approval

This Memorandum of Understanding is entered into by and between the following parties:

Warrington Township, hereinafter called "Township"

and

\_\_\_\_\_, hereinafter called "Developer"

### RECITALS

WHEREAS, Developer has submitted to the Township a plan and application for a Subdivision or Land Development Plan located in \_\_\_\_\_, Which is known and designated as \_\_\_\_\_.

WHEREAS, Township has required and Developer has agreed that as a condition precedent to final plan submission of the Subdivision or Land Development Plan, public improvements shall be completed by the Developer, as provided in Article VI of the Warrington Township Subdivision and Land Development Ordinance of 2022, as amended.

WHEREAS, Township and Developer desire to set forth their understanding concerning the Developer's agreement and responsibility to install the public improvements and pay the costs involved in processing, inspecting, and reviewing Developer's Subdivision or Land Development Plan.

NOW, THEREFORE, intending to be legally bound hereby, Township and Developer agree as follows:

1. The Developer, at their own cost and expense, shall proceed to perform and complete only those public improvements required by the Developer's Subdivision or Land Development Plan, subject to the approval of the plans and specifications by the Township.
2. The Township, or its designee, and the Developer shall agree upon a notification procedure and a schedule of field inspections to be made during construction and upon completion of all public improvements.



3. Upon completion of the public improvements, the Developer shall give notice to the Township, in writing, to inspect the public improvements. The Township shall inspect the public improvements within ten (10) days and shall approve same if they are completed in accordance with the Subdivision or Land Development Plan and acceptable engineering practices. If the Township disapproves, they shall notify the Developer promptly.
4. Developer agrees to reimburse the Township for engineering services necessitated by the review and approval of the Developer's plan and necessitated by the review and inspection of all required public improvements at the prevailing rate of \$ \_\_\_\_\_ per hour, plus associated itemized expenses, where applicable. It is agreed that engineering services shall be payable by Developer within ten (10) days after date of invoice and prior to final approval of Developer's Subdivision or Land Development Plan.
5. Where applicable, Developer agrees to reimburse the Township for solicitor services necessitated by the review and approval of the Developer's plan, and necessitated by the review of all required financial security and other agreements. It is agreed that the Solicitor's services shall be payable within ten (10) days after date of invoice and prior to final approval of Developer's Subdivision or Land Development Plan.

IN WITNESS WHEREOF, the parties hence caused this Memorandum of Understanding to be executed, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

WARRINGTON TOWNSHIP BOARD OF SUPERVISORS

\_\_\_\_\_ Supervisor

\_\_\_\_\_ Supervisor

\_\_\_\_\_ Supervisor

\_\_\_\_\_ Supervisor

\_\_\_\_\_ Supervisor

(SEAL)

DEVELOPER

\_\_\_\_\_  
\_\_\_\_\_

## APPENDIX 8

### MEMORANDUM OF UNDERSTANDING

#### Financial Security

This Memorandum of Understanding is entered into by and between the following parties:  
Warrington Township, hereinafter called "Township"  
and  
\_\_\_\_\_, hereinafter called "Developer"

#### RECITALS

WHEREAS, Developer has submitted to the Township a plan and application for a Subdivision or Land Development Plan located in \_\_\_\_\_,  
which is known and designated as \_\_\_\_\_; and,

WHEREAS, Township has required and Developer has agreed that as a condition precedent to final plan approval of the Subdivision or Land Development Plan, the construction of all public improvements shall be assured by financial security, as required in Article VI of the Warrington Township Subdivision and Land Development Ordinance of 2022, as amended.

WHEREAS, Township and Developer desire to set forth their understanding concerning the Developer's agreement and responsibility to install the public improvements, provide a financial security, and pay the costs involved in inspecting and approving Developer's Subdivision or Land Development Plan.

NOW, THEREFORE, intending to be legally bound hereby, Township and Developer agree as follows:

1. The Developer, at their own cost and expense, shall proceed to perform and complete all public improvements required by the Developer's Subdivision and Land Development Plan, subject to the approval of the plans and specifications by the Township.
2. To assure completion of the public improvements required as a condition for the final approval of the Developer's Subdivision and Land Development Plan, the Developer shall provide for deposit with the Township, financial security, consistent with Article VI of the Warrington Township Subdivision and Land Development Ordinance, in an amount sufficient to cover the costs of all public improvements, including but not limited to; streets, street signs, sidewalks, curbs, landscaping, storm drainage for dedication or which affect adjacent properties or streets, sanitary sewer facilities for dedication, water supply facilities for dedication, fire hydrants, lot line markers, survey monuments, and other related facilities. Such security shall provide for, and secure the completion of the public improvements within one (1) year of the date fixed in the subdivision or development plan. The amount of financial security shall be equal to one hundred ten (110) percent of the cost of the required public improvements for which financial security is posted.

The cost of the public improvements shall be established by submission to the Township of an estimate prepared by the Developer's engineer, subject to review, comment, and approval by the Township or its designees.

3. The Township, or its designee, and the Developer shall agree upon a notification procedure and a schedule of field inspections to be made during construction and upon completion of all public improvements.
4. Upon completion of the public improvements, the Developer shall give notice to the Township and its designee, in writing, to inspect the public improvements. The Township or its designee shall inspect the public improvements within ten (10) days and shall approve same if they are completed in accordance with the Subdivision or Land Development Plan and acceptable engineering practices. If the Township or its designee disapproves, they shall notify the developer promptly.
5. Developer agrees to reimburse the Township or its designee for engineering services necessitated by the review and inspection of all required public improvements and all associated expenses, at the prevailing rate of \$\_\_\_\_\_per hour, plus associated itemized expenses, where applicable. It is agreed that engineering services shall be payable by Developer within ten (10) days after date of invoice and prior to release of financial security.
6. Where applicable, Developer agrees to reimburse the Township for solicitor services necessitated by the review and approval of the Developer's plan, and necessitated by the review of all required financial security and other agreements. It is agreed the solicitor's services shall be payable within ten (10) days after date of invoice and prior to release of financial security.

IN WITNESS WHEREOF, the parties hence caused this Memorandum of Understanding to be executed, dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS**

\_\_\_\_\_  
Supervisor

\_\_\_\_\_  
Supervisor

\_\_\_\_\_  
Supervisor

\_\_\_\_\_  
Supervisor

\_\_\_\_\_  
Supervisor

(NOTARY SEAL)

DEVELOPER:  
\_\_\_\_\_  
\_\_\_\_\_

**APPENDIX 9**

**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS  
FINAL PLAN APPROVAL STATEMENT**

At a meeting on \_\_\_\_\_, 20\_\_\_\_\_, the Board of Supervisors of the Township of Warrington approved this project and all conditions of approval have been met. This approval includes the complete set of plans and information which are filed with the Township, based upon its conformity with the standards of the Warrington Township Subdivision and Land Development Ordinance.

**WARRINGTON TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairperson

**WARRINGTON TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT**

At a meeting held \_\_\_\_\_ 20\_\_\_\_\_, the Warrington Township Planning Commission reviewed this plan. A copy of the review comments is on file in the Township Office.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairperson, Planning Commission

**WARRINGTON TOWNSHIP ENGINEER REVIEW STATEMENT**

Reviewed by the Warrington Township Engineer.

Date\_\_\_\_\_

\_\_\_\_\_  
Engineer

**WARRINGTON TOWNSHIP SEWAGE ENFORCEMENT OFFICER REVIEW STATEMENT**

**Reviewed by the Warrington Township Sewage Enforcement Officer.**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Sewage Enforcement Officer**

**YORK COUNTY PLANNING COMMISSION REVIEW STATEMENT**

**Reviewed by the York County Planning Commission.**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**YCPC**

**RECORDER OF DEEDS CERTIFICATE**

**Recorded in the Office for Recording of Deeds, in and for York County, Pennsylvania,**

**In Plan Book \_\_\_\_\_ Page \_\_\_\_\_**

**This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_**

r

**APPENDIX 10**

**PRELIMINARY PLAN APPROVAL STATEMENT  
WARRINGTON TOWNSHIP BOARD OF SUPERVISORS**

At a meeting on \_\_\_\_\_, 20\_\_\_\_\_, the Board of Supervisors of the Township of Warrington granted **PRELIMINARY PLAN APPROVAL**, of this project, including the complete set of plans marked sheet(s) \_\_\_\_\_ through \_\_\_\_\_ which form a part of the application dated \_\_\_\_\_, last revised \_\_\_\_\_.

This plan may not be recorded in the office of the York County Recorder of Deeds, nor may any construction be initiated but when combined with the other necessary approvals and permits, grants the authority to install only the public improvements required as part of the plan.

**BOARD OF SUPERVISORS**

\_\_\_\_\_  
**Chairperson**

\_\_\_\_\_  
**Date**

## APPENDIX 11

### CONDITIONAL APPROVAL NOTICE WARRINGTON TOWNSHIP

Date: \_\_\_\_\_

APPLICANT:

Dear :

The Warrington Township Board of Supervisors, on \_\_\_\_\_, 20\_\_\_\_\_,  
conditionally approved the plan identified below. The conditions of approval are reflected as  
deficiencies on the attached sheet.

Plan Name \_\_\_\_\_

Plan #: \_\_\_\_\_ Plan Date: \_\_\_\_\_

If you as the applicant are not willing to correct the deficiencies shown on the attached sheet,  
the application shall be deemed disapproved because of the defects in the plan and failure of  
the plan to comply with those referenced provisions and requirements of the Warrington  
Township Subdivision and Land Development Ordinance of 2014, as amended.

Under certain circumstances, the Township may, upon request, waive compliance with certain  
conditions found unacceptable to the applicant. In order to obtain a modification, an  
application must be filed with the Township in accordance with Section 801 of the above-  
referenced Ordinance.

Please note that this conditional approval is deemed a disapproval six (6) months after the date  
of the conditional approval, unless all of the conditions of approval are met. If you are  
satisfied with the conditions of approval, you must meet all conditions by \_\_\_\_\_.

If you have any questions regarding this matter, please contact the Township Office.

Very truly yours,

Township Manager

Attachment

Cc: Project Engineer  
Property owner

## APPENDIX 12

**FINAL PLAN APPROVAL NOTICE  
WARRINGTON TOWNSHIP BOARD OF SUPERVISORS**

**Date:** \_\_\_\_\_

**APPLICANT:**

**Dear**

At a meeting on \_\_\_\_\_, 20\_\_\_\_\_, the Board of Supervisors of the Township of Warrington approved this project and all conditions of approval have been met. This approval includes the complete set of plans and information which are filed with the Township, based upon its conformity with the standards of the Warrington Township Subdivision and Land Development Ordinance.

**TOWNSHIP MANAGER**

\_\_\_\_\_  
**FOR**

**BOARD OF SUPERVISORS**

**Cc: Project Engineer  
Property Owner**