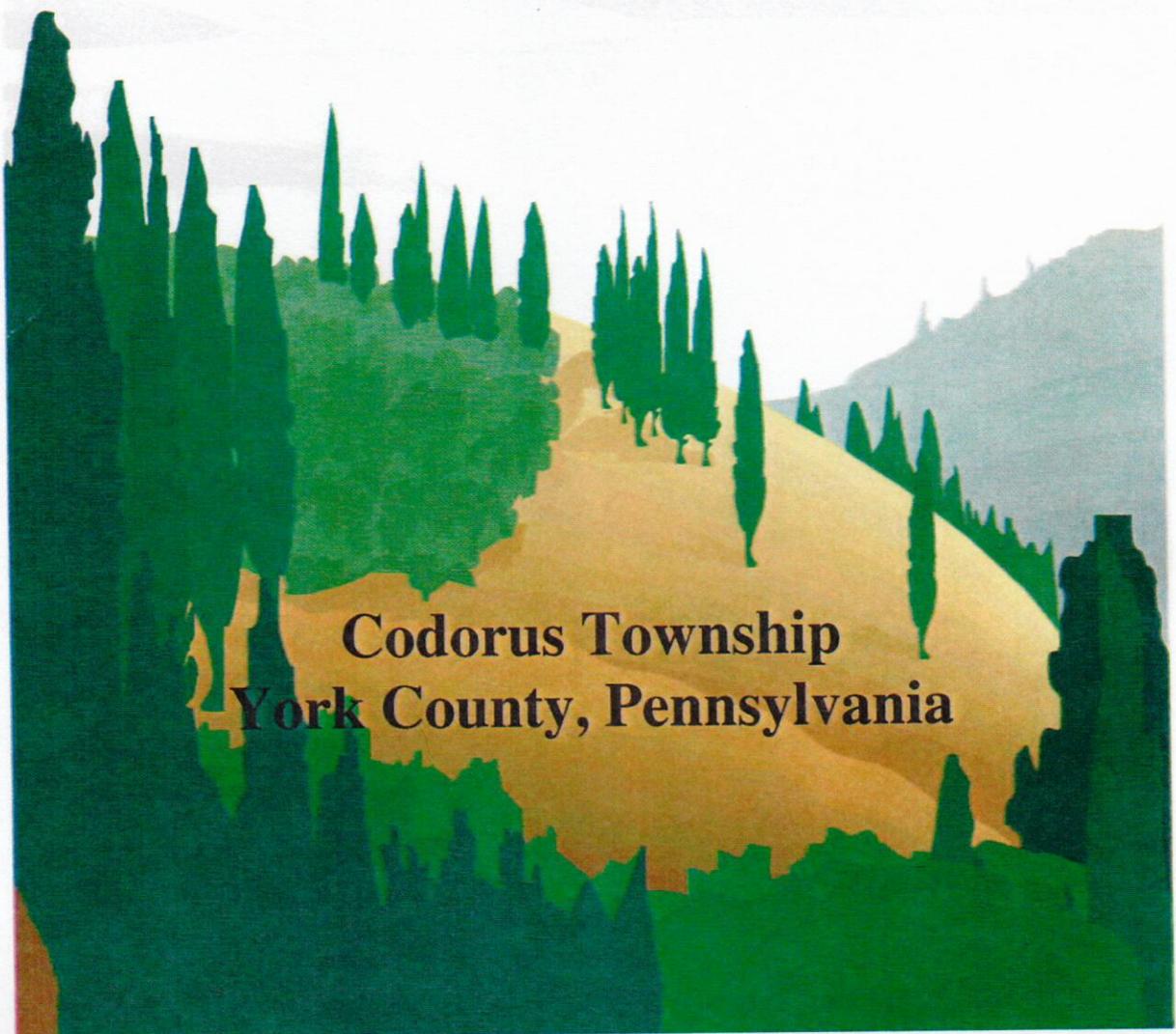


# **Subdivision and Land Development Ordinance**



**Codorus Township  
York County, Pennsylvania**

## TABLE OF CONTENTS

<b>ARTICLE 100</b>	<b>SHORT TITLE: PURPOSE: AUTHORITY: COUNTY REVIEW: EFFECT</b>	I - 1
s.101	Short Title	I - 1
s.102	Purpose	I - 1
s.103	Authority and Jurisdiction of the Township Board of Supervisors	I - 2
s.104	Authority and Jurisdiction of the Township Planning Commission	I - 2
s.105	Review of Plans by the County Planning Commission	I - 2
s.106	Effect of Subdivision and Land Development Ordinance	I - 2
s.107	Violation	I - 3
<b>ARTICLE 200</b>	<b>INTERPRETATION AND DEFINITIONS OF THE ORDINANCE</b>	II - 1
s.201	General Interpretations	II - 1
s.202	Definitions	II - 1
<b>ARTICLE 300</b>	<b>PROCEDURE</b>	III - 1
s.301	Pre-application Consultation	III - 1
s.302	Submission of a Sketch Plan	III - 1
s.303	Submission of Plans	III - 1
s.304	Referral of Plans	III - 1
s.305	Review of Plans	III - 1
s.306	Approval of Plans by the Township Board of Supervisors	III - 2
s.307	Effect of Preliminary Plan Approval	III - 3
s.308	Effect of Final Plan Approval	III - 4
s.309	Recording of Final Plan	III - 4
s.310	Fees	III - 4
<b>ARTICLE 400</b>	<b>PLAN REQUIREMENTS</b>	IV - 1
s.401	Sketch Plan Requirements	IV - 1
s.402	Preliminary Plan	IV - 1
s.403	Feasibility Report on Sewer and Water Facilities	IV - 4
s.404	Final Plan - Plan Requirements	IV - 6
s.405	Minor Subdivision	IV - 10
s.406	Subdivision of Land for Agricultural Purpose	IV - 10
s.407	Resubdivision	IV - 10
s.408	Additions to Existing Lots	IV - 11

## TABLE OF CONTENTS (Continued)

### ARTICLE 700 DESIGN AND CONSTRUCTION STANDARDS (Continued)

s.705	Street Surfacing	VII - 6
s.706	Curbs	VII - 6
s.707	Gutters	VII - 6
s.708	Alleys	VII - 7
s.709	Access Drives	VII - 7
s.710	Reserve Strips	VII - 8
s.711	Dead End Streets	VII - 8
s.712	Cul-de-sac Streets	VII - 8
s.713	Slope of Banks	VII - 9
s.714	Vertical Curves	VII - 9
s.715	Crown	VII - 9
s.716	Sidewalks	VII - 9
s.717	Street Trees	VII - 10
s.718	Street Lights	VII - 11
s.719	Street Signs	VII - 11
s.720	Street Names	VII - 11
s.721	Water Supply	VII - 11
s.722	Fire Hydrants	VII - 12
s.723	Sanitary Sewerage	VII - 12
s.724	Sewer Pipe	VII - 13
s.725	Manholes	VII - 13
s.726	Storm Drainage	VII - 14
s.732	Utility Easements	VII - 17
s.733	Underground Installations	VII - 17
s.734	Monuments and Markers	VII - 18
s.735	Placement; Marking	VII - 18
s.736	Monuments - Location of	VII - 18
s.737	Markers - Location of	VII - 18
s.738	Removal	VII - 18
s.739	Trees and Landmarks	VII - 18
s.740	Private Streets	VII - 18
s.741	Erosion and Sediment Control	VII - 19

### ARTICLE 800 MOBILE HOME PARK VIII - 1

s.801	Mobile Home Definitions	VIII - 1
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## SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

An Ordinance setting forth rules, regulations, and standards regulating the Subdivision and Land Development within the Township of Codorus, York County, Pennsylvania, pursuant to the authority granted in Article V of the Pennsylvania Municipalities Planning Code (Act 247) as amended and as enacted establishing the procedure to be followed by Codorus Planning Commission and Codorus Board of Township Supervisors in the application and administration of said rules, regulations and standards, and providing penalties for the violation thereof.

Be it Ordained, by Codorus Township Board of Supervisors, York County, Pennsylvania, as follows:

### ARTICLE 100

#### SHORT TITLE: PURPOSE: AUTHORITY: COUNTY REVIEW: EFFECT

- s.101 Short Title: This Ordinance shall be known as "The Subdivision and Land Development Ordinance of the Township of Codorus".
- s.102 Purpose: The purpose of this Subdivision and Land Development Ordinance is to provide harmonious development of the Township by including the following but not limited to:

Providing for the submittal and processing of plats, and specifications for such plats, including provisions for preliminary and final approval and for processing of final approval by stages of section of development.

Ensuring that (1) the layout or arrangement of the subdivision or land development shall conform to the comprehensive plan and to any regulations or maps adopted in furtherance thereof; (2) streets in and bordering a subdivision and land development shall be coordinated, and be of such widths and grades and in such locations as deemed necessary to accommodate prospective traffic, and facilitate fire protection; (3) adequate easements or rights-of-way shall be provided for drainage and utilities; (4) reservations, if any, by the developer of any area designed for use as public grounds shall be suitable size and location for their designated uses; (5) and land which is subject to flooding, subsidence or underground fires either shall be made safe for the purpose for which such land is proposed to be used, or that such land shall be set aside for uses which shall not endanger life or property or further aggravate or increase the existing menace.

Ensuring provisions governing the standards by which streets shall be graded and improved, and walkways, curbs, gutters, street lights, fire hydrants, water and sewage facilities and other improvements shall be installed as a condition precedent to final approval of plats.

Providing for encouraging and promoting flexibility and ingenuity in the layout and design of subdivisions and land developments including provisions authorizing the

Planning Commission to alter site requirements, and for encouraging other practices which are in accordance with modern and evolving principles of site planning and development.

Ensuring conformance of subdivision plans with public improvement plans.

Ensuring coordination of intermunicipal public improvement plans and programs.

Securing the protection of water resources and drainage ways.

Securing adequate sites for recreation, conservation, scenic and other open space purposes.

Securing equitable handling of all subdivision plans by providing uniform standards and procedures.

In general promoting the greater health, safety, morals, and welfare of the citizens of the Township.

- s.103 Authority and Jurisdiction of the Township Board of Supervisors: The Codorus Township Board of Supervisors, hereinafter referred to as the Board of Supervisors, shall have jurisdiction and control of the subdivision and land development within the Township limits.

All applications and plans for subdivision and land development located within the Township limits shall be submitted to the Township Board of Supervisors, and approved by it before the plans shall be recorded.

- s.104 Authority and Jurisdiction of the Township Planning Commission: The Codorus Township Planning Commission, hereinafter referred to as the Planning Commission, shall be vested with the control of Subdivision and Land Development as granted by Article V, Section 501 of the Pennsylvania Municipalities Planning Code.

- s.105 Review of Plans by the County Planning Commission: Plans for Subdivision and Land Development located within Codorus Township shall be submitted to the York County Planning Commission for review and report as required by Section 502 of the Pennsylvania Municipalities Planning Code. Said submission shall take place before final approval of any plans by the municipality. However, if a report is not received from the County Planning Commission within thirty (30) days after submission by the municipality, the municipality may proceed without the report.

- s.106 Effect of Subdivision and Land Development Ordinance: No subdivision or land development of any lot tract or parcel of land shall be made, 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.

- s.107 Violation: It shall be a violation of this Ordinance for any person, partnership or corporation to subdivide any land in Codorus Township or to create any land development in Codorus Township without first having a final plan approved in accordance with the provisions of this Ordinance. It shall also be a violation of this Ordinance for any person, partnership or corporation to lay out, construct, open or dedicate it for public use or travel or for the common use of occupants of buildings abutting thereon any street, sanitary sewer, storm sewer, water main or other improvement in connection therewith except in accordance with this Ordinance.

## ARTICLE 200

### INTERPRETATION AND DEFINITIONS OF THE ORDINANCE

s.201 General Interpretations: In the foregoing regulations the general terms are to include the following:

- A. The word "lot" includes the word "plot" or "parcel."
- B. Words in the present tense imply the future tense.
- C. Words used as singular imply the plural.
- D. The word "person" includes a partnership or corporation as well as an individual.

s.202 Definitions:

Agent: Any person, other than the subdivider, who, acting for the subdivider, submits to the Planning Commission and Township Supervisors subdivision plans for the purpose of obtaining approval thereof.

Agricultural Purposes: The use of land for farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce and equipment and for housing and feeding the animals and housing the equipment.

Alley: A right-of-way providing secondary vehicular access to the side or rear of two or more properties.

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 plot or plan or for the approval of a development plan.

Block: An area bounded by streets.

Board of Supervisors: Codorus Township Board of Supervisors.

Building Setback Line: A line within a property defining the required minimum distance between any structure and the adjacent right-of-way line.

Cartway: The portion of a street or alley intended for vehicular use.

Clear Sight Triangle: An area of unobstructed vision at street intersections. It is defined by lines of sight between points at a given distance from the intersection of the centerlines or both streets.

Commission: The Codorus Township Planning Commission.

Common Open Space: A parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of the planned residential development, not including streets, off-street parking areas, and areas set aside for public facilities.

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

Corner Lot: A lot abutting upon two streets at their intersection.

Crosswalk or Interior Walk: A right-of-way or easement for pedestrian travel across or within a block.

Cul-de-sac: A street intersecting another street at one end and terminating at the other in a vehicular turnaround.

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

Developer: Any landowner, agent of such landowner or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development. Same as Subdivider.

Development Plan: The provisions for development of a planned residential development, including 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.

Double Frontage Lot: A lot fronting on two streets other than a corner lot.

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 contiguous land areas.

Driveway: A minor vehicular right-of-way providing access between a street and a parking area or garage within a lot or property.

Dwelling Unit: Any structure, or part thereof, designed to be occupied as living quarters as a single housekeeping unit.

Easement: A limited right of use granted in private land for public or quasi-public purpose.

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

Flood Plain or Floodway Area: That geographic area located at the shore line or water's edge which is subject to periodic flooding.

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.

Governing Body: The Board of Supervisors of Codorus Township

Grade: The slope expressed in a percent which indicates the rate of change of elevation in feet per hundred feet.

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

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

Hardship: A condition not caused by the subdivider for which he may request a variance.

Improvements: Pavements, curbs, gutters, sidewalks, water mains, sanitary sewers, storm sewers, grading, street signs and plantings, and other items for the welfare of the property owners and the public.

Land Development: Any of the following activities:

- A. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
  1. A group of two or more residential or 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 tenants; or

2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features
- B. A subdivision of land.
- C. Land development shall not include:
1. The conversion of an existing single-family detached dwelling or single family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium;
  2. The addition of an accessory building or buildings provided:
    - a. such building or buildings will be used exclusively in connection with the agricultural use of the property; and
    - b. the cumulative square footage of ground floor area of the proposed building or buildings and all other buildings is less than 5,000 square feet more than the square footage of all buildings located within such tract, lot or parcel on September 13, 1995.
    - c. The addition of an accessory building or buildings provided:
      - (i) such building or buildings will not be used exclusively in connection with the agricultural use of the property; and
      - (ii) the cumulative square footage of ground floor area of the proposed building or buildings and all other buildings is less than 1,000 square feet more than the square footage of all buildings located within such tract, lot or parcel on September 13, 1995.

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

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

Lot: A plot or parcel of land which is, or in the future, may be offered for sale, conveyance, transfer or improvement as one parcel, regardless of the method or methods in which title was acquired.

Lot Area: The area contained within the property lines of individual parcels of land shown on a plan, including any area within a street right-of-way or easement.

Lot Width: The width of a lot measured at the minimum front setback line for the zone in which the lot is located.

Marginal Access Street: Minor streets, parallel and adjacent to major traffic streets providing access to abutting properties and control of intersections with the major traffic street.

Multiple Dwelling Building: A building providing separate living quarters for two or more families.

Municipality: Any city of the second class A or third class, borough, incorporated town, township of the first or second class, and county of the second class A through eighth classes.

Owner: The owner of record of a parcel of land.

Performance Bond: An agreement by and between a contractor and a bonding company in favor of the subdivider and the Township Board of Supervisors guaranteeing the completion of physical improvements.

Plan: The map or plan of a subdivision or land development,

Plan, Sketch: An informal plan, not necessarily to scale, indicating salient existing features of a tract and its surroundings and the general layout of the proposed subdivision for discussion purposes only and not to be presented for approval.

Plan, Preliminary: A tentative subdivision plan, in lesser detail than a final plan, showing the salient existing features of a tract and its surroundings and approximate proposed street and lot layout as a basis for consideration prior to preparation of a final plan.

Plan, Final: A complete and exact subdivision plan, prepared as for official recording, to define property rights and proposed streets and other improvements.

Plan, Record: An exact copy of the approved final plan prepared for necessary signatures and recording with the York County Recorder of Deeds.

Planned Residential Development: An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, the development plan for which does not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established in any one residential district created, from time-to-time, under the provisions of a municipal zoning ordinance.

Resubdivision: Any subdivision or transfer of land, laid out on a plan which has been approved by the commission which changes, or proposes to change property lines and/or public rights-of-way not in strict accordance with the approved plan.

Reverse Frontage Lot: A lot extending between and having frontage on a major street and a minor street with vehicular access solely from the latter.

Right-of-way: Land set aside for use as a street, alley or other means of travel.

Sight Distance: The length of street, measured along the centerline, which is continuously visible from any point three feet above the centerline.

Street: A strip of land, including the entire right-of-way, intended primarily as a means of vehicular and pedestrian travel. Street includes avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private. Streets are further classified as follows:

- A. Arterial Street; Highway - A street or road which is used primarily for fast or heavy traffic including all roads classified as main and secondary highways by the Pennsylvania Department of Transportation.
- B. Collector Street - A street which carries traffic from minor streets to the major system of arterial streets, including the principal entrance streets of a residential development and streets within such a development.
- C. Local Street - A street which is used primarily for access to the abutting properties.
- D. Service Drive or Alley - A minor street which is used primarily for vehicles service access to the back or the side of properties otherwise abutting a street.
- E. Private Roadway - A roadway which provides direct access to not more than two (2) residential lots having a dedicated right-of-way of which is not less than fifty (50) feet and which can be used only by traffic having a destination in that immediate area.

Structure: Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

Subdivider: Any person, firm, or corporation who subdivides land deemed as a subdivision as defined by this Ordinance, said person, firm or corporation acting as owner or authorized agent of the land owner. Same as Developer.

Subdivision: The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, transfer of ownership, or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or residential dwellings shall be exempted.

Township: Codorus Township, York County, Pennsylvania, as represented by the Board of Township Supervisors, or their duly authorized agents.

Tract: All land which (1) was owned by the same owner or owners on December 7, 1974 and (2) is contiguous. Land shall be considered contiguous even though separated by public or private roads and/or by land adversed from the original tract since December 7, 1974.

Undeveloped Land: Land in parcels sufficiently large for future subdivision which is presently in agriculture, woodland or laying fallow.

Variance: The granting of an exception to these regulations which in the opinion of the Township will not be detrimental to the general welfare, impair the intent of those regulations or conflict with the Comprehensive Plan.

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 building, industrial plants, or institutions. (Not including individual on-lot wells.)

## ARTICLE 300

### PROCEDURE

- s.301 Pre-application Consultation: Copies of this Ordinance shall be available on request for the use of any person who desires information concerning subdivision and land development standards and procedures in effect within Codorus Township. Any prospective subdivider may request a meeting with the Township Board of Supervisors or Planning Commission to discuss and review tentative plans and discuss the applicability of the provisions of this Ordinance.
- s.302 Submission of a Sketch Plan: The subdivider may submit a Sketch Plan five (5) days prior to the regular meeting in accordance with the provisions of this Ordinance to the Township Board of Supervisors or the Planning Commission. The Sketch Plan shall not constitute formal filing of a plan with the Township.
- s.303 Submission of Plans: Preliminary and Final Plans for all proposed subdivisions of land lying within the Township shall be submitted for approval to the Board of Supervisors at a regularly scheduled meeting
- The subdivider shall submit seven (7) copies of the Preliminary and Final Plans as well as two (2) copies of the required supporting data. Preliminary and Final Plans shall comply with the requirements of Article 400.
- s.304 Referral of Plans: All plans, whether preliminary or final shall be forwarded by the Board of Supervisors to the Township Planning Commission for review and recommendation. The Board of Supervisors shall take no official action on a plan until a report is received from the Township Planning Commission. The Township shall forward a copy of such plan to the York County Planning Commission for review. In addition, the Township shall forward two (2) copies together with a planning module as proposed by the subdivider or land developer to the local office of the Pennsylvania Department of Environmental Protection. The Township may in its discretion forward a copy to the Township engineer for review.
- s.305 Review of Plans: All Plans, whether Preliminary or Final, shall be reviewed by the Board of Supervisors and Township Planning Commission with reference to the following:
- A. The standards and requirements of this Ordinance.
  - B. Any proposals contained in the Codorus Township Comprehensive Plan.
  - C. Site suitability for the particular type of development proposed.
  - D. The availability for necessary services and facilities.

- E. The requirements of the Township Zoning Ordinance and other applicable Ordinances.
- F. The Official Map of Codorus Township.
- G. The improvements, design and dedications or reservations required by this Ordinance.
- H. Recommendations of other official agencies (York County Planning Commission, Pennsylvania Department of Environmental Resources, Pennsylvania Department of Transportation, U.S. Soil Conservation Service).

s.306 Approval of Plans by the Township Board of Supervisors: 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 Board of Supervisors or the Township Planning Commission (whichever first reviews the application) 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 30<sup>th</sup> day following the date 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 V.

The Board of Township Supervisors may approve the Plan, whether Preliminary or Final, in whole or in part, or subject the Plan to modifications or conditions, or may disapprove the Plan. The decision of the Board of Township Supervisors shall be in writing and shall be communicated to the subdivider personally or mailed to him at his last known address not later than fifteen (15) days following the decision.

If the plan is approved by the Township Board of Supervisors subject to modifications or conditions, the applicant shall either personally or in writing approve or reject such modifications or conditions within five (5) days of receiving notice of such modifications or conditions. For purposes of this paragraph, notice to an individual presenting the plan on behalf of the applicant, whether such individual be the applicant himself, a relative of the applicant, an officer of the applicant, an attorney, a surveyor, an engineer or otherwise, shall be notice to the applicant and such person presenting the plan on behalf of the applicant shall be deemed to have authority to, on behalf of the applicant, accept or reject such modifications or conditions. The failure to accept or reject such modifications or conditions within the five (5) day period shall be considered to be a rejection of the same and the conditional approval by the Township Board of Supervisors shall be revoked and the applicant shall be notified in writing within ten (10) days following the expiration of such five (5) day period.

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, in each case, cite the provisions of these 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 an approval of the application in terms as presented unless the applicant has agreed in writing to an extension of time or change in described manner of presentation of communication of the decision, in which case, failure to meet the extended time or change of presentation of communication shall have like effect.

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 the Zoning, Subdivision 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 Zoning, Subdivision 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 three (3) years from such approval. Where final approval is preceded by preliminary approval, the three-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.

s.307 Effect of Preliminary Plan Approval: Approval of the Preliminary Plan by the Board of Supervisors constitutes conditional approval of the subdivision as to the character and intensity of development, the general layout, and the approximate dimensions of streets, lots, and other planned features. This approval binds the subdivider to the general scheme shown on the Preliminary Plan.

Approval of the Preliminary Plan shall not constitute approval of the Final Subdivision Plan, nor does it authorize recording of the Preliminary Plan, the sale of any lots or agreement to sell lots; however, such approval does authorize the subdivider to proceed with the preparation of the Final Plan, installation and/or construction of improvements and posting of a bond guarantee as specified in Article 500 of this Ordinance.

- s.308 Effect of Final Plan Approval: Approval of the Final Plan by the Board of Supervisors constitutes final approval of the subdivision 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 Township 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 building or structures. All plans shall be recorded by the Township.

- s.309 Recording of Final Plan: Upon approval of the Final Plan, the subdivider shall, within ninety (90) days of such approval, record such Plan in the Office of the Recorder of Deeds of York County. Within thirty (30) days after such recording, the subdivider shall furnish proof of recording to the Board of Supervisors. Should the subdivider fail to record the Final Plan within such period, the approval of the Board of Supervisors shall be null and void, unless an extension of time has been granted by the Board of Supervisors upon written request.

The recording of the Final Plan shall not constitute grounds for assessment increases until such time as lots are sold or improvements are installed on the land included within the subject Plan.

No changes, erasures, modifications, or revisions shall be made on the Final Plan after approval, unless the Plan is first resubmitted to the Planning Commission and Township Supervisors for their review and approval.

Distribution of copies of the Final Plan as approved shall be as follows:

- A. Two copies of the Plan and one copy of all supporting materials shall be retained for Township records.
  - B. One copy of the Plan to the Township Engineer.
- s.310 Fees: At the time of filing a Preliminary or Final Plan, the subdivider or land developer shall pay to the Township such fees as may be established by Resolution of the Board of Supervisors.

No Final Plan shall be approved until all fees and charges required by such Resolution have been paid in full, until any and all unpaid fees incurred in connection with previously submitted subdivision or land development plans for any land included within the proposed subdivision or land development, whether or not such plans were submitted by the present owner of such land, have been paid in full.

**ARTICLE 400**  
**PLAN REQUIREMENTS**

s.401 Sketch Plan Requirements: The Sketch Plan may be a free-hand drawing and shall show the following information:

A. Site Map:

1. Existing and proposed streets, highways, rights-of-way.
2. Lot lines and subdivision boundary.
3. All public reservations such as for schools, parks, etc.
4. Sketch Design Plan shall be drawn at a scale of 1" = 50'.

B. Development Data:

1. Number of acres in tract, acres in public use, average lot size, approximate number of lots, anticipated type of development.

C. Location Map:

1. Sketch vicinity map showing the relation if the subdivision to surrounding area and community.

D. Legal Data:

1. Name and address of subdivider, name of municipality, title, scale, north arrow, and date.

s.402 Preliminary Plan: The Preliminary Plan shall show and/or be accompanied by the following information:

A. Site Map: - Seven (7) copies of the Preliminary Subdivision Plan including all supplements thereto such as Storm Drainage Plan and Erosion and Sediment Control Plan.

1. Title block on the lower right corner giving the name of the subdivision, scale, date, the names of all of the owners of the lands being subdivided, engineer or surveyor's name and registration number, and seal. The Plan shall be signed by all of the owners of land in the subdivision or land development.
2. Signature block for five (5) members of the Township Planning Commission and three (3) members of the Board of Supervisors.

3. North point. The plan should be oriented so that the top of the plan is due North.
4. Contours at vertical intervals of five (5) feet or in the case of relatively level tracts, at such lesser intervals as may be necessary for satisfactory study and planning of the tract.
5. The plan should indicate all existing water courses, tree masses and isolated trees more than ten (10) inches in diameter, existing buildings, public works and all significant features within or immediately adjacent to the tract.
6. Boundary lines of the tract, showing courses and distances, as plotted by deed (unless an accurate survey has been made) and the names of the present owners of all adjacent lands.
7. Layout of proposed street system, showing rights-of-way and cartway widths; street names; locations and names of existing streets within or adjacent to the subdivision or land development.
8. Lines of all lots, parcels or tracts included within the subdivision, including those not presently owned by the subdivider or land developer but on December 7, 1974, owned by the same landowner as the tract being subdivided or developed.
9. Proposed building setback lines, proposed utility easements (may be given in the form of a note), and designation of any areas offered to public use or reserved for special uses.
10. Any existing easements, rights-of-way or restrictions over or upon the land with complete information regarding them.
11. Small scale key map showing the subdivision in relation to the surrounding neighborhood and community.
12. Proposed drainage system, showing the location and approximate sizes, capacities and grades of inlets, sewers, culverts and other structures and where water will be drained and how it will affect adjacent properties. For large areas, or subdivisions or land development possessing unusual topographic features, the Township engineer may require that this be shown on a separate storm drainage plan.
13. Any other public improvements necessary for the complete development of the subdivision.
14. Type of water supply and sewage disposal systems proposed, i.e. on-lot or public. In the event on-lot water and/or sewage disposal facilities are proposed,

the plan shall show the locations for all on-lot sewage disposal systems and wells.

15. The location and design of access drives on corder lots and access drives on other lots as requested by the Board of Supervisors. Such access drives shall demonstrate the existence of reasonable access to the property and shall not be designed so as to unreasonably erode the public road.

If access is to be provided by a road maintained by the Commonwealth of Pennsylvania, the Subdivider or Developer shall supply proof that a driveway permit has been issued to permit a driveway to be completed at the proposed location, or certification from a professional engineer that, in his best judgement, consistent with the regulations of the Pennsylvania Department of Transportation a permit can be issued to permit a driveway to be completed at the proposed location.

16. Proposed locations for all residential, commercial or industrial buildings.

17. If any lot is not to be approved as the location of a dwelling, the plan shall conspicuously so state.

18. Where the subdivision and/or land development lies partially or completely within any of the areas identified as being subject to the one hundred (100) year flood in the Flood Insurance Study prepared for Codorus Township by the Federal Insurance Administration in March, 1981, or where such activities border on such area, the Preliminary Plan shall include the following information:

- a. The location and elevation of proposed road, utilities and building sites fills floods or proposed erosion protection facilities;
- b. The one hundred (100) year flood elevations;
- c. Areas subject to special deed restrictions;

All such maps shall show contours at intervals of two (2) or five (5) feet depending on the slope of land and shall identify accurately the boundaries of the area identified as being subject to the one hundred (100) year flood in the aforementioned Federal Insurance Administration study.

**B. Supporting Data:**

1. Feasibility report of sewer and water facilities for the tract as required in Section 403.

2. Detailed drawings as follows:
    - a. Streets: Typical cross-sections and centerline profiles for each proposed street showing existing and proposed grades;
    - b. Bridges and Culverts: Preliminary engineering designs of any new bridges or culverts proposed on the tract;
    - c. Storm Water Drainage: A drawing of all present and proposed grades and facilities for storm water drainage which shall demonstrate compliance with Sections 726 and/or 801(S) of this Ordinance.
  3. A draft of deed restrictions and/or protective covenants for the subdivision or land development.
  4. Offers of dedication or reservation.
  5. Certification that the method of sewage disposal has been approved by the Pennsylvania Department of Environmental Protection - Planning module approval by the Department of Environmental Protection.
  6. An erosion and sediment pollution control plan and applicable NPDES permit which has been reviewed and approved by the York County Conservation District. The subdivider or land developer must pay all fees required by the York County Conservation District in order to secure such review, approval and applicable permit. The following guidelines are applicable for all types of development:
    - a. Erosion and sediment control plan and NPDES general permit for sites disturbing one (1) to under five (5) acres with a point discharge to surface waters of the Commonwealth or disturbing five (5) acres or greater.
    - b. Erosion and sediment pollution control plan and NPDES individual permit for sites which disturb one (1) to under five (5) acres with a point discharge to surface waters of the Commonwealth or five (5) acres or greater, in high quality or exceptional value waters.
- s.403 Feasibility Report on Sewer and Water Facilities: As part of the Feasibility Study, the subdivider shall state the type of sewage disposal system desired for each of the proposed lots. If other than connection to a sanitary sewer line or the installation of a conventional on-site sewage disposal system is intended on any of the lots, that fact shall be indicated on the plan itself. The Board of Supervisors will approve on-site sewage disposal systems only when the Township Sewage Enforcement Officer and/or a sanitarian of the Pennsylvania Department of Environmental Protection certifies that the proposed sewage disposal system for each of the lots shown on the plan is suitable for

use on that lot. Subdivisions proposing a lot or lots utilizing alternate on-site sewage disposal systems will not be approved by the Board of Supervisors unless:

- A. The Township Sewage Enforcement Officer and/or a sanitarian of the Department of Environmental Protection certifies that the proposed sewage disposal site cannot reasonably be located so as to enable the lot to utilize a conventional on-site sewage disposal system; and
- B. The lot itself cannot reasonably be redesigned or relocated consistent with the Township zoning ordinance and other Township regulations so as to enable utilization of a conventional on-site sewage disposal system.

As part of the Feasibility Study there shall be included the results of the probe hole analysis and soil absorption tests on each of the lots as proposed in this subdivision. These probe hole analyses and soil absorption tests shall be performed in accordance with the regulations of the Pennsylvania Department of Environmental Protection and shall be certified as accurate by the Township Sewage Enforcement Officer.

If connection to an existing public sewer system is proposed the developer shall submit an agreement committing the public sewer system to accept and treat all sewerage that will be generated by the proposed subdivision or land development for such period of time and under such terms and conditions as the public sewer system accepts and treats sewerage emanating from elsewhere in its service area.

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

If the water supply system proposed involves the utilization of water obtained from the tract being subdivided or developed, the Board of Supervisors will approve the proposed water supply system only when the Feasibility Study establishes and the engineer performing the study certifies that the groundwater recharge on the tract in question after development computed during drought conditions (periods when precipitation is forty (40) percent below normal) will exceed anticipated water usage figures computed using Department of Environmental Protection figures of 3.5 persons per dwelling unit and average daily usage of one hundred (100) gallons per person per day, where residential use is contemplated and will exceed projected water usage figures where industrial or commercial use is contemplated and that the installation of the proposed system will not lower the groundwater table in the area so as to endanger or decrease groundwater supplies available to other properties in the area of the subdivision or land development and such study is approved by the Township engineer.

When industrial or commercial use is intended, the applicant shall, in the Feasibility Study, set forth the proposed nature of the industrial or commercial use, the proposed number of employees and whether water will be utilized for cleanup and/or processing, or otherwise in connection with the commercial or industrial use.

The applicant shall in addition set forth a proposed allocation of available water supply between or among the proposed industrial or commercial users and shall set forth a plan or proposal pursuant to which its allocation can reasonably be monitored and enforced by the Township.

In the case of subdivision or land developments of ten (10) or fewer existing or proposed residential units, the water feasibility study is not required. For this purpose, the subdivision or land development shall be considered to consist of all contiguous land owned on December 7, 1974, by the same landowner as lands owned by the applicant now proposed for subdivision or land development. Land shall be considered contiguous even though separated by public or private roads.

s.404 Final Plan - Plan Requirements: The following materials shall be submitted for approval of a final plan. Final Plans shall conform in all important details with Preliminary Plans as previously approved, and any conditions specified in the approval of a Preliminary Plan shall be incorporated in the Final Plan.

A. Site Map: - Seven (7) copies of the Final Subdivision Plan, including the site plan, storm drainage plan, erosion sediment control plan and street design plan, if applicable, shall be submitted. They shall show or be accompanied by the following information.

1. Title block in the lower right corner giving the name of the subdivision, scale, date, the names of all of the owners of the lands being subdivided, engineer or surveyor's name and registration number, and seal. The Plan shall be signed by all of the owners of land in the subdivision or land development.
2. Signature block for five (5) members of the Township Planning Commission and three (3) members of the Township Board of Supervisors.
3. North point. The plan should be oriented so that the top of the plan is due North.
4. Lines of all lots, parcels or tracts included within the subdivision, including those not presently owned by the subdivider or land developer but on December 7, 1974 owned by the same land owner as the tract being subdivided or developed. The lot lines of each lot proposed for subdivision should be drawn to the center of the road to the extent possible. The location, bearing and length of each line of each proposed lot should be stated on the plan. In the case of curve lines, the radii, arc distance and tangent bearing shall be given. All dimensions shall be shown in feet and hundredths of feet and all

dimensional data shall be accurately computed to the nearest one- hundredths of a foot or ten seconds of arc.

5. The location of permanent reference monuments (see Section 734, et seq.), or the plan may indicate where such monuments will be placed after street construction has been completed. However, streets will not be adopted until such reference monuments have been set. The location, description and elevation of at least two permanent bench marks shall be shown.
6. The plan must be signed by all of the owners of the land sought to be subdivided or developed and contain a notarized statement to the effect that the applicants are all the owners of the land proposed to be divided or developed and that the subdivision and/or subland developed shown on the Final Plan is made with his, her or their free consent and that it is desired to record the same.
7. The proposed location of all residential, commercial or industrial buildings, residential, the proposed location of all wells and on-site sewage disposal systems which shall be located at the place where percolation tests were completed.
8. Small scale key map showing the subdivision or land development in relation to the surrounding neighborhood and community.
9. Any existing easements, right-of-way or restrictions over or upon the land, with complete information regarding them.
10. The location and design of access drives on corner lots and access drives on other lots as requested by the Board of Supervisors. Such access drives shall demonstrate the existence of reasonable access to the property and shall not be designed so as to unreasonably erode the public road.

If access is to be provided by a road maintained by the Commonwealth of Pennsylvania, the Subdivider or Developer shall submit proof that a driveway permit has been issued to permit a driveway to be completed at the proposed location, or certification from a professional engineer that, in his best judgment, consistent with the regulations of the Pennsylvania Department of Transportation a permit can be issued to permit a driveway to be completed at the proposed location. If the required permit has not yet been issued the plan shall set forth in conspicuous form a notice that a highway occupancy permit is required from Pennsylvania Department of Transportation before driveway access is permitted. In addition, in the event a highway occupancy permit has not yet been obtained from the Commonwealth of Pennsylvania, the Subdivider or Developer shall prior to plan approval enter into a written agreement with the Township on a form prepared by or approved by the Township Solicitor which shall provide that the Subdivider or Developer shall

not transfer any legal or equitable interest in any lot requiring a highway occupancy permit to be issued by the Pennsylvania Department of Transportation (this shall not be interpreted to preclude the entry into an unrecorded contract of sale provided any and all amount of down payment is held in escrow by an attorney or a licensed real estate broker) until a highway occupancy permit for the lot in question has been obtained and the Township has executed a writing authorizing the sale of such lot.

11. The plan must contain a notation indicating date of review of plan by York County Planning Commission.
12. Each final plan proposing residential development or residential uses within the agricultural district as established by the Codorus Township Zoning Ordinance must contain in conspicuous form the following language:

"Warning: The dwelling lot or lots proposed by this subdivision plan are in the agricultural district. The primary use of such district is agricultural and residences must expect things such as the smell of farm animals and the manure they produce, toxic chemicals, slow moving agricultural machinery on local roads and other byproducts of agricultural activity".

13. Each final plan must contain in conspicuous form the following language: "Codorus Township, the Codorus Township Board of Supervisors and the Codorus Township Planning Commission do not warrant and are not responsible for the accuracy of the proposed lines set forth upon this subdivision plan nor do they warrant the title to the property set forth upon such plan. Rather, they rely upon the representations made by the subdivider, land developer, engineer or surveyor who has prepared the plan".

B. Supporting Data: - The Final Plan shall include thereon or be accompanied by:

1. A copy of such private deed restrictions as may be imposed upon the property as a condition of sale by the present owner.
2. Typical cross sections and street profiles for all proposed streets. Such profiles shall show at least the following: existing (natural) and proposed grades along the proposed street centerline; culvert locations, invert elevations and size.
3. The subdivider shall submit the certifications by the Township engineer, the Township sewage enforcement officer and/or a sanitarian of the Department of Environmental Protection required by Section 403 of this Ordinance.
4. Certification from a registered professional engineer employed by the Township that the subdivider or land developer has installed all improvements to the specifications of this Ordinance and any conditions attached by the Board of Supervisors; or that the subdivider or developer has posted an

improvement bond or other acceptable security in an amount sufficient to insure completion of all required improvements.

5. A drawing of all present and proposed grades and facilities for storm water drainage which shall demonstrate compliance with Section 726 and/or 801(S) of this Ordinance together with complete engineering design of any new bridges or culverts or storm water drainage facilities proposed, and certification by the Township Engineer that these proposed structures or facilities are satisfactorily designed and that compliance with the requirements of Section 726 and/or 801 (S) of this Ordinance will be achieved.
6. If the preliminary plan or final plan, in the absence of a preliminary plan, proposes a development of over twenty-five (25) acres an earth disturbance permit shall be required. If the plan proposes development of over five (5) acres or involves commercial or industrial development, there must be an erosion and sediment control plan which may be approved by the County Soil Conservation District.
7. An agreement that the subdivides or developer will install underground utilities before paving streets and constructing sidewalks.
8. A map showing the exact location and elevation of all proposed buildings, structures, roads, and public utilities to be constructed within any of the areas identified as being subject to the one hundred (100) year flood in the Flood Insurance Study prepared for Codorus Township by the Federal Insurance Administration in March, 1981. All such maps shall show contours at intervals of two (2) feet and identify accurately the boundaries of such flood-prone areas.
9. If access is to be provided by a road maintained by the Commonwealth of Pennsylvania, the subdivider or land developer shall submit proof that a driveway permit has been issued to permit a driveway to be completed at the proposed location, or certification from a professional engineer, that consistent with the regulations of the Pennsylvania Department of Transportation, a permit can be issued to permit a driveway to be completed at the proposed location. If the required permit has not yet been issued, the plan shall set forth in conspicuous form, a notice that the Highway Occupancy Permit is required from the Pennsylvania Department of Transportation before driveway access is permitted and in addition, in the event a Highway Occupancy Permit has not yet been obtained from the Commonwealth of Pennsylvania, the subdivider or land developer shall, prior to plan approval, enter into a written agreement with the Township on a form prepared by or approved by the Township Solicitor, which shall provide that the subdivider or land developer shall not transfer any legal or equitable interest in any lot requiring a Highway Occupancy Permit to be issued by the Pennsylvania Department of Transportation (This shall not be interpreted to preclude the entry into an

unrecorded contract of sale provided any and all amount of downpayment is held in escrow by an attorney or a licensed real estate broker.) until a Highway Occupancy Permit for the lot in question has been obtained and the Township has executed a writing authorizing the sale of such lot.

s.405 Minor Subdivision: In the event that initial subdivision of the land is four (4) lots or less, the following procedures shall apply:

- A. The subdivider shall submit seven (7) copies of the Final Plan which shall meet the requirements both for preliminary plans as set forth in Section 402 of this Ordinance and for Final Plans as set forth in Section 404 of this Ordinance and shall be accompanied by all of the certification required by Section 404(B) of this Ordinance. Such plans shall be processed in the manner provided by Section 304 et seq. of this Ordinance for the processing of Final Plans.
- B. The minor or small subdivision shall not involve any street improvement and/or street dedication, in the event such an improvement is proposed, the subdivider shall comply with the Preliminary Plan and Final Plan specifications of this Ordinance.

s.406 Subdivision of Land for Agricultural Purpose: - pursuant to the provisions

- A. Where a parcel of land is being subdivided pursuant to the provisions of Section 503(1)(c) of the Township Zoning Ordinance and it is not intended that buildings other than farm buildings (a farm dwelling is not a farm building) be placed or constructed on any lots created by the subdivision, the plan submitted shall contain in a conspicuous manner the following language: "This subdivision is not intended for development purposes. No buildings, other than farm buildings, may be constructed or placed on any of the lots or parcels shown on this plan without first submitting a subdivision plan meeting the then Township subdivision requirements."
- B. The plan shall contain the notarized signatures of the owner or owners and signature blanks for three (3) supervisors and three (3) members of the planning commission.
- C. A fee shall be submitted with the plan in the amount required for review by the York County Planning Commission.
- D. The plan shall further indicate to whom the property subdivided is being sold, if known, and such information as is necessary to establish that this subdivision will not result in the evasion of any of the provisions of this Ordinance or any other Township ordinance with respect to the property proposed to be sold or with respect to the property being retained, i.e. (the provisions of Section 503, 504 and 505 of the Township Zoning Ordinance).

s.407 Resubdivision: For any replatting or resubdivision of land, the same procedures and regulations apply as prescribed for an original subdivision.

s.408 Additions to Existing Lots: For the purpose of straightening lot lines and additions of small, nonbuildable parcels of property to existing recorded lots, said lots shall possess the following characteristics:

- A. The parcel to be added shall be of such a size that it may not be utilized as a buildable lot. No structure may be built on this parcel to be added to the original lot.
- B. The parcel to be added must be contiguous to the existing lot.
- C. The plan prepared for the addition of this parcel shall follow the procedures as outlined for Minor Subdivisions.

## ARTICLE 500

### IMPROVEMENTS, DEDICATION AND RESERVATION

s.501 Completion of Improvement 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, storm water management facilities or other improvements as may be required by this Ordinance have been installed in accordance with this Ordinance, except that the surface course of streets shall not be completed until such time as ninety (90) percent of the lots in the subdivision have been improved by the construction of a dwelling if approved for residential development or by the construction of the proposed commercial or industrial structures if the lots are approved for such uses.

The subdivider or developer shall estimate the cost of the surface course separately from the estimated cost of completing the other improvements and the estimated cost of the surface course shall be based upon the subdivider or developer's projected time table for completion of the development. The subdivider or developer shall deposit with the Township a corporate bond, letter of credit, or other security acceptable to the Board of Supervisors in an amount equal to one hundred ten (110) percent of the estimated cost of the Township completing the surface course at a time ninety (90) days following the date scheduled for completion of the same by the subdivider or developer.

In addition, at the discretion of the subdivider or developer, in lieu of completion of other improvements required as a condition for final approval of a plan, such subdivider or developer may deposit with the Township a corporate bond, letter of credit, or other security acceptable to the Board of Supervisors in an amount equal to one hundred ten (110) percent of the estimate cost of the township completing required improvements at a time ninety (90) days following the date scheduled for completion of the respective improvements by the subdivider or developer.

Annually the Township may adjust the amount of required financial security by redetermining the estimated cost for completion of the uncompleted improvements as of the expiration of the ninetieth (90th) day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the subdivider or developer to post additional security in order to insure that the financial security equals one hundred ten (110) per cent of the estimated cost of the Township completing the improvements at a time ninety (90) days following the date scheduled for completion or alternatively reduce the required security so that it equals such amount. The cost of the determination by the Township engineer shall be paid by the subdivider or developer. Any additional security shall be posted by the subdivider or developer within thirty (30) days after being notified of the same.

As the work of installing the required improvements proceeds, the party posting the financial security may request the Township to release or authorize the release from time to time, such portions of the financial security necessary for the payment to the contractor or contractors performing the work. Any such request shall be in writing addressed to the governing body, and the governing body shall have forty-five (45) days from the receipt of such request within which to allow the Township engineer to certify, in writing, to the governing body that such portion of the work has been completed in accordance with the approved plat. Upon such certification, the Board of Supervisors shall authorize release from the required financial security of an amount as estimated by the Township engineer as representing the value of the work completed.

The value of the work completed shall be determined by subtracting from the total amount of security deposited, one hundred ten (110) percent of the estimated cost of the Township completing the uncompleted work.

At such time as ninety (90) percent of the lots in the subdivision have been improved as set forth above, or if at the expiration of the three (3) years from the date all of the improvements, excepting the surface course, have been completed, less than ninety (90) percent of the lots have been so improved, the Township shall notify the subdivider or developer to complete the surface course within sixty (60) days from the date of such notice. In computing the sixty (60) day requirement, the period from October 1 to April 1 shall not be counted.

If at the time the surface course is completed, ninety (90) percent of the lots are not improved as set forth above, the subdivider or land developer must:

- A. Post with the Township a cash bond in an amount equal to fifteen (15) percent of the reasonable cost of the surface course as security to guarantee that damages to the road or street would not occur during the completion of the improvements on the unimproved lots in such subdivider's or land developer subdivision. The Township shall hold such cash bond and utilize it to pay for the repair of any damage occurring to the road during the period between the commencement of improvements on any particular unimproved lot and the completion of such improvements irrespective of whether or not it can be established that the damage to the road was caused by contractors or other persons working in and about the construction of such improvements with any amount remaining after the improvement of all of the unimproved lots to be returned to the subdivider or land developer; or
- B. Present to the Township agreements signed by the owners of all of such unimproved lots pursuant to which they will agree to pay to the Township the cost of repairing any damage occurring to roads in such subdivision during the period between the commencement of work on improvements to their lot and the completion of such improvements irrespective of whether or not it can be established that such damage was caused by contractors or other persons involved in the improvement of their respective lot.

Irrespective of the provisions of this section, the subdivider or land developer must within the sixty (60) days next following the sale of a lot, or the issuance of a building permit to permit construction on such lot, whichever first occurs;

- C. Complete the pavement base (see Section 705 of this Ordinance) of the street shown on the final plan as providing the lot access to a public street or road (If the plan provides more than one means of access to the lot in question, only one such means of access is required to be improved pursuant to this section);
  - D. Complete all storm water management facilities which are intended by the final plan to handle the storm water runoff from the lot.
- s.502 Performance Guarantee - Posting: The performance guarantee must be approved by the Township Supervisors with the advice of the Township Solicitor and shall be:
- A. A bond, certified check, or other satisfactory security;
  - B. Payable to Codorus Township;
  - C. In an amount sufficient to completed the improvements in compliance with these regulations;
  - D. Specify a satisfactory completion date for the improvements.
- s.503 Release from Improvement Bond: When the developer has completed all of the necessary and appropriate improvements, 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 of thereof to the Township Engineer. The Board of Supervisors shall, within ten (10) days after th receipt of such notice, direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Township Engineer shall thereupon, file a report, in writing, with the Board of Supervisors, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report should be made and mailed within thirty (30) days after receipt by the Township Engineer of the aforesaid authorization from the Board of Supervisors, said report shall be detailed and shall indicate approval or rejection. The improvements shall not be considered completed until the measures taken in compliance with Section 713 and 726 of this Ordinance to control erosion are in fact sufficient to prevent erosion of banks and drainage ways.

Where the Township accepts dedication of all or some of the required improvements following completion, the Township 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 in Section 502 of this Ordinance with regard to the installation of such improvements and

the amount of such financial security shall not exceed fifteen (15) percent of the actual cost of the installation of said improvements.

The Board of Supervisors shall notify the land developer, within fifteen (15) days of receipt of the engineer's report, in writing, by certified or registered mail of the action of said municipal governing body 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 performance guarantee bond or other security agreements.

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 Profession Engineer employed by the Township or engaged as a consultant thereto.

To cover inspection costs, the developer must pay a fee to be established by the Board of Supervisors. Any unused portion of this fee will be refunded to the developer upon completion.

- s.504 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 may 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.
- s.505 Installation of Improvements: The final responsibility for the installation of the improvements required by this Ordinance rests with the subdivider. Upon installation of improvements in accordance with the specifications of the approved Plan and the Township Engineer, the subdivider must take the final steps to dedicate the improvements and have them accepted by the Township.

The subdivider or land developer shall maintain all streets in the subdivision or land development in travelable condition including the prompt removal of snow therefrom, until such time as the streets are accepted by the Township as a part of the Township Highway System.

- s.506 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 subdivider may be permitted to dedicate the land with the privilege of using the surface rights until the Township is ready to use the land. Such dedication with the temporary privilege of use must be noted on the Final Plan.
- s.507 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 than eighteen (18) months without consent of the subdivider. Land so reserved shall be noted on the Final Plan.
- s.508 Dedication of Local Recreation Sites: Where a proposed park, playground, open space, or other local or neighborhood recreation site is shown on a comprehensive plan or when the township considers that a local recreation site is necessary to carry out the purpose of this Ordinance, the township may require the dedication of all or a portion of such site in accordance with the standards following:
- A. The land to be dedicated shall be sized, configured, and graded so as to accommodate its intended uses. Sufficient lot width/depth dimension shall be provided so as to accommodate ball fields, courts, and other open play area as determined by the township and graded so as to properly accommodate such planned uses.
  - B. The land to be dedicated shall be located and designed so that safe and convenient access shall be provided to all existing and proposed inhabitants. Additionally, each park land site shall have at least one (1) area available for vehicular access that is not less than twenty-four (24) feet in width.
  - C. The amount of land required to be dedicated for this purpose must at least equal 0.02 acres of land for each lot or dwelling unit shown on the final plan.
  - D. Storm water management sites and wetlands shall not be included as a part of the required dedication pursuant to this paragraph.
  - E. The park land site shall be located and designed to conveniently access proximate public utilities (e q. water, sewer, power, etc.). However, no part of any overhead utility easement, nor any above ground protrusion of an underground utility should be permitted in active play areas of the site.

s.509 Fee in Lieu of Required Dedication: Where the application of the area standards of Section 508 would result in an open space or recreation site too small to be useable, or if a Recreation Plan or Comprehensive Plan of the Township calls for such local recreation site to be located elsewhere, or if a suitable local recreation site cannot be reasonably be located in the land development or subdivision as determined by the Township's Supervisors, a payment of a fee in the amount of fifteen hundred (\$1,500) dollars for each proposed dwelling unit or residential lot in lieu of dedication of such land is required. The following procedures just be followed:

- A. The fee must be paid to the Township prior to the approval of the Final Plan.
- B. All monies paid to the Township in this manner must be kept in a capital reserve fund. Monies in such capital reserve fund must be used only for the acquisition of land and/or facilities for recreation or open space purposes.

s.510 Drainageways: Where a subdivision is traversed by watercourse, stream, channel or other drainageway, the subdivider must provide a drainage easement conforming substantially to the existing alignment of the drainage way. The easement must be a width adequate to:

- A. Preserve the unimpeded flow of natural drainage.
- B. Widen, deepen, relocate, improve, or protect the drainage way.
- C. Install a storm water sewer.

Any changes in the existing drainageway must be approved by the Pennsylvania Water and Power Resources Board.

s.511 Effect of Plan Recording on Dedication and Reservations: 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.

## ARTICLE 600

### SITE LOCATION AND GENERAL DESIGN STANDARDS

- s.601 Location of the Site: All subdivision plans shall reflect a location which has given consideration to the following factors:
- A. Comprehensive Plan: The location of the subdivision must conform to the Codorus Township Comprehensive plan with respect to streets, public sites and proposed utilities.
  - B. Zoning: The proposed use of the land in any subdivision must conform to the Zoning Ordinance of Codorus Township.
  - C. Hazardous Areas: 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 subdivided unless:
    - 1. The hazards have been eliminated or
    - 2. The plans show adequate safeguards against them.
  - D. Nearby Development: A subdivision must be coordinated with existing development in the neighborhood so the entire area may be developed harmoniously.
- s.602 General Design Standards for Sites: In the layout of any subdivision, attention must be focused on conditions which can affect development. These can include the following:
- A. Location with Reference to Streets:
    - 1. Except as set forth in subsection two (2) of this section, every lot proposed for subdivision or land development shall adjoin for its lot width as required by the Township Zoning Ordinance for a lot in the zone where the lot proposed for subdivision or land development is located, a road or street currently maintained by Codorus Township or by the Commonwealth of Pennsylvania or a road or street which has been designed and improved in accordance with the provisions of Section 700 et seq. or 801(J) of this Ordinance.
    - 2. Exception - A lot or lots may be approved for subdivision or land development notwithstanding the provisions of subparagraph 1. of this paragraph provided that such subdivision or land development is in compliance with the provisions of subsections (a), (b) and (c) of this subsection as set forth below.
      - a. There are three (3) or fewer lots in the subdivision (For purposes of this paragraph the "subdivision" shall be considered to consist of all contiguous land owned on December 7, 1974, by the same landowner as

lands owned by the applicant proposed for subdivision or land development. Land shall be considered contiguous even though separated by public or private roads). After three (3) lots have been created in any subdivision (regardless of whether any or all of them have road frontage of the type required by subsection (1) of this section as set forth above) no additional lots will be approved unless all roads providing frontage for lots in the subdivision not currently maintained by the Township or by the Commonwealth of Pennsylvania are improved in accordance with the requirements of Section 700 et seq. or 801(J).

- b. No more than three (3) dwellings may be served by any road or street not currently maintained by Codorus Township or by the Commonwealth of Pennsylvania and not designed and improved in accordance with the provisions of Section 700 et seq. or 801(J) of this Ordinance; providing, however, that notwithstanding the above, every property in independent ownership as of June 1, 1986, shall be entitled to at least one dwelling. In the event the application is to locate a dwelling lot along an existing private road not improved in accordance with the regulations of Section 700 et seq. or 801(J) of this Ordinance, which road passes along or through one or more properties, the owners of property adjoining such private road excluding owners of lots less than four hundred (400) feet in width currently improved with a dwelling, shall submit to the Township a written agreement with reference to the division of the permitted three lots along the unimproved private road. In the event such agreement is not submitted and it is reported such agreement cannot be obtained, the Township shall, after notice to all such owners, divide the permitted lots, taking into consideration the following factors:
  - (i) The amount of road frontage each of the property owners owns along the private road;
  - (ii) The agricultural quality of the land of each of the property owners along the private road;
  - (iii) The availability of other locations for the property owners' quota of dwelling units and the agricultural quality and accessibility of such locations.
- c. Such portion of the private road which provides access to more than one (1) dwelling must be improved with six (6) inches of compacted crushed stone for a width of at least sixteen (16) feet and the balance must be placed in a mud-free or otherwise permanently passable condition for a width of at least ten (10) feet. Such road must have a right-of-way of at least twenty-five (25) feet except that when the potential exists for subsequent development in excess of the three (3) lots permitted by this section, the right-of-way shall be fifty (50) feet in width.

- d. The plan sets forth in a conspicuous manner that the road or street which has not been improved in accordance with the provisions of Section 700 et seq. or 801(J) of this Ordinance will remain a private road and will not be adopted or maintained by the Township
  - e. The road which adjoins such lot is designed and improved so as not to cause erosion of a public street or of adjacent properties.
  - f. The subdivider or land developer shall enter into an agreement with the Township insuring continued maintenance of the private road so that it at all times remains improved with six (6) inches of compacted crushed stone for a width of at least sixteen (16) feet.
- B. Natural or Historic Features: In all subdivisions, all natural and historic features shall be maintained on the basis of Township determination. In subdivisions where woods or scattered trees exist, of such nature and quality that the Township judges them deserving of preservation, a grading plan may be required. The grading plan shall show the following:
1. Accurate location of significant individual trees.
  2. Accurate existing and proposed ground elevation in relation to these trees. Tree guards during construction and grading and limitation as to cuts and fills, both temporary and permanent, near the trees, may be required as necessary to give reasonable assurance of their continued healthy growth.
- C. Street System - General: All streets proposed to be constructed within Codorus Township shall conform to the following general design requirements:
1. 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 subdivision extensions of the street system.
  2. Residential streets shall be so laid out 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 tracts suitable for future subdivision.
  3. Proposed streets, which are aligned with existing streets, shall bear the name of the existing street. In the event a proposed street is not aligned with an existing street, it shall not bear a name similar to any existing street located within the Township and/or the same postal service area, irrespective of the suffix street, avenue, boulevard, drive, place, court, etc.

4. Streets shall be logically related to topography so as to produce reasonable grades, satisfactory drainage and suitable building sites.
  5. The streets must be properly located and built with regard to the proposed traffic functions, including the minimizing of through traffic on minor streets and the protection of major street capacities from excessive marginal access.
  6. The arrangement, character, extent, width, grade, and location of all streets and highways must conform to the applicable Township or County Comprehensive Plan or Official Map.
- D. If the final plan is for a subdivision or land development of a parcel (for purposes this section, "parcel" shall have the meaning given to it by the Codorus Township Zoning Ordinance) which will after the subdivision or land development contain more than ten (10) dwelling units, the subdivider or land developer must redesign and improve all currently Township owned or maintained roads, streets, or rights-of-way for the same connecting the subdivision or land development with a road or street maintained by the Commonwealth of Pennsylvania or a road or street designed and improved to be in compliance with the standards of Sections 700 through 716 of this Ordinance so that such connecting roads, streets, or rights-of-way are designed and improved so as to be in compliance with the standards of Sections 700 through 716 of this Ordinance, except that if the subdivision or land development is of a parcel, which will after the subdivision or land development contain less than twenty (20) dwelling units, the road or street shall have a minimum paved surface width of twenty (20) feet. If the parcel, after subdivision or land development contains less than thirty (30) dwelling units, the road or street shall have a minimum paved surface of twenty-six (26) feet in width. If the parcel, after subdivision or land development contains commercial or industrial development or more than thirty (30) dwelling units, there shall be a minimum paved surface of thirty-six (36) feet in width unless the right-of-way is less than fifty (50) in which case the required paved surface shall be twenty-six (26) feet in width.
- E. Lake and Waterfront Development: Except for a privately created water body, where the subdivision is adjacent to a lake, or other such large water body, the following general standards shall apply:
1. No building may be located within sixty (60) horizontal feet of the median ordinary high water level (maximum pool) or so located that the lowest floor is less than three (3) feet above the ordinary high water level.
  2. No structure may be erected beyond the established wharf or dock line.
  3. Public access points shall be provided to the water body at an interval of not less than one point in every one-half mile along the shore.

4. No building may be erected in any designated flood plain area.

s.603 Proposed Street System: All streets proposed to be constructed within Codorus Township shall conform to the following general design requirements:

- A. Proposed streets shall be planned with regard to the existing street system, topographical conditions, public convenience in terms of fire protection and pedestrian traffic, probable volumes of traffic, existing and proposed use of land on abutting properties and future subdivision extensions of the street system.
- B. The proposed street system shall be, whenever possible, coordinated with existing system. The proposals shall provide for continuation of the existing system.
- C. Proposed streets, which are aligned with existing streets, shall bear the name of the existing street. In the event a proposed street is not aligned with an existing street, it shall not bear a name similar to any existing street located within the Township and/or the same postal service area, irrespective of the suffix street, drive, place, court, etc.
- D. If the subdivision is to contain more than ten (10) dwelling units, there shall be at least two (2) separate points of ingress and egress from existing township streets.

s.604 Further Subdivision of Lands: Where the lots in a subdivision are large enough for resubdivision, or where a portion of the tract is not subdivided, suitable access to these areas shall be provided.

s.605 Blocks - Length, Depth, Shape: The general shape, length and depth of blocks shall be determined on the following basis:

- A. Provision of adequate building sites suitable to the special needs of the type of used contemplated.
- B. Zoning requirements as to lot sizes and dimensions.
- C. Needs for convenient access, circulation, control, safety of street traffic.
- D. Limitations and opportunities of topography.

Normally block length shall not exceed sixteen hundred (1,600) feet nor be less than five hundred (500) feet. Blocks shall be wide enough for two tiers of lots and shall not generally be less than three hundred (300) feet wide between right-of-way lines.

s.606 Commercial Areas: In commercial areas, the block layout must be designed with consideration of site conditions:

- A. To permit the best possible layout to serve the buying public.

- B. To permit good traffic circulation and the parking of cars.
- C. To make delivery and pickup efficient.
- D. To reinforce the best design of the units in the commercial area.

s.607 Industrial Areas: In industrial areas, the block layout is to be governed by:

- A. The most efficient arrangement of space for present use and future expansion.
- B. Provision of adequate and safe space for employees, customer access and parking.

Exceptions: Block length and width requirements in commercial and industrial districts may vary from the elements of design contained in this section if the nature of the use requires special treatment.

s.608 Lot Shapes: The size, width, depth, and shape of lots, must be appropriate for the location of the subdivision and for the type of development and use contemplated.

s.609 Lot Layout: Insofar as possible, all lots within a subdivision shall conform to the following requirements:

- A. Corner lots shall provide for equal setbacks on both streets.
- B. Lots shall be drawn to the center of the road, if possible.
- C. Lot depth shall not be less than one nor more than two and one-half times the average lot width; provided, however, this requirement shall not apply if the subdivision plan proposes the development of row dwellings.
- D. Residential lots shall front on a dedicated public existing or proposed except as provided Section 602(A)(2).
- E. Lots shall be reasonable in shape and average lot width shall not be substantially greater nor less than the lot width measured at the minimum setback line for the zone in which the lot is located.

s.610 Through Lots: Double frontage lots shall not be platted, except that where desired along limited access highways, lots may face on an interior street and back on such thoroughfares. In that event, a planting strip for a screen, at least fifteen (15) feet in width, shall be provided along the back of the lot. Where lots back on a railroad, creek, or other natural barrier, there may also be required a fifteen (15) foot planting screen strip; and interior lots having frontage on two (2) streets shall be prohibited except where unusual conditions make it desirable.

- s.611 Grading: Blocks and lots shall be graded to sufficient elevation to secure drainage away from buildings and to prevent the collection of storm water in pools. Roof drainage shall be provided for according to recommendations of the Engineer or such other official as may be designated by the Board of Township Supervisors. Top soil shall be preserved and redistributed as cover and shall be suitably planted with perennial grasses or ground cover.
- s.612 Lot Dimensions: The dimensions of the lots must conform to any applicable zoning ordinance.
- s.613 Corner Lots: Corner residential lots must have enough extra width to permit appropriate setbacks from both streets. Generally, they should be ten (10) to twenty-five (25) feet wider than interior lots.
- s.614 Building Setback Lines: The building setback lines must conform to any applicable zoning ordinance. Where no such ordinance exists, the minimum setback from the centerline or the right-of-way must be as follows:

<u>Class of Street</u>	<u>Minimum Setback from Centerline</u>
Arterial or Limited Access Street	50 feet plus one-half the width of the right-of-way
Collector Street	30 feet plus one-half the width of the right-of-way
Minor Streets, excluding Service Drives and Alleys	25 feet plus one-half the width of the right-of-way

On a lot abutting a railroad, no dwelling may be placed within seventy-five (75) feet of the nearest existing track, nor within twenty-five (25) feet of any portion of the railroad right-of-way line.

- s.615 Planting Screens: Where lots abut a major street or other uses with an adverse effect, upon adjacent properties, a planting screen at least ten (10) feet wide must be provided along the abutting side. No right of access may open onto or through the screen.
- s.616 House Numbers: House numbers, if appropriate for the subdivision shall be assigned to each lot by the Board of Supervisors.
- s.617 Residential Parking: At least two (2) off-street parking spaces with access to a public street shall be provided for each proposed dwelling unit. Where such access is to other than a residential street, adequate turnaround space shall be provided on the lot.

If row dwellings or multi-family dwellings are proposed by the subdivision or land development plan, there must be in addition one or more community parking lots which shall be conveniently accessible to the dwelling units proposed by the plan. Such

community parking lots shall provide one additional parking space for each dwelling unit in the proposed development. The parking lot surface shall be improved in accordance with Pennsylvania Handbook of Best Management Practices for Developing Areas so as to create a permeable surface.

## ARTICLE 700

### DESIGN AND CONSTRUCTION STANDARDS

s.700 Street Design Standards:

<u>Street Type</u>	<u>Collectors</u>	<u>Local Streets</u>	<u>Cul de-sac</u>	<u>Marginal Access</u>	<u>Service Drives</u>
Minimum right-of-way Width	60'	50'	50'	35-50'	22'
Minimum Cartway Width	36'	28'	28'	26'	22'
Maximum Grade	7%	12%	12%	12%	14%
Minimum Grade	1.0%	1.0%	1.0%	1.0%	1.0%
Minimum Radius of Curve Centerline (i.e., deflection of more than 10% between street lines)	300'	150'	150'	--	--
Minimum Tangent Length between Curves	100'	100'	100'	100'	100'
Minimum Sight Distance	200'	100'	100'	--	--

Exceptions to Width Requirements: Provisions for additional street width (right-of-way) may be required when determined to be necessary by the Township in specific cases for:

- Public safety and convenience.
- Parking in commercial and industrial areas and in areas of high density residential development.
- Widening existing streets (right-of-way) where the width does not meet with requirements of Section 702.

However, where appropriate, an extension of an existing street may be at its existing width upon approval of the Township.

- s.701 Partial and Half Streets: New half or partial streets are permitted only:
- A. Where the subdivider obtains agreement in writing, from the adjoining property owner to dedicate and improve as required, the other half of the street when the adjoining property is subdivided, and
  - B. Where essential to reasonable subdivision of a tract in conformance with the other requirements and standards of these regulations; or
  - C. Where needed to complete existing half streets.
- s.702 Existing Streets: Where an existing street traverses or abuts the subdivision, the entire right-of-way required by these regulations, or as much as is possible within the subdivision, must be provided. The right-of-way must be measured from the centerline of the existing roadway.
- s.703 Arterial Limited Access Design Standards: Street design standards for arterial or limited access streets are to be determined after consultation with the Pennsylvania Department of Transportation.
- s.704 Intersection Design Standards: Standards for the design and construction of intersections shall conform to those listed below:

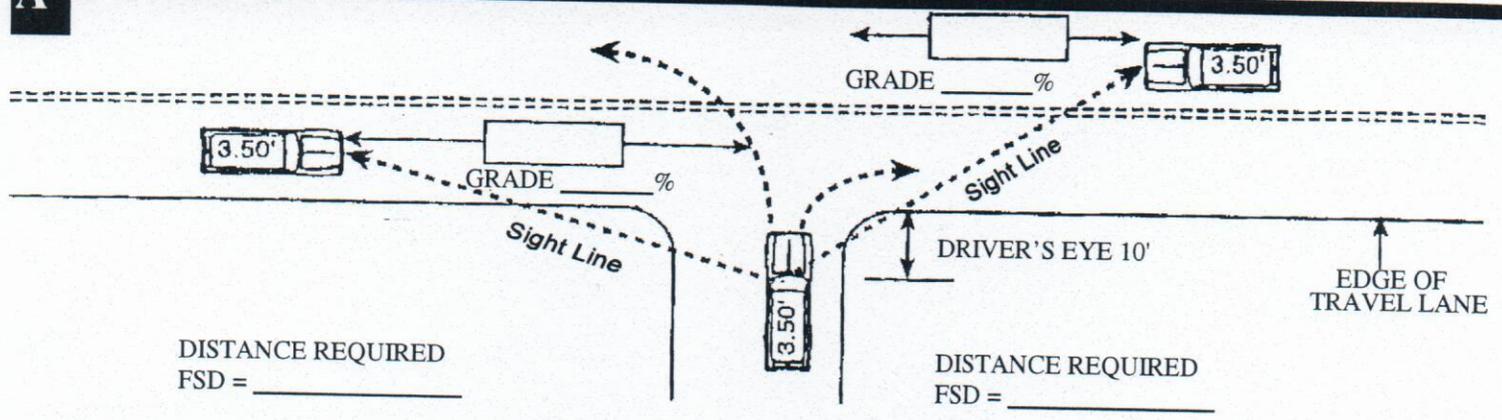
<u>Type of Intersection</u>	<u>Arterial</u>	<u>Collector</u>	<u>Collector</u>	<u>Minor</u>	<u>Minor</u>
Maximum number of intersection streets at each junction.	2	2	2	2	2
Minimum distance between centerlines of intersections.	800'	800'	600'	500'	500'
Angle of intersection of street centerlines.	90°	75/105°	75/105°	75/105°	75/105°
Length & grade of approaches to intersections where general grade is 7% or more.	50'/4%	50'/4%	50'/4%	50'/4%	50'/4%
Minimum radius of curbs	40' or more after consultation w/PennDOT	35'	30'	25'	20'
Minimum intersection Sight Distance Centerline	*See Driveway Sight Distance Measurements and Formula Sight Distance Table on the next two pages.				
Minimum separation of centerlines for streets not in alignment.	--	--	--	125'	125'

# DRIVEWAY SIGHT DISTANCE MEASUREMENTS

## (FOR LOCAL ROADS, USE PENNDOT PUB 70)

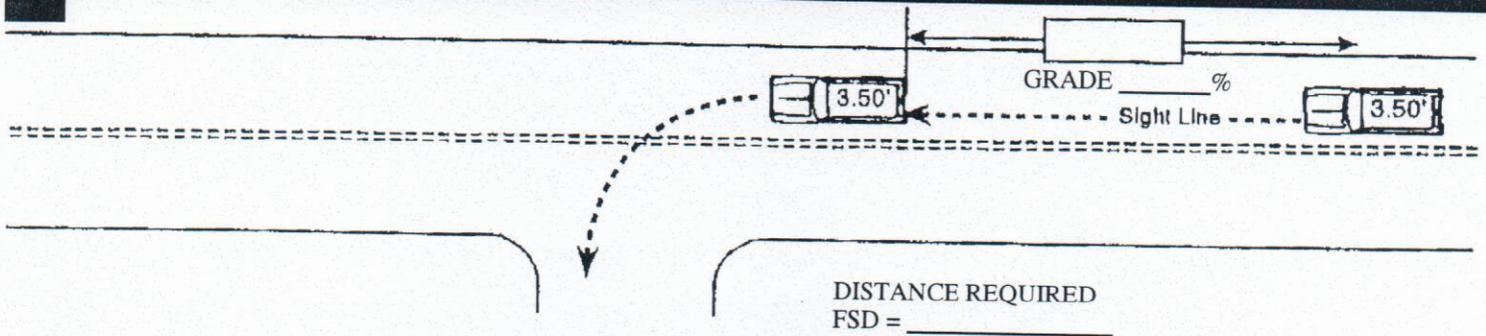
APPLICANT \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_  
 R. \_\_\_\_\_ SEG. \_\_\_\_\_ OFFSET \_\_\_\_\_ LEGAL SPEED LIMIT \_\_\_\_\_  
 MEASURED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 FOR DEPARTMENT USE ONLY: Safe-Running Speed \_\_\_\_\_ 85<sup>th</sup> Per cental Speed \_\_\_\_\_

**A**



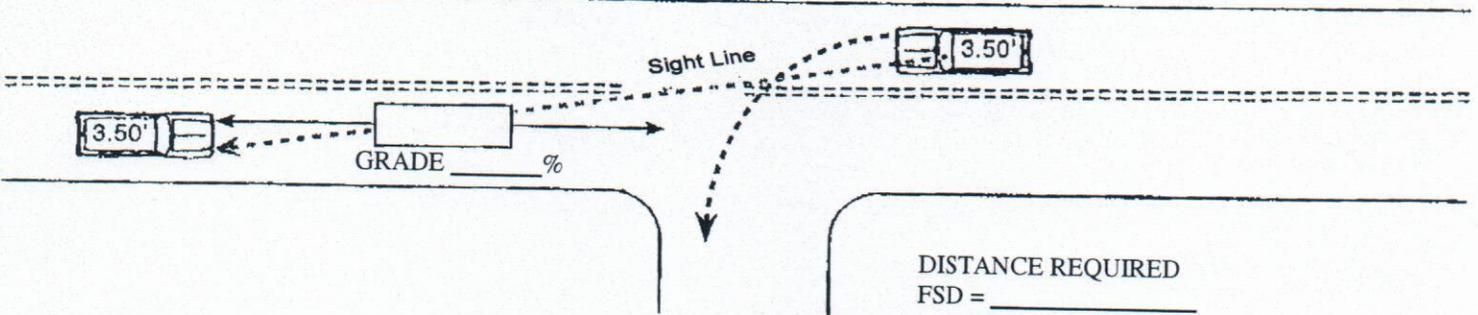
THE MAXIMUM LENGTH OF ROADWAY ALONG WHICH A DRIVER AT A DRIVEWAY LOCATION CAN CONTINUOUSLY SEE ANOTHER VEHICLE APPROACHING ON THE ROADWAY.

**B**



THE MAXIMUM LENGTH OF ROADWAY ALONG WHICH A DRIVER ON THE ROADWAY CAN CONTINUOUSLY SEE THE REAR OF A VEHICLE WHICH IS LOCATED IN THE DRIVER'S TRAVEL LANE AND WHICH IS POSITIONED TO MAKE A LEFT TURN INTO A DRIVEWAY.

**C**



THE MAXIMUM LENGTH OF ROADWAY ALONG WHICH A DRIVER OF A VEHICLE INTENDING TO MAKE A LEFT TURN INTO A DRIVEWAY CAN CONTINUOUSLY SEE A VEHICLE APPROACHING FROM THE OPPOSITE DIRECTION.

## FORMULA SIGHT DISTANCE TABLE

Speed (V)	Average Grade (G)										
	Use plus grades when approaching vehicle is traveling upgrade.										
	0.0	+1.0	+2.0	+3.0	+4.0	+5.0	+6.0	+7.0	+8.0	+9.0	+10.0
25	147	145	144	143	142	140	139	138	137	136	135
30	196	194	191	189	187	185	183	182	180	178	177
35	249	245	242	239	236	233	231	228	226	224	221
40	314	309	304	299	295	291	287	284	280	277	274
45	383	376	370	364	358	353	348	343	339	334	330
50	462	453	444	436	429	422	415	409	403	397	392
55	538	527	517	508	499	490	482	475	468	461	454
	Use negative grades when approaching vehicle is traveling downgrade.										
	0.0	-1.0	-2.0	-3.0	-4.0	-5.0	-6.0	-7.0	-8.0	-9.0	-10.0
25	147	148	150	151	153	155	157	159	161	164	166
30	196	199	201	204	207	210	214	217	221	226	230
35	249	252	256	260	265	269	275	280	286	292	299
40	314	319	325	331	338	345	352	360	369	379	389
45	383	390	398	406	415	425	435	447	459	472	487
50	462	471	481	492	504	517	531	546	563	581	600
55	538	550	562	576	590	606	622	641	661	682	706

s.705 Street Surfacing:

- A. Pavements: Streets must be surfaced to the grades and dimensions drawn on plans, profiles, and cross-sections submitted by the subdivider and approved by the Township. Before paving the street surface, the subdivider must install required utilities and provide, where necessary, adequate subsurface drainage for the streets, as acceptable to the Township. The pavement base and wearing surface must be constructed according to the table titled "Minimum Pavement Design Standards".
- B. The Township shall decide if a collector or arterial street is required as a direct result of the construction of his subdivision in which case the subdivider is responsible for paving the additional width required.

Minimum Pavement Design Standards

<u>Street Type</u>	<u>3A Stone Base (Inches)</u>	<u>1D-2 Binder (Inches)</u>	<u>1D-2 Wearing (Inches)</u>
Arterial	10"	4"	2"
Collector	10"	3"	2"
Local	8"	3"	2"
Cul-De-Sac	8"	3"	2"
Service Drive	8"	2"	1½"

s.706 Curbs: In subdivisions which have a typical lot width of eighty (80) feet or less at the building setback line, curbs must be installed. On minor streets, curbs may be either the vertical or rolled curb and gutter type. On collector or arterial streets, only the vertical type may be used. The transition from one type of curb to another may be used. The transition from one type of curb to another may be effected only at a street intersection. All vertical curbs must be constructed of Portland Cement concrete. The construction of vertical curbs shall conform to the requirements of Section 715 Plain Cement Concrete Curb, Type A, of the Pennsylvania Department of Transportation. Rolled curb and gutter type curbs may be constructed of bituminous material placed by curbing machine.

s.707 Gutters: In areas where curbing is not used, suitable gutters must be installed to avoid erosion. The Township may require installation of curbs and/or gutters in any subdivision where the evidence indicates that such improvements are necessary for proper drainage.

s.708 Alleys: In subdivisions with detached and semi-detached dwellings, alleys are prohibited except:

- A. In rear of lots that front on a major thoroughfare, or
- B. Where necessary to furnish access to rear yard garages on very steep lots.

In other types of residential subdivisions alleys may be permitted. In commercial or industrial districts without off-street loading areas, alleys are required except as follows: 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 Township Supervisors may waive this alley requirement. No part of any dwelling, garage, or other structure may be located within sixteen (16) feet of the centerline of an alley.

Size: Alleys must have a right-of-way of at least thirty-three (33) feet with a pavement width of at least twenty-two (22) feet. Where alleys dead end, they must be provided with a turnaround having a radius of not less than forty (40) feet or a paved "Y" turnaround of sufficient size.

s.709 Access Drives:

- A. Width - minimum twelve (12) feet maximum thirty-five (35) feet.
- B. Number - one (1) drive per one hundred (100) feet of frontage.
- C. An access drive may not cross a street right-of-way line:
  - 1. Within sixty (60) feet of the right-of-way of an intersection street.
  - 2. Within five (5) feet of a fire hydrant.
  - 3. Within fifty (50) feet of another access drive on the same property.
  - 4. Within three (3) feet of a property line other than at a street intersection. Unless the distance is greater than twenty-five (25) feet no island or curb is permitted.
- D. The minimum angle between the centerline of the access drive and the street shall be not less than sixty-five (65) degrees.
- E. An access drive must be located in safe relationship to sight distance and barriers to vision. The drive may not exceed a slope of five (5) percent within twenty-five

(25) feet of the street right-of-way line. Where a drive enters a bank through a cut, the shoulders of the cut may not exceed fifty (50) percent in slope within twenty-five (25) feet of the point the drive intersects the street right-of-way.

F. Access drives must provide reasonable access to the property proposed to be served and must be designed so as not to unreasonably erode the public street or road.

s.710 Reserve Strips: Reserve strips controlling access to the subdivision or to adjacent areas are prohibited.

s.711 Dead End Streets: Dead end streets shall be prohibited, except as stubs which may not exceed one (1) lot in depth to permit future streets extension into adjoining tracts, or when designed as cul-de-sacs.

s.712 Cul-de-sac Streets: The cul-de-sac itself shall be designed so that there is a one-way flow of traffic around the cul-de-sac. The radius from the center point of the cul-de-sac to the outer edge of the right-of-way shall be at least ninety (90) feet. There shall be a paved travelable area sixteen (16) feet in width, the outer edge of which shall be seventy-eight (78) feet from the center point of the cul-de-sac and the inner edge of which shall be sixty-two (62) feet from the center point of the cul-de-sac. The center of the cul-de-sac shall be included as a part of a single lot. No lot having access from the cul-de-sac shall be permitted unless there is at least seventy (70) feet in width at the outer line of the paved surface.

Cul-de-sac streets should not be utilized unless there is no other feasible manner in which to design a street system so as to permit reasonable development of the property.

The Board of Supervisors may at their discretion reduce the cartway width requirement to twenty-four (24) feet if all the following exist:

- A. The reduction in cartway width will result in the saving of trees.
- B. The reduction in cartway width will result in the reduction of storm water runoff.
- C. There is no potential for the cul-de-sac street ultimately becoming a through street.
- D. There will be at least two (2) off-street parking spaces for each home.

Should at a subsequent time the property owner propose development which would result in the cul-de-sac street becoming a through street, such subsequent developer who extends the cul-de-sac street shall increase the cartway width to twenty-eight (28) feet and shall revise the storm water management facilities to accommodate the additional runoff produced by the additional street width.

Temporary dead end streets, on approved plans, may be used, provided that the developer, on his own land, constructs a stabilized all weather turnaround of the same radius as would be required for a permanent street, the turnaround to be removed when the street is continued.

Permanent cul-de-sac streets should in general not exceed five hundred (500) feet unless topographic conditions warrant increase when approved by the Township. A cul-de-sac street shall not be permitted if such street will provide access to more than ten (10) dwellings.

s.713 Slope of Banks: The slope of banks measured perpendicular to the street centerline may not exceed:

A. 3 to 1 for fills.

B. 2 to 1 for cuts.

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

s.714 Vertical Curves: Changes in grade shall be joined by vertical curves; a smooth grade line with gradual changes, as consistent with the type of street and the; character of terrain, should be strived for in preference to a line with numerous breaks on short lengths of grades. Vertical curves which do not satisfy the minimum stopping sight distance requirements, specified elsewhere in this Ordinance, shall not be approved.

s.715 Crown: The slopes of the crown on residential service and neighborhood collector streets shall be more than one-eighth ( $\frac{1}{8}$ ) inch per foot and less than one-third ( $\frac{1}{3}$ ) inch per foot as directed by the Township Engineer.

s.716 Sidewalks: Sidewalks shall generally be required for residential and commercial areas, but the Township may recommend that the sidewalk requirement for low density residential areas be waived.

A. Where Sidewalks Required: In subdivisions where semi-detached and attached structures are planned and in subdivisions which have a typical lot width at the building setback line of eighty (80) feet or less, sidewalks shall be installed on both sides of the street, except on streets which bound the subdivision. Sidewalks may also be required:

1. In subdivisions where lots are greater than eighty (80) feet and the character of the neighborhood is such that they are considered necessary.

2. If it would be desirable to continue sidewalks that are existing in adjoining subdivisions, or
  3. To provide access to community facilities such as schools, shopping areas, and recreation areas.
- B. Location: The sidewalk must commence one (1) foot inside the right-of-way line and extend toward the curb line.
- C. Width: Sidewalks must be at least four (4) feet wide. In the vicinity of shopping centers, schools, recreation areas, and other such facilities, they must be at least six (6) feet wide and located within the street right-of-way.
- D. Grass Planting Strip: Except where rolled curb and gutter is used, a grass planting strip must be provided between the curb and sidewalk.
- E. Construction: The sidewalk must be constructed of three thousand (3,000) lb. Portland cement concrete, be at least five (5) inches thick, and be underlain by crushed stone of at least four (4) inches thickness.
- F. Crosswalks: Where considered necessary to provide circulation or access to schools, playgrounds, shopping centers, transportation and other facilities, pedestrian crosswalks must be provided. They must be not less than twelve (12) feet wide.
- s.717 Street Trees: For the convenience and attractiveness of the subdivision, street trees may be required at the option of the Township. They shall be:
- A. Of a minimum caliper of two (2) inches.
  - B. Planted between the sidewalk and building line at least five (5) feet from the sidewalk, or where the planting strip is six (6) or more feet wide, between the curb and sidewalk, or in the event the development will not be improved with sidewalks, they shall be planted between the street line and the building line but at least ten (10) feet from the edge of the travelable portion of the road or street;
  - C. Uniformly spaced not less than fifty (50) feet nor more than seventy (70) feet apart;
  - D. Shall be native species appropriate to the site, soil and hydrology.
  - E. Any street trees which die within eighteen (18) months or planting shall be replaced by the developer or subdivider at his expense. Any street trees which die after the eighteen (18) month period shall, be replaced within six (6) months by the owner of the land on which such tree was located.

s.718 Street Lights: For the safety, convenience and attractiveness of the subdivision or land development, the subdivider or land developer may be required by the Board of Supervisors to install street lights. Street lights shall be required in the subdivision or land development if the subdivision or land development is of a tract (For purposes of this section "tract" shall have the meaning given to it by Section 302 of the Township Zoning Ordinance) which will after the subdivision or land development contain ten (10) or more dwelling units. For this purpose, subdivision shall include all dwellings located on the tract as it existed on December 7, 1974. The Board of Supervisors may require the installation of either public street lights or private owner maintained street lights.

If public street lights are required they shall be spaced no more than three hundred (300) feet apart or as recommended for residential subdivisions by the lighting manufacturer of the lights to be used and shall be designed so as not to create unreasonable glare.

If private owner maintained street lights are to be installed, they must utilize fifty (50) watt high pressure sodium post lights and be equipped with an electric eye and the subdivider or land developer must make adequate provision to insure the perpetual maintenance of such private owner maintained street lights and to insure that the fifty (50) watt high pressure sodium post lights continue to be used and that the electric eye is not modified or adjusted by the owner so as to preclude the light from functioning as designed.

The design and plan for street lighting shall be submitted by the subdivider or land developer and must be approved by the Township Board of Supervisors.

s.719 Street Signs: Street name signs must be placed at all intersections. Their design must be approved by the Township.

s.720 Street Names: Names of new streets shall not duplicate existing of platted street names, or approximate such names by the use of suffixes such as "lane," "way," "drive," "court," "avenue." in approving names of streets, cognizance may be given to existing or platted street names within the postal delivery district served by the Post Office. New streets shall bear the same name of any continuation or alignment with an existing or platted street.

s.721 Water Supply: Based upon the results of the feasibility report, the subdivision must be provided with water supply facilities as follows:

A. Where there is an existing public water supply system on or near the subdivision, a complete water main supply system connected to the existing public water supply system, or

- B. Where there is no existing public water supply system on or near the subdivision, a community water supply system approved by the engineer of the water utility company holding a franchise covering the land to be subdivided and the Pennsylvania Department of Environmental Resources, with satisfactory provision for its maintenance, or,
- C. Where there is no existing public water supply and the feasibility report indicates that a community water supply system is not feasible, each lot in the subdivision must be provided with an individual water supply system in accordance with minimum standards approved by the Pennsylvania Department of Environmental Resources.
- D. All water supply systems or portions thereof located in any of the areas identified as being subject to the one hundred (100) year flood in the Flood Insurance Study prepared for Codorus Township by the Federal Insurance Administration in March 1981, whether public or private, shall be flood-proofed up to the one hundred (100) year flood elevation.

System Plan: The Plan for the installation of the mains of a water supply system must be prepared for the subdivision with the cooperation of the appropriate water utility company and approved by its engineer. Upon the completion of the water supply system, one copy of the Plan for the system as built must be filed with the Township.

s.722 Fire Hydrants: Fire hydrants must be installed as an integral part of any public water supply system, and placed no more than six hundred (600) feet apart.

s.723 Sanitary Sewerage: Based upon the results of the feasibility report required in Section 403, the subdivision must be provided with sanitary sewage disposal facilities as follows:

- A. Where there is an existing public sanitary sewer system on or near the subdivision, a complete sanitary sewage collection system must be installed and connected to the existing public sanitary sewer system, or
- B. Where there is no existing public sanitary sewer system, but a public sanitary sewer system is to be installed on or near the subdivision within a reasonable time as determined by the Township Supervisors, a complete sanitary sewage collection system must be installed and -
  - 1. Connected to a community treatment plant, until connection to a public sanitary sewer system is made, or
  - 2. Capped, and on-site subsurface sewage disposal systems provided.

- C. Where there is no existing public sanitary sewer system, a community sanitary sewer system and treatment plant approved by the Pennsylvania Department of Environmental Resources, with satisfactory provision for its maintenance, or
- D. Where there is no existing public sanitary sewer system and the feasibility report indicates that a community sanitary sewer system and treatment plant is not feasible, on-site subsurface sewage disposal systems must be installed.

If on-site subsurface sewage disposal systems are feasible, they must be laid out in accordance with minimum standards of the Pennsylvania Sewage Facilities Act (Act 537) as amended, of the Pennsylvania Department of Environmental Resources. The Township and/or the Pennsylvania Department of Environmental Resources must inspect and approve each on-site sewage disposal system.

If on-site subsurface sewage disposal systems are not feasible, connection to a public sanitary sewer system or installation of a community sanitary sewer system must be made prior to development of the subdivision.

All sanitary sewer systems located in any of the areas identified as being subject to the one hundred (100) year flood in the Flood Insurance Study prepared for Codorus Township by the Federal Insurance Administration in March 1981, whether public or private, shall be flood proofed up to the one hundred year flood elevation. No installation of sewage disposal facilities requiring soil absorption systems shall occur where such system will not function due to high groundwater, flooding, or unsuitable soil characteristics or where such systems are proposed for location in any of the areas as being subject to the one hundred (100) year flood in the Flood Insurance Study prepared for Codorus Township by the Federal Insurance Administration in March 1981.

System Plan: The Plan for the installation of a sanitary sewer system must be prepared for the subdivision and approved by the engineer of the sewerage system to which it will be connected and the Pennsylvania Department of Environmental Resources. The engineer of the sewerage system must inspect the sewer line before it is covered over. Upon completion of the sanitary sewer installation, the Plan for the system as built must be filed with the Township.

- s.724 Sewer Pipe: Any sewer pipe main must be at least eight (8) inches in diameter and any sewer lateral must be at least four (4) inches. Storm sewers may not be connected with sanitary sewers.
- s.725 Manholes: Manholes shall be located generally at intervals of two hundred fifty (250) feet and in no case more than four hundred (400) feet. Manholes are also required at all points of change of course or grade and at all points of intersection of sewer lines.

s.726 Storm Drainage:

A. General Requirements: Adequate storm sewers, culverts, and related facilities must be provided, as necessary, to:

1. Permit the unimpeded flow of natural watercourses.
2. Ensure the drainage of all low points and swampy areas within the subdivision or land development.
3. Intercept storm water runoff along streets at intervals, reasonably related to the extent and grade of the area drained.
4. Provide adequate drainage away from on-site sewage disposal facilities.

Storm drainage facilities must be designed to handle the anticipated peak discharge from the property being subdivided on the basis of the one hundred (100) year storm.

B. Lot Drainage: Lots shall be laid out and graded to provide positive drainage away from new and existing buildings.

C. Nearby Existing Facilities: Where adequate existing storm sewers are readily accessible, the subdivider must connect his storm water facilities to these existing sewers.

D. Open Drainageways: When open drainageways are used for the disposal of storm water, the Township shall review the design of such open drainageways in relation to the following:

1. Safety: Steep bank and deep pools shall be avoided.
2. Erosion: Adequate measures shall be taken, such as seeding, sodding, paving, or other measures as necessary to prevent the erosion of banks and the scouring of the channel bottom.
3. Stagnation: Design of open drainageways shall not create stagnant pools or swampy areas.

E. Abutting Properties: In the design of storm drainage facilities, special consideration must be given to excessive runoff to adjacent developed or undeveloped property. In no case may a change be made in the existing topography which would:

1. Result in a slope of more than ten (10) percent within twenty (20) feet of a property line.
2. Alter the existing drainage or topography in any way so as to adversely affect adjoining property.

In no case may any slope exceed the normal angle of slippage of the material involved. All slopes must be protected against erosion.

F. Drainage Upon and On Streets: In order to give proper surface water drainage upon streets, a structure on a lot must be at a grade in satisfactory relationship:

1. With the established street grade, or
2. With the existing street grade where none is established.

A street must be designed so as to provide for the discharge of surface water from its right-of-way. The slope of the crown on a street may not be less than one-eighth ( $\frac{1}{8}$ ) of an inch per foot and not more than one-third ( $\frac{1}{3}$ ) of an inch per foot. Adequate facilities must be provided at low points along a street and at other points at which it is necessary to intercept runoff.

G. Storm Water Management: Storm water from any given area to be developed shall be computed in accordance with the provisions of Section 304 of the Ordinance of Codorus Township, York County, Pennsylvania Establishing Storm Water Management Regulations for the Codorus Creek Watershed Adopted by Codorus Township on April 8, 1992.

1. The release rate from storms from up to ten (10) years in recurrence frequency shall be limited to the redevelopment flow rate from a two (2) year storm.
2. The release rate from storms from up to one hundred (100) years in recurrence frequency shall be limited to the predevelopment flow rate from a ten (10) year storm.
3. Retention facilities shall be designed to retain the difference in flow rates per above.
4. The emergency spillways from such facilities shall be designed based on a one hundred (100) year storm.

H. Storm Drainage Facilities: Whenever the evidence available to the Board of Supervisors indicates that the natural surface drainage is inadequate to meet the

requirements of this section of the Ordinance, the subdivider or land developer shall install a storm water drainage system in accordance with plans and profiles designed to meet the requirements of this Ordinance and which meet the approval of the Township engineer. In addition, drainage structures for areas of more than one-half (½) mile square shall be subject to approval by the Pennsylvania Department of Environmental Resources. All installations shall be in accordance with approved plans and profiles, with the requirements of this Ordinance and shall be approved by the Township engineer.

- I. Storm Water Detention Basins: Whenever the evidence available to the Township indicates that a storm water detention basin is necessary to control the rate of storm water runoff from the site, the subdivider or land developer shall install a detention basin in accordance with approved design, calculations, plans and profiles. Design and construction of detention basins shall meet the requirements of the U.S. Department of Agriculture, Soil Conservation Service, "Engineering Field Manual", Agriculture Handbook No. 387 "Ponds", and Technical Release No. 55, "Urban Hydrology for Small Watersheds", and shall be designed on the basis of a one hundred (100) year storm. The subdivider shall provide for continuing maintenance of such storm water detention basin by the owners of the land on which the same is located and shall further provide for an easement enabling the Township to perform emergency maintenance in the event the property owner should fail to do so and shall establish a procedure whereby the Township shall be able to assess the cost of such emergency maintenance upon the owner of the land where the detention basin is located by the filing of a municipal lien.

Where the subdivision or land development proposing the storm water detention basin proposes residential development, the slopes on such detention basin may not exceed one (1) foot vertical to every two (2) feet horizontal distance.

If the flow from a detention facility would otherwise damage or interfere with the agricultural or residential use of a property over which it would flow, it shall be piped to a stream; provided, however, this provision shall not apply if the owner of the property which would be adversely affected by the flow refuses to grant to the subdivider or land developer a right-of-way to pipe the flow from the detention facility underground at a sufficient depth so as not to interfere with agricultural use without charge to the subdivider or land developer except for damage to growing crops and trees, and provided further the pipe line shall be located so as to minimize such surface damage.

All storm water detention basins shall be designed to provide for a slow release and positive drain down. Storm water detention basins depending only on percolation to achieve drain down will not be approved. When, in the opinion of the Township Supervisors and the Township Engineer, it is necessary to protect against burrowing

animals, a minimum one (1) foot thick layer of rip-rap shall be placed on both sides and top of the storm water detention basin. The rip-rap shall be hand placed one hundred fifty (150) pound size as specified by USDA Conservation Service Engineering Manual. The rip-rap shall be covered with a minimum one (1) foot thick layer of soil to provide a seed bed for grass cover in place of rip-rap, the land developer may provide a four (4) inch layer of gunite or shotcrete.

Where the subdivision or land development proposing the storm water detention basin proposes residential development, the slopes on such detention basin may not exceed two and one-half (2½) to one (1).

- J. Roof and Driveway Drainage: Where the storm water management plan provides for roof drain and/or driveway drain infiltration facilities, these must be protected by filter fabric and in the case of roof drain facilities, provide for sediment filtering either at the roof or elsewhere above ground level and for a clean out at ground level.

s.732 Utility Easements: Utility easements should be provided as follows:

- A. Width; Location: When easements are required for utilities, they must be a minimum of fifteen (15) feet wide and must, to the fullest extent possible, be adjacent to, or centered on, rear or side lot lines.
- B. Natural Gas Lines: All natural gas lines must be installed in compliance with the USAS Code B31.8-1968, as amended. The minimum distance from a natural gas line to a dwelling unit must be as required by the applicable transmission or distributing company.
- C. Petroleum Lines: Between a proposed dwelling unit and the centerline of a petroleum products transmission line which may traverse the subdivision, there must be a minimum distance of one hundred (100) feet measured in the shortest distance.
- D. Street Lighting Installations: The subdivider must provide an easement for any street lights installed or for future street lighting installations. Before installation, he must consult with the public service utility involved.

s.733 Underground Installations: Electric, telephone and all other utility facilities shall be installed underground unless special conditions require otherwise. Power line installations shall be according to requirements of the Pennsylvania Public Utility Commission and the local power utility company.

s.734 Monuments and Markers: Monuments and markers must be constructed as follows:

	<u>Construction</u>	<u>Minimum Size</u>
Monument	Concrete or stone	6" x 6" x 30"
Marker	Iron pipes or iron Or steel bars	15" x 3/4" dia.

s.735 Placement; Marking: Monuments and markers must be placed by a Registered Engineer or Registered Surveyor so that the scored or marked point, coincides exactly with the point of intersection of the lines being monumented. They must be set so that the top of monument or marker is level with the surface of the surrounding ground. Monuments must be marked on top with a copper or brass dowel.

s.736 Monuments - Location of: Monuments must be set -

- A. At the intersection of lines forming angles in the boundaries of the subdivision.
- B. At the intersection of street lines.

s.737 Markers - Location of: Markers must be set -

- A. At the beginning and ending of curves along street property lines.
- B. At points where lot lines intersect curves either front or rear.
- C. At angles in property lines of lots.
- D. At all other lot corners.

s.738 Removal: Any monuments or markers that are removed must be replaced by a Registered Engineer or Registered Surveyor at the expense of the person removing them.

s.739 Trees and Landmarks: The subdivider or land developer shall be required to preserve all trees, other than those whose removal is necessary in order to place the required improvements and to place the driveways, parking facilities and structures intended to be located within the subdivision or land development. In addition, the subdivider or land developer shall preserve all scenic and historic places and other community assets and landmarks.

s.740 Private Streets: Private streets shall be permitted only where there are three (3) or fewer lots in the subdivision. After three (3) lots have been created in a subdivision (regardless

of whether any or all of them have private as opposed to public street frontage) no additional lots will be approved unless they are provided with public street frontage improved in accordance with the standards set forth in this Ordinance and unless all private streets providing frontage for lots in the subdivision (lots previously created, but created after December 7 , 1974) are improved in accordance with the requirements of this Ordinance and are accepted as public streets by the Board of Supervisors.

Any plan providing for development utilizing private streets shall contain in a conspicuous manner, the following language: "The streets shown on this plan will not be adopted as a public road or maintained by the public".

- s.741 Erosion and Sediment Control: Wherever the vegetation topography is to be disturbed, such activity must be in conformance Chapter 102, Title 25, Rules and Regulations, Part 1, Commonwealth of Pennsylvania, Department of Environmental Protection, Sub Part C, Protection of Natural Resources, Article II, Water Resources, Chapter 102, "Erosion Control", and in accordance with the York County Soil Conservation District.



## ARTICLE 800

### MOBILE HOME PARK

s.801 Mobile Home Definitions:

A. "Mobile Home" shall be defined as follows:

A single family dwelling designed for transportation after fabrication on streets and highways on its own wheels or on flat bed or other trailers and arriving at the site where it is to be occupied as a dwelling completed and ready for occupancy, except for minor and incidental unpacking and assembly operation, location on jacks or permanent foundations, connection to utilities and the like. Not to include mobile dwelling units.

B. "Mobile Home Park" shall be defined as follows:

Any lot, parcel, tract, or contiguous tracts or lots, whether separated by public or private roads and whether separated by parcel adversed from the original tract or parcel, owned by the same person or persons or corporation (for this purpose any person shall be considered to own all tracts or lots owned by himself, his spouse, or by a corporation or partnership in which he and/or his spouse together own at least fifty (50) percent of the outstanding voting stock of the corporation or at least fifty (50) percent outstanding equity in the partnership), and designed, maintained, or used for the purpose of supplying a location or accommodation for two (2) or more mobile homes, or upon which two (2) or more mobile homes are parked or located; and the owner of the property in question receives consideration directly or indirectly for the use of the space occupied by the mobile home; and shall include all buildings and structures used or intended for use as a part of the equipment thereof. The term "mobile home park" shall not include any automobiles, mobile home, or trailer sales lot on which any unoccupied mobile home is parked for the purpose of inspection and sale and shall not include a mobile home occupied by a family headed by an individual employed as a farm worker on a full-time basis by the owner of the property in question.

C. Approval Required:

It shall be unlawful for any person to construct, alter or extend any mobile home park within the limits of the Township until plans have been approved by the Township in accordance with the provisions of this Ordinance.

D. Application for Mobile Home Park Approval:

Applications for mobile home park approval shall conform to requirements and procedures as established in Articles 300, 400 and 500 of this Ordinance.

E. Mobile Home Park Improvements:

All improvements required in mobile home parks shall be provided in accordance with the provisions of this Article and Articles 600 and 700.

F. Site Location and Dimensions:

The location and minimum area of all mobile home parks shall be in accordance with the Township Zoning Ordinance and shall also comply with the following minimum requirements:

1. Not located on floodplains or subject to flooding or located with respect to adverse influences from swamps, marshes or other water hazard areas.
2. Not subject to any hazard or nuisance such as excessive noise, vibration, smoke, toxic matter, heat, odor, glare, etc.
3. Mobile home parks located adjacent to an arterial street or located adjacent to industrial or commercial properties, shall provide a planting screen at least fifteen (15) feet wide or approved fencing shall be provided along the abutting side separating the park and such adjacent nonresidential uses.

G. Mobile Home Lots:

1. All lots shall abut a park street.
2. The lot upon which the mobile home is located shall conform with minimum size requirements contained in the Township Zoning Ordinance for the zone in which a mobile home park is to be located.
3. The lot or parcel shall be seeded and landscaped.

H. Erection and Placement of Mobile Homes:

1. The mobile home shall be located in conformance with all front, side and rear setback requirements as contained in the Township Zoning Ordinance.

2. The mobile home shall be placed upon and securely fastened to a concrete or bituminous pad which shall be built upon a frost-free foundation or footer. In no instance shall it be placed upon jacks, loose block, etc., or other similar arrangements.
3. An enclosure of compatible design and material shall be erected around the entire base of the mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
4. An enclosure of compatible design and material shall be erected around the entire base of the mobile home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
5. Any garage, utility shed, or other similar building or structure shall conform with all applicable Zoning and Building Code requirements, if such are in existence.

I. Areas for Nonresidential Uses:

1. No part of any park shall be used for nonresidential purposes, except such uses that are required for recreation, direct servicing, management or maintenance of the park and its residents.
2. Nothing contained in this section shall be deemed as prohibiting the display and sale of a mobile home when located on an approved mobile home lot in compliance with Section 708 and connected to utilities.

J. Street System:

All streets within mobile home parks whether offered for public dedication or not shall conform to the following standards:

1. General Requirements - A safe and convenient vehicular access shall be provided from abutting public streets and roads.
2. Location Principles - The streets or roads in a mobile home park shall be located and built with regard to:
  - a. Providing traffic ways for convenient access to each mobile home lot and other important facilities in the park.
  - b. Designed to recognize existing easements which are to be preserved.

c. Permit connection to existing facilities where necessary easements for proper functioning of drainage and utility easements.

3. Circulation - The street system should provide convenient circulation by means of minor streets and properly located collector streets.

Minor streets shall be so located that their use by through traffic will be discouraged.

Where a mobile home park abuts or contains an existing or proposed arterial street, the Township may require marginal access streets, reverse frontage or such other treatment as may be necessary to afford separation of through and local traffic.

4. Pavement Width - The entrance road connecting the park with a public street or road shall have a minimum pavement of thirty-six (36) feet.

Other internal streets shall be as follows:

- a. For collector streets a minimum width of thirty-six (36) feet will be required.
- b. For minor streets a minimum pavement width of thirty-two (32) feet will be required.
- c. Dead end streets shall be provided at the closed end with a paved turnaround having an outside diameter of at least eighty (80) feet.

5. Right-of-way - Streets shall provide minimum right-of- way widths as follows:

- a. Collector Street - Sixty (60) feet.
- b. Minor Street - Fifty (50) feet.

6. Alignment and Grades - Streets shall be adapted to the topography and shall have suitable alignment and gradient for safety of traffic, satisfactory surface and groundwater drainage, and proper functioning of sanitary and storm sewer systems.

Center line grades shall not be less than one-half of one (.5) percent.

Center line grades shall not exceed the following:

- a. Collector Streets - Seven (7) percent.
- b. Minor Streets - Twelve (12) percent.

Where the grade of any street at the approach to an intersection exceeds seven (7) percent, a leveling area of at least fifty (50) feet shall be provided having not greater than four (4) percent grades.

- 7. Intersections - Street intersections shall generally be at right angles. No street shall intersect another at an angle of less than seventy-five (75) degrees.

Intersections of more than two (2) streets at one point shall be prohibited.

Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of one hundred fifty (150) feet between their center lines.

Minimum curb radii at street intersections shall be as follows:

<u>Intersection</u>	<u>Pavement Edge</u>
Collector with public road	30 feet
Collector with collector	30 feet
Collector with minor	25 feet
Minor with minor	20 feet

- 8. Street Surfacing - Streets must be surfaced to the grades and dimensions drawn on the plans, profiles and cross-sections submitted by the subdivider and approved by the Township. Before paving the street surface, the subdivider must install required utilities and provide, where necessary, adequate subsurface drainage for the streets, as acceptable to the Township. The pavement base and wearing surface must be constructed according to the Pennsylvania Department of Transportation Specifications, 1976. Form 408 as amended or supplemented and according to the table set forth in Section 705 of this Ordinance. All other procedures and specifications of road or street construction must comply with the Pennsylvania Department of Transportation.

The Township shall decide if a collector or arterial street is required as direct result of the construction of his subdivision in which case the subdivider is responsible for paving the additional width required.

K. Blocks:

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

1. Zoning requirements as to lot size.
2. Need for convenient access, automotive and pedestrian movement.
3. Providing desirable lot depths for interior walkways and easements for utilities to be located within the block.

Blocks shall not exceed a maximum length of sixteen hundred (1,600) feet.

L. Street Lights:

Street lights shall be provided to illuminate streets, driveways, and walkways for the safe movement of vehicles and pedestrians at night. Their type and location shall be shown on the plan.

M. Off-street Parking Areas:

A paved off-street parking space for two (2) automobile vehicles shall be provided for each mobile home lot. Required car parking spaces shall be so located as to provide convenient access to the mobile home, but shall not exceed a distance of one hundred (100) feet from the mobile home that it is intended to serve.

N. Walks:

1. All mobile home parks shall be provided with common pedestrian walks on both sides of the streets. Such walks shall be at least four (4) feet in width and shall commence at least four (4) feet outside of the curb line.
2. All mobile home lots shall be connected to common pedestrian walks with an individual walk at least two (2) feet in width.

O. Curbs:

Curbs shall be installed along both sides of all streets. The Township Supervisors shall have the option of waiving curbs in areas where the lot frontage exceeds one hundred (100) feet. Curbs shall be concrete and either the vertical type or the rolled curb-and-gutter type. The transition from one type of curb to another shall be made only at a street intersection, and adequate provisions shall be made for driveway entrances.

P. Recreation Areas:

1. In all mobile home parks, a recreation area or areas with suitable facilities shall be maintained within the park for the use of all park residents.
2. Land required for such recreation areas shall not be less than ten (10) percent of the gross site area. Such should generally be provided in a centralized location, or decentralized in larger mobile home parks.

Q. Water Supply:

An adequate supply of safe water or satisfactory quality under adequate pressure shall be provided in all parks to all mobile homes, service buildings and other accessory facilities. Such system shall be approved by the Pennsylvania Department of Environmental Resources.

R. Sewage Disposal:

An adequate and safe community sanitary sewerage system shall be provided in all parks for conveying and disposing of sewage from mobile homes, service buildings and other accessory facilities. The developer shall provide a system of sanitary sewer mains and shall provide lateral connections to each mobile home lot. Such sewerage disposal system including treatment plant, shall be approved by the Pennsylvania Department of Environmental Resources. The treatment plan shall provide for tertiary treatment.

S. Storm Drainage:

1. General Requirements: Adequate storm sewers, culverts, and related facilities must be provided, as necessary, to:
  - a. Permit the unimpeded flow of natural watercourses.
  - b. Ensure the drainage of all low points and swampy areas within the subdivision or land development.
  - c. Intercept storm water runoff along streets at intervals, reasonably related to the extent and grade of the area drained.
  - d. Provide adequate drainage away from on-site sewage disposal facilities.

Storm drainage facilities must be designed to handle the anticipated peak discharge from the property being subdivided on the basis of a one hundred (100) year storm.

2. Lot Drainage: Lots shall be laid out and graded to provide positive drainage away from new and existing buildings.
3. Nearby Existing Facilities: Where adequate existing storm sewers are readily accessible, the subdivider must connect his storm water facilities to these existing sewers.
4. Open Drainageways: When open drainageways are used for the disposal of storm water, the Township shall review the design of such open drainageways in relation to the following:
  - a. Safety: Steep bank and deep pools shall be avoided.
  - b. Erosion: Adequate measures shall be taken, such as seeding, sodding, paving, or other measures as necessary to prevent the erosion of banks and the scouring of the channel bottom.
  - c. Stagnation: Design of open drainageways shall not create stagnant pools or swampy areas.
5. Abutting Properties: In the design of storm drainage facilities, special consideration must be given to excessive runoff to adjacent developed or undeveloped property. In no case may a change be made in the existing topography which would:
  - a. Result in a slope of more than ten (10) percent within twenty (20) feet of a property line.
  - b. Alter the existing drainage or topography in any way so as to adversely affect adjoining property.

In no case may any slope exceed the normal angle of slippage of the material involved. All slopes must be protected against erosion.
6. Drainage Upon and On Streets: In order to give proper surface water drainage upon streets, a structure on a lot must be at a grade in satisfactory relationship:
  - a. With the established street grade, or

- b. With the existing street grade where none is established.

A street must be designed so as to provide for the discharge of surface water from its right-of-way. The slope of the crown on a street may not be less than one eighth ( $\frac{1}{8}$ ) of an inch per foot and not more than one-third ( $\frac{1}{3}$ ) of an inch per foot. Adequate facilities must be provided at low points along a street and at other points at which it is necessary to intercept runoff.

7. Storm Water Management: Storm water runoff from any given area to be developed shall be computed in accordance with Urban Hydrology for Small Watersheds, Technical Release No. 55, prepared by the United States Department of Agriculture, January, 1975, or as may otherwise be acceptable to the Township. The design concept where runoff may affect downstream properties should be as follows:
  - a. The release rate from storms up to ten (10) years in recurrence frequency shall be limited to the redevelopment flow rate from a two (2) year storm.
  - b. The release rate from storms from up to one hundred (100) years in recurrence frequency shall be limited to the redevelopment flow rate from a ten (10) year storm.
  - c. Retention facilities shall be designed to retain the differences in flow rates per above.
  - d. The emergency spillways from such facilities shall be designed based on a one hundred (100) year storm.
8. Storm Drainage Facilities: Whenever the evidence available to the Board of Supervisors indicates that the natural surface drainage is inadequate to meet the requirements of this section of the Ordinance, the subdivider or land developer shall install a storm water drainage system in accordance with plans and profiles designed to meet the requirements of this section of the Ordinance and which meet the approval of the Township engineer. In addition, drainage structures for areas of more than one-half ( $\frac{1}{2}$ ) mile square shall be subject to approval by the Pennsylvania Department of Environmental Resources. All installations shall be in accordance with approved plans and profiles, with the requirements of this Ordinance and shall be approved by the Township engineer.
9. Storm Water Detention Basins: Whenever the evidence available to the Township indicates that a storm water detention basin is necessary to control the rate of storm water runoff from the site, the subdivider or land developer

shall install a detention basin in accordance with approved design, calculations, plans and profiles. Design and construction of detention basins shall meet the requirements of the U.S. Department of Agriculture, Soil Conservation Service, "Engineering Field Manual", Agricultural Handbook No. 387 "Ponds", and Technical Release No. 55, "Urban Hydrology for Small Watersheds", and shall be designed on the basis of a one hundred (100) years storm. The subdivider shall provide for continuing maintenance of such storm water detention basin by the owners of the land on which the same is located and shall further provide for an easement enabling the Township to perform emergency maintenance in the event the property owner should fail to do so and shall establish a procedure whereby the Township shall be able to assess the cost of such emergency maintenance upon the owner of the land where the detention basin is located by the filing of a municipal lien.

Where the subdivision or land development proposing the storm water detention basin proposes residential development, the slopes on such detention basin may exceed one (1) foot vertical to every two (2) feet horizontal distance.

10. Roof and Driveway Drainage - Where the storm water management plan provides for roof drain and/or driveway drain infiltration facilities, these must be protected by filter fabric and in the case of roof drain facilities, provide for sediment filtering either at the roof or elsewhere above ground level and for a clean out at ground level.

T. Utility Systems:

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

U. Service Building and Other Community Service Facilities:

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

V. Laundry Facilities:

Each mobile home park shall provide a laundry room with laundry facilities for use exclusively by the occupants of the mobile home park. There shall be at least one (1)

automatic washer and one (1) automatic dryer for each seven (7) mobile homes in the mobile home park. The floors of the laundry room shall be of concrete, tile or similar material impervious to water and easily cleaned and pitched to a floor drain. Liquid wastes from the laundry room and laundry facilities shall be piped to the community sanitary sewerage system.



## ARTICLE 900

### ADMINISTRATION

- s.901 Severability: The provisions of this Ordinance shall be severable, and if any of its provisions shall be held to be unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this Ordinance. It is hereby declared as a legislative intent that this Ordinance would have been adopted had such unconstitutional, illegal or invalid provision had not been included herein.
- s.902 Repealer: All ordinances or parts of ordinances in conflict with this Subdivision and Land Development Ordinance or inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.
- s.903 Interpretation and Modification: The provisions of this Ordinance shall be held to be the minimum requirements to meet the purposes of this Ordinance. Where provisions of this Ordinance impose greater restrictions than those of any statute, other Ordinance, regulation, the provisions of this Ordinance shall prevail. Where provisions of any statute, other ordinance or regulation impose greater restrictions than those of this Ordinance, the provisions of such statute, ordinance or regulation shall prevail. However, waivers of variations of the requirements outlined herein may be permitted by the Board of Supervisors when in its judgment, special factors warrant, and when such waiver and variations are not detrimental to the public health, safety, or general welfare, and such variation will not nullify the objectives of these regulations. In granting the variance, the Board of Supervisors may impose conditions, which will substantially secure compliance with the purposes of this Ordinance.
- s.904 Amendments: The Township Supervisors may on its own motion, or upon recommendation of the Planning Commission amend, supplement or repeal any portion of this Ordinance after adequate public notice and a public hearing.
- s.905 Appeals to Court from Subdivision and Land Development Decisions: The decisions of the Township Supervisors with respect to the approval or disapproval of plans may be appealed directly to court according to law.
- s.906 Enforcement: It shall be the duty of the Building Inspector, Zoning Officer, or other such duly authorized representative of Codorus Township, and he is hereby given the power and authority to enforce the provisions of this Ordinance. The Enforcement Officer shall require that the application for a building permit contain all information necessary to enable him to ascertain whether the proposed building, alteration, or use is located in an approved subdivision. No building permit shall be issued until the Enforcement Officer has certified that the site for the proposed building, alteration, or use complies with all

the provisions of this Ordinance and conforms to the site description as indicated on the approved and recorded Final Plan.

s.907 Penalties and Preventive Remedies:

Any person, partnership, or corporation who or which being the owner or agent of any lot, tract or parcel of land shall lay out, construct, open and dedicate any street, sanitary sewer, storm sewer, water main or other improvements for public use travel or other purposes or for the common use of occupants of buildings abutting thereon, or who sells, transfers or agrees or enters into an agreement to sell any land in a subdivision or land development whether by reference to or by use of a plan of such subdivision or land development or otherwise, or erect any building thereon, unless and until a final plan has been prepared in full compliance with the provisions of this Ordinance and has been recorded as provided herein or who in any other way be in violation of any of the provisions of this Ordinance shall upon being found liable therefore in a civil proceeding commenced by the Township, pay a judgement in the amount of five hundred (\$500.00) dollars plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgement shall commence or be imposed, levied or payable until the date of the determination of a violation by the District Justice. If the defendant neither pays nor timely appeals the judgement, the municipality may enforce the judgement pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation unless the District Justice determining that there has been a violation further determines that there was good faith basis for the person, partnership, or corporation violating the ordinance to have believed that there was no such violation, in which event, there shall be deemed to have been only one such violation until the fifth day following the date of determination of a violation by the District Justice and thereafter each day that a violation continues shall constitute a separate violation.

In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations of this Ordinance, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure or premises. In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations of this Ordinance, to prevent unlawful construction, to recover damages 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 shall not exempt the seller or transferor from such penalties or from the remedies herein provided.

The Township 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 this Ordinance. This authority to deny such a permit or approval shall apply to any of the following applicants:

- A. The owner of record at the time of such violation.
- B. 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.
- C. The current owner of record who acquired the property subsequent to the time of the violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
- D. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual constructive knowledge of the violation.

As an additional condition for the 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 Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property.

s.908 Effective Date: The Subdivision and Land Development Ordinance shall become effective on September 7, 1972 and shall remain in force until modified, amended, or rescinded by the Board of Supervisors of Codorus Township, York County, Pennsylvania.

Adopted by the Board of Supervisors of Codorus Township, York County, Pennsylvania this 2<sup>nd</sup> day of September, September, A.D., 1972 and amended on October 12, 1977; December 10, 1986; January 8, 1988; August 9, 1989; September 13, 1995; July 9, 1997; January 10, 2001; August 11, 2004; August 10, 2005 and August 6, 2006.

Board of Supervisors  
Codorus Township  
York County, Pennsylvania

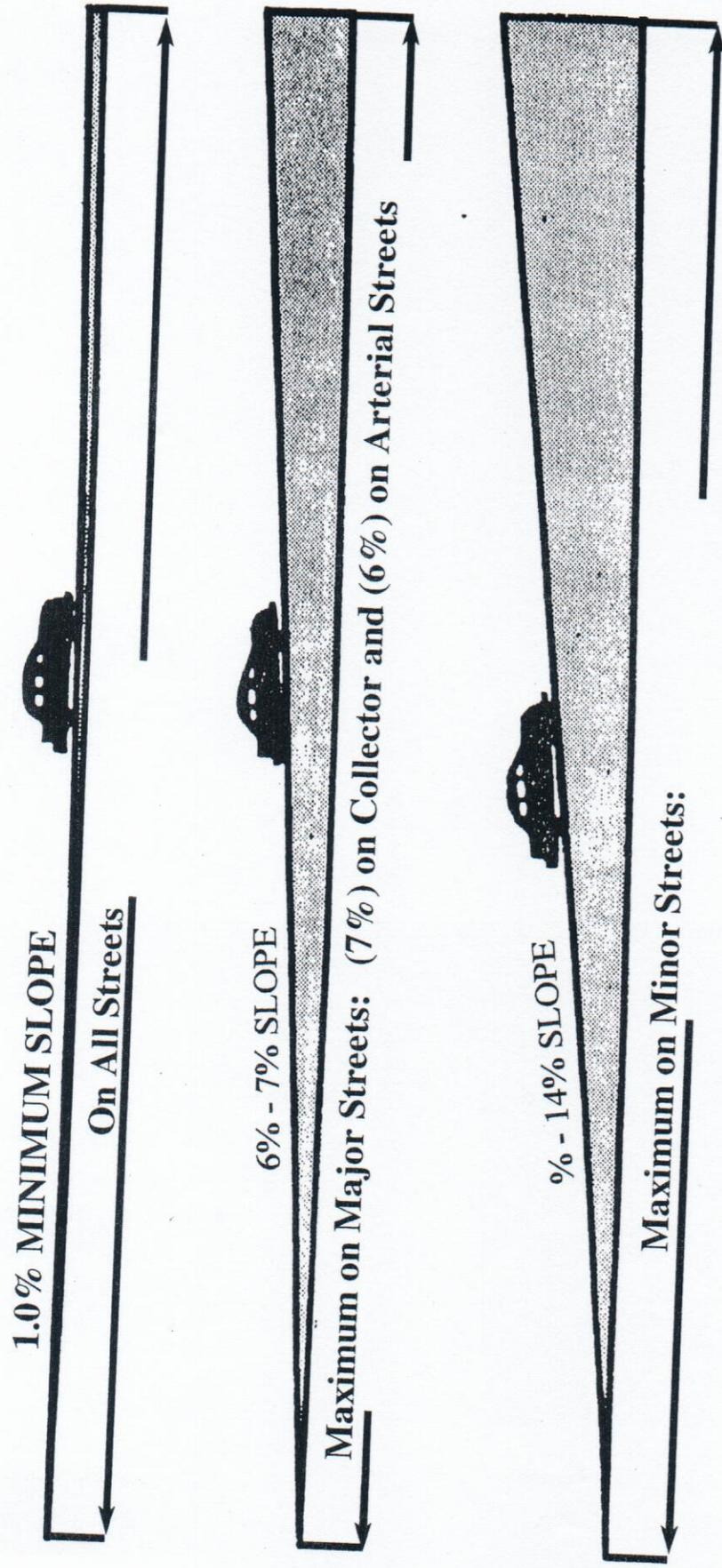
By: /s/ Charles L. Wehrly  
Chairman

/s/ Lamar R. Glatfelter  
Vice-Chairman

Attest: /s/ Goldie H. Day  
Secretary

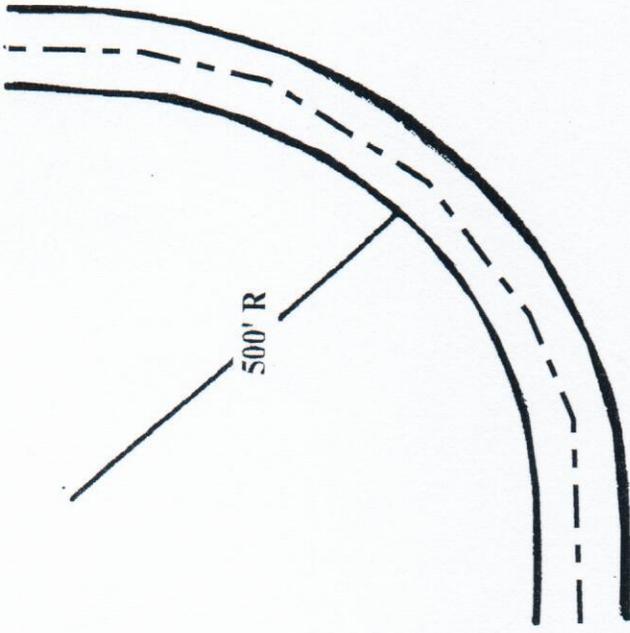


# GRADES OF STREETS -- MINIMUM AND MAXIMUM SLOPES

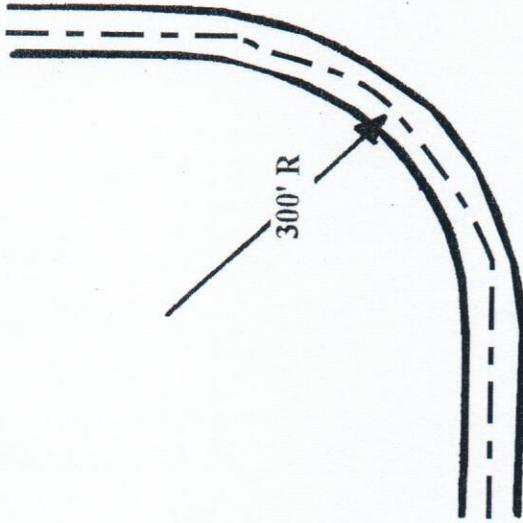


Local (12%), except Service Drives or Marginal Access (14%)

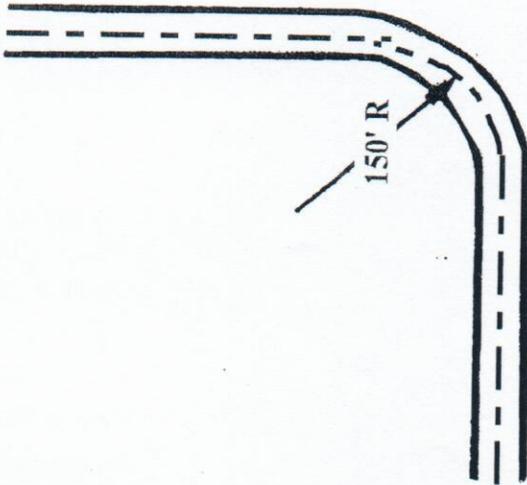
**GRADES OF STREETS - MINIMUM AND MAXIMUM SLOPES** There should be a minimum grade of at least one (1.0) percent on all streets; a maximum grade of six (6) percent on Arterial and seven (7) percent on Collector Streets, and twelve (12) percent on Local Streets, except fourteen (14) percent on Service Drives or Marginal Access.



ARTERIAL  
STREETS



COLLECTOR  
STREETS

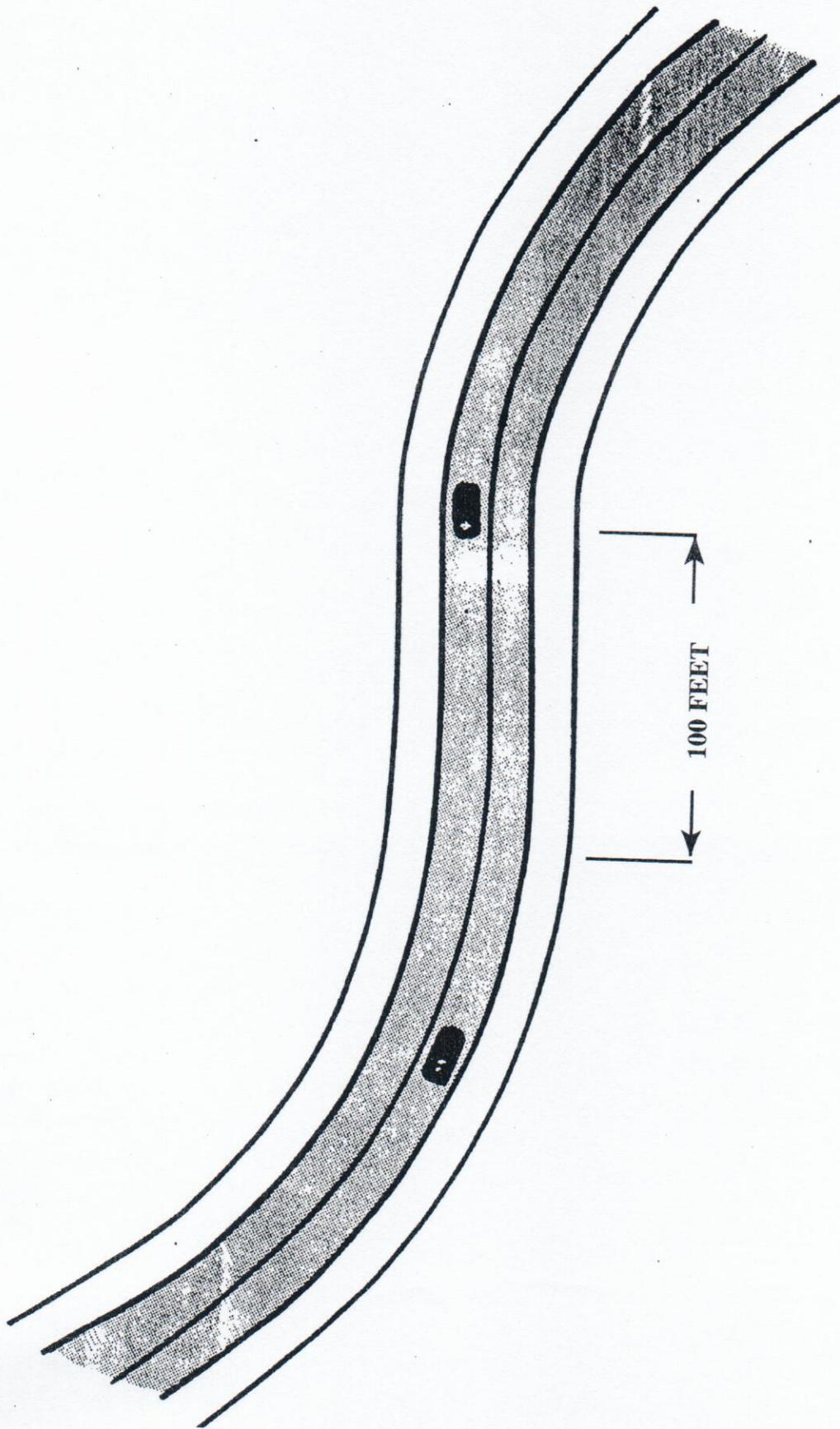


LOCAL  
STREETS

### CURVES -- MINIMUM RADII

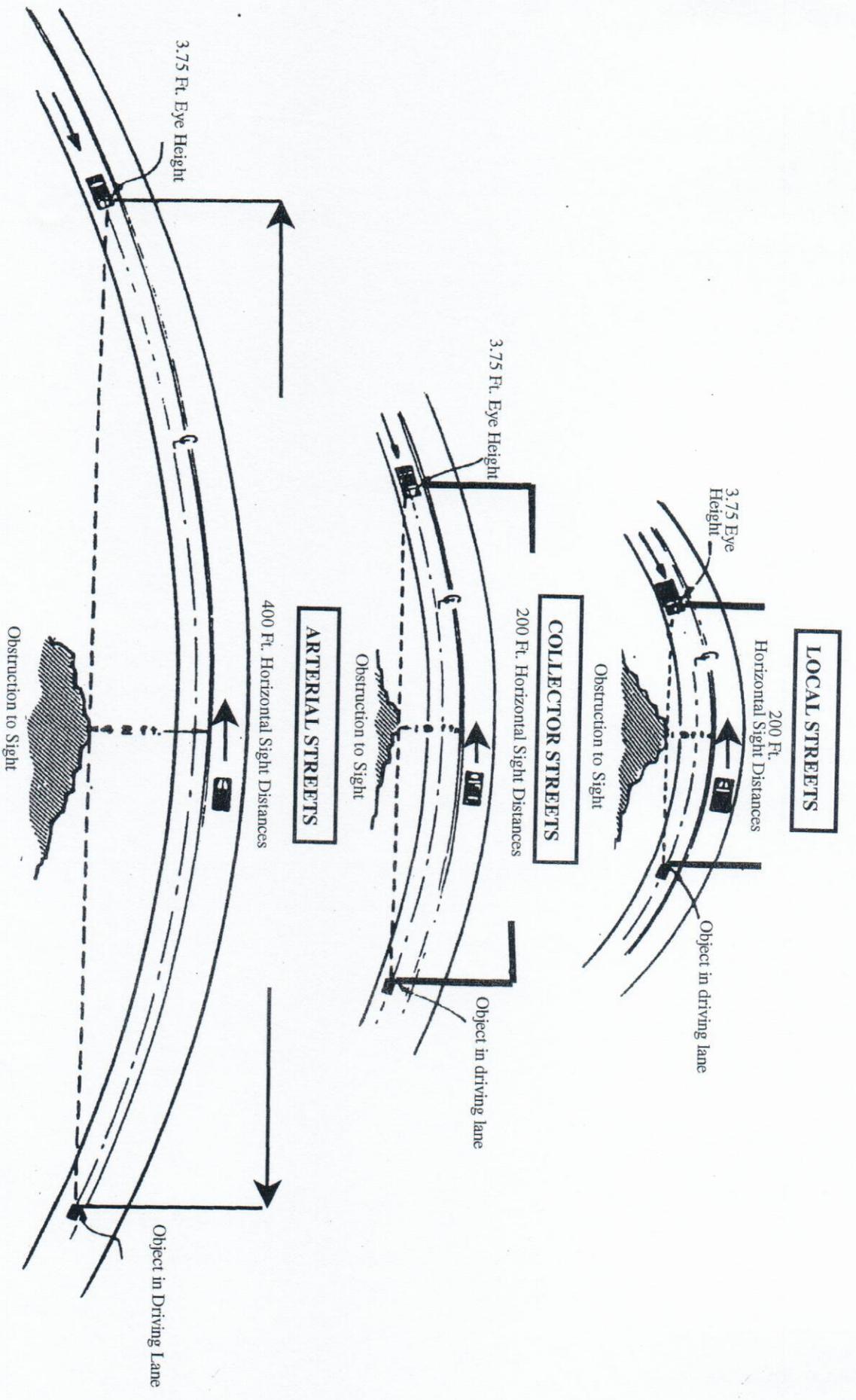
The minimum radius at the centerline for curves must be as follows:

<u>Type of Street</u>	<u>Minimum Radius</u>
Arterial	500 feet
Collector	300 feet
Local	150 feet



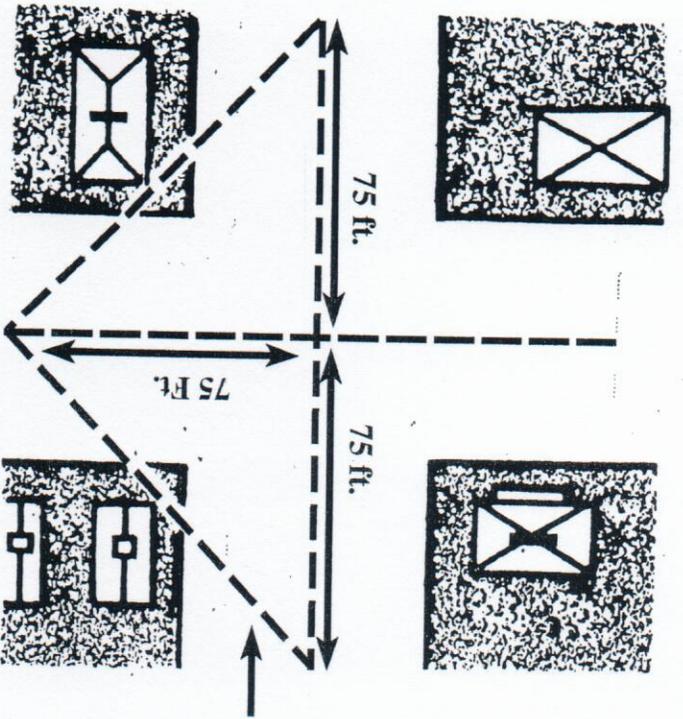
REVERSE CURVES -- MINIMUM TANGENT BETWEEN

Reverse Curves.  
There shall be a tangent of at least one hundred (100) feet between

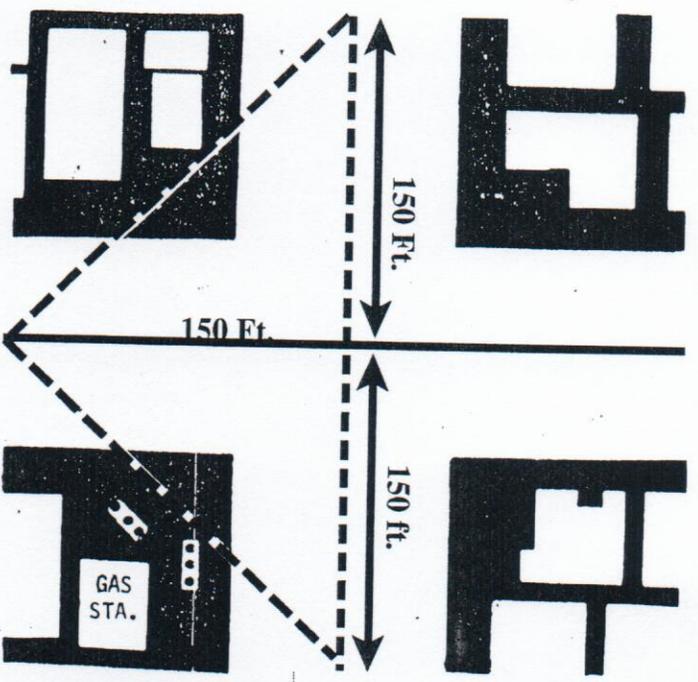


**SIGHT DISTANCES - - HORIZONTAL ALIGNMENT**

Proper sight distance must be provided with respect to horizontal alignment. Measured along the centerline, 3.75 feet above grade, this sight distance must be five hundred (500) feet for Arterial Streets, two hundred (200) feet for Collector and Local Streets and one hundred (100) feet for a street ending in a Cul-de-sac.



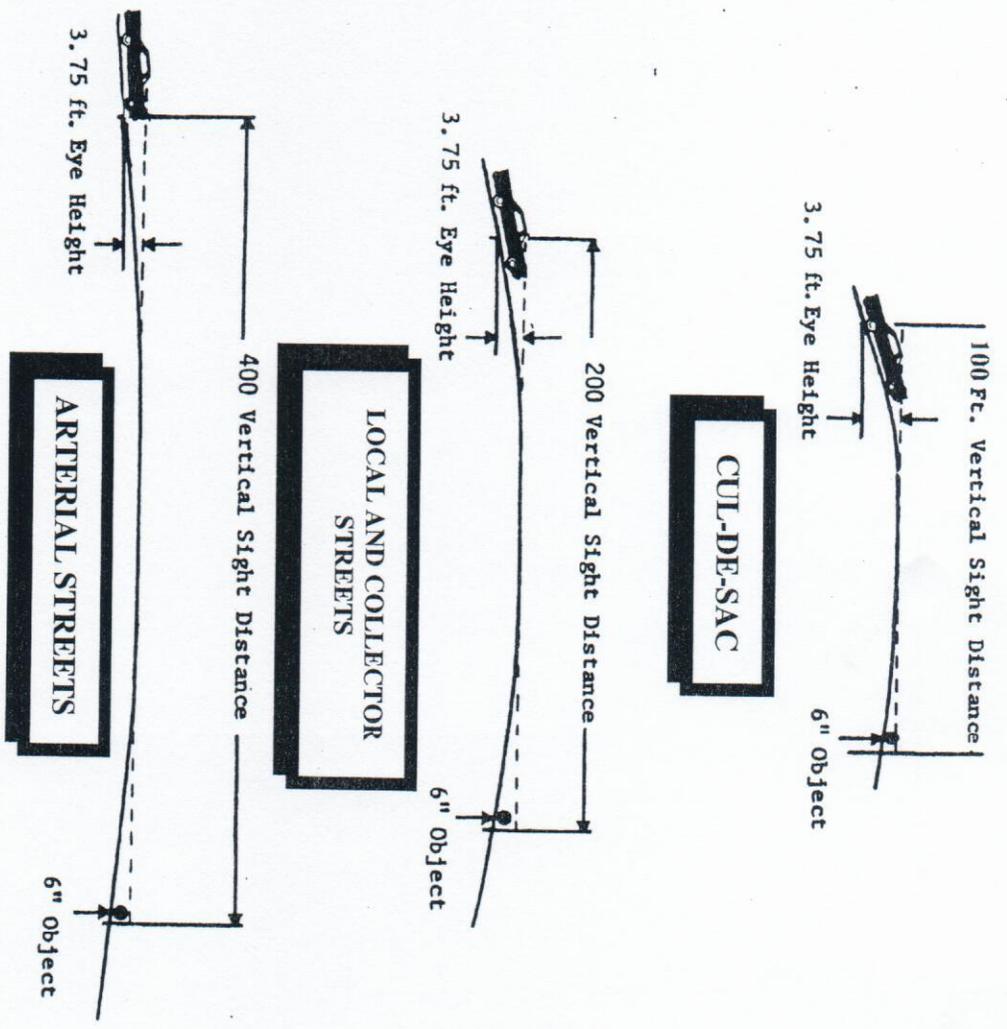
**MINOR AND COLLECTOR STREETS**



**ARTERIAL STREETS**

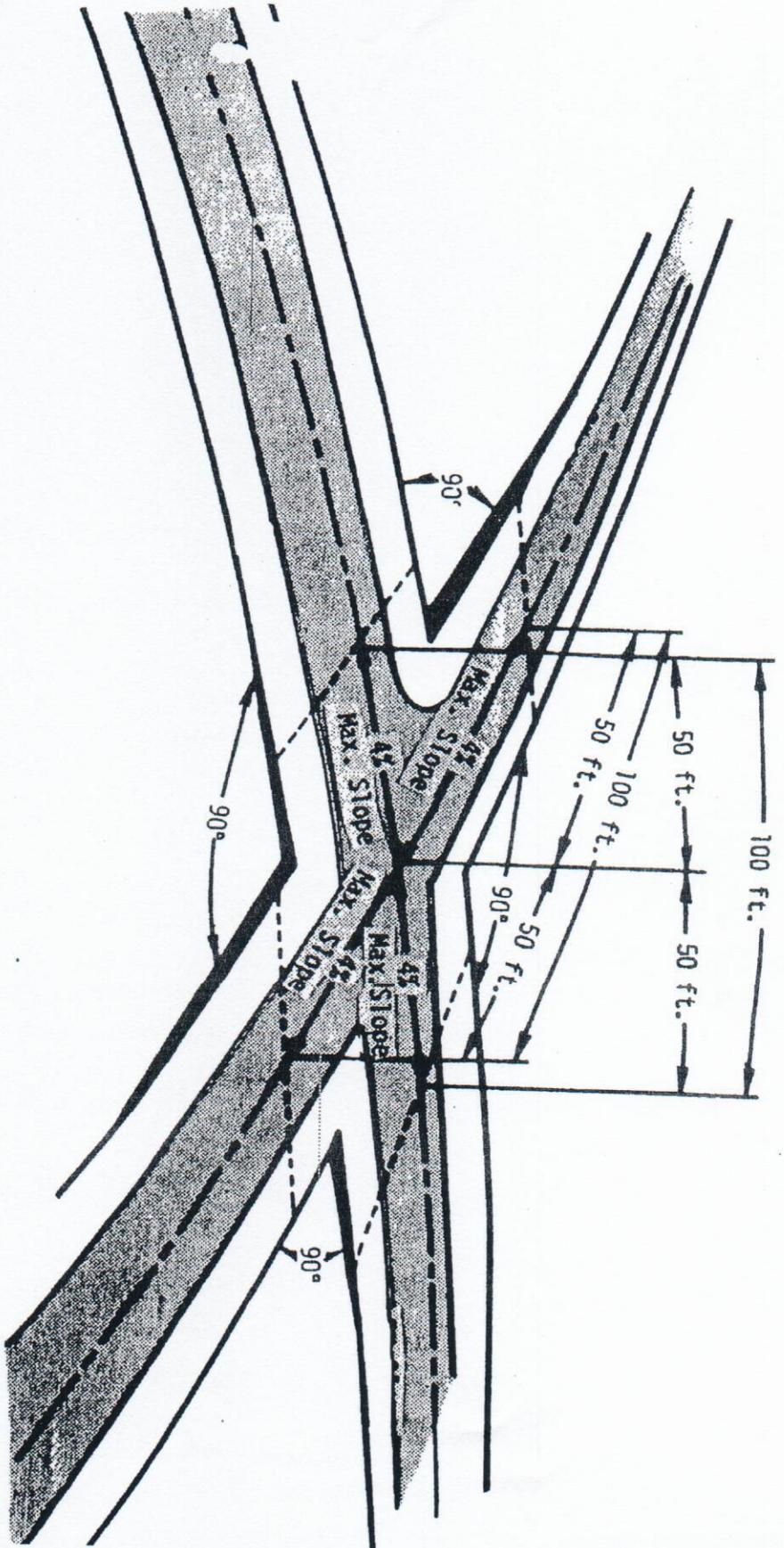
**INTERSECTION SIGHT DISTANCES**

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.



**SIGHT DISTANCES - - VERTICAL ALIGNMENT**

Proper sight distance must be provided with respect to vertical alignment. Measured along the centerline, 3.75 feet above grade, this sight distance must be four hundred (400) feet for Arterial Streets, two hundred (200) feet for Collector and Local Streets and one hundred (100) feet for streets ending in a Cul-de-sac.



**INTERSECTION GRADES** Intersections must be approached on all sides by level area. These level areas must have a minimum length of fifty (50) feet (measured from the intersection of the centerlines) within which no grade shall exceed a maximum of four (4) percent.