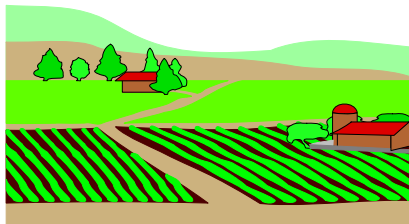
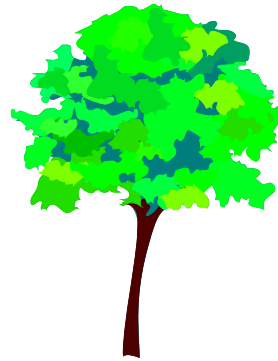
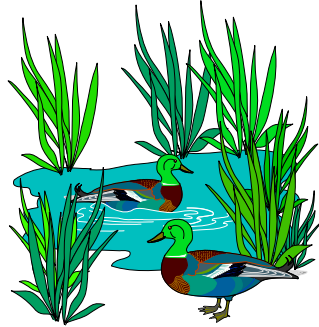
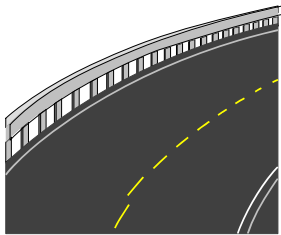


SPRINGFIELD TOWNSHIP

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE



SPRINGFIELD TOWNSHIP

**SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE**

ADOPTED JANUARY 27, 1996

AND AMENDED
NOVEMBER 9, 1998, MAY 10, 1999, APRIL 8, 2002,
MARCH 8, JUNE 14, and SEPTEMBER 13, 2004,
DECEMBER 6, 2010, SEPTEMBER 12, 2011,
DECEMBER 31, 2013

THIS PAGE INTENTIONALLY BLANK

TABLE OF CONTENTS

	PAGE
ARTICLE I	SHORT TITLE, PURPOSE, AUTHORITY AND JURISDICTION
Section 101	Short Title 1
Section 102	Purpose 1
Section 103	Authority and Jurisdiction 2
ARTICLE II	INTERPRETATIONS AND DEFINITIONS
Section 201	General Interpretations 3
Section 202	Definitions 3
ARTICLE III	ADMINISTRATION
Section 301	Pre-application Consultation 15
Section 302	Submission of Sketch Plans 15
Section 303	Submission of Preliminary Plans 15
Section 304	Submission of Final Plans 16
Section 305	Submission of Minor Subdivision Plans 17
Section 306	Plan Referrals 18
Section 307	Plan Reviews 18
Section 308	Action on Plans by the Planning Commission 19
Section 309	Action on Plans by the Board of Supervisors 20
Section 310	Effect of Plan Approval 22
Section 311	Recording Plans 22
Section 312	Fees 23
Section 313	Re-subdivision 23
ARTICLE IV	PLAN REQUIREMENTS
Section 401	General Requirements 25
Section 402	Sketch Plan Requirements 25
Section 403	Preliminary Plan Requirements 26
Section 404	Final Plan Requirements 29
Section 405	Accompanying Data 34
ARTICLE V	DESIGN STANDARDS
Section 501	General Design Standards 45
Section 502	Streets 45
Section 503	Motor Vehicle Access - Driveways/Access Drives 50
Section 504	Blocks 50

TABLE OF CONTENTS (Cont.)

	PAGE
Section 505	Lots 51
Section 506	Sewage Disposal 52
Section 507	Water Supply 52
Section 508	Stormwater Management 53
Section 509	Other Utilities 53
Section 510	Recreation/greenway Sites 53
Section 511	Pedestrian Circulation System 54
 ARTICLE VI LANDSCAPING	
Section 601	Purpose 57
Section 602	Scope 57
Section 603	Landscape Standards and Specifications 58
 ARTICLE VII NATURAL FEATURES CONSERVATION	
Section 701	Purpose 65
Section 702	Scope 65
Section 703	Standards for the Protection of Environmentally Sensitive Areas 67
 ARTICLE VIII IMPROVEMENT REQUIREMENTS, RESERVATIONS, AND DEDICATIONS	
Section 801	Streets 71
Section 802	Pedestrian Circulation System 71
Section 803	Curbs 72
Section 804	Street Name Signs 72
Section 805	Sewage Disposal 72
Section 806	Water Supply 73
Section 807	Fire Hydrants 73
Section 808	Storm Drainage 74
Section 809	Completion of Improvements or Guarantee Thereof Prerequisite to Final Approval 74
Section 810	Amount of Financial Security and Inspection Deposit 75
Section 811	Completion of Improvements - Release of Financial Security and/or Inspection Deposit 76
Section 812	Release of Financial Security Agreement 77
Section 813	Remedies to Effect Completion of Improvements 78
Section 814	Maintenance Guarantee 78
Section 815	Offers of Dedication 79
Section 816	Land Reservation 79

TABLE OF CONTENTS (Cont.)

	PAGE
Section 817	Park and Greenway Provision 79
Section 818	Effect of Plan Recording on Dedications and Reservations 81
Section 819	Restriction of Further Subdivision 81
 ARTICLE IX MOBILEHOME PARKS	
Section 901	General 83
Section 902	Site 83
Section 903	Streets 83
Section 904	Curbs and Sidewalks 83
Section 905	Lots 83
Section 906	Easements and Rights-Of-Way 83
Section 907	Recreational Provisions 84
Section 908	Storm Drainage 84
Section 909	Sewage Disposal 84
Section 910	Water Supply 84
Section 911	Other Utilities 84
Section 912	Fire Hydrants 84
Section 913	Landscaping 84
Section 914	Solid Waste 85
Section 915	Service Buildings 85
Section 916	Responsibilities of Mobilehome Park Management 85
 ARTICLE X ENFORCEMENT AND ENACTMENT	
Section 1001	Enforcement 87
Section 1002	Modifications 87
Section 1003	Amendments 88
Section 1004	Preventive Remedies 88
Section 1005	Enforcement Remedies - Penalties 89
Section 1006	Appeals 89
Section 1007	Repealer 89
Section 1008	Severability Clause 90
Section 1009	Interpretation 90
Section 1010	Effective Date 91
 APPENDIX	
	Soils with a High Water Table 93
	Street List 97
	Loop Streets 99

THIS PAGE INTENTIONALLY BLANK

ORDINANCE NO. 1996-2

An Ordinance setting forth rules, regulations, and standards regulating subdivision and land development within the Township of Springfield, York County, Pennsylvania, pursuant to the authority granted in Article V of the Pennsylvania Municipalities Planning Code (Act 247), as reenacted and amended, and as enacted establishing the procedures to be followed in the application and administration of said rules, regulations, and standards and providing penalties for the violation thereof.

BE IT ORDAINED, BY THE BOARD OF SUPERVISORS OF
SPRINGFIELD TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AS FOLLOWS:

ARTICLE I

SHORT TITLE, PURPOSE, AUTHORITY AND JURISDICTION

SECTION 101 SHORT TITLE

This Ordinance shall be known as "The Springfield Township Subdivision and Land Development Ordinance."

SECTION 102 PURPOSE

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

- a. Ensuring the conformance of Subdivision and Land Development Plans with the Comprehensive Plan, public improvement plans, and other adopted ordinances.
- b. Assisting in the orderly and efficient integration of land development within the Township.
- c. Ensuring the provision of adequate public facilities and other improvements for the public health, safety, and welfare, including streets, walkways, water supply, drainage facilities, sewage disposal facilities, recreational sites, and open space.
- d. Protecting the environmental resources of the Township.
- e. Providing standard procedures for equitable processing of all subdivision and land development plans.

- f. Encouraging and promoting flexibility and ingenuity in the layout and design of subdivisions and land developments.
- g. Promoting the health, safety, and welfare of the citizens of Springfield Township.

SECTION 103 AUTHORITY AND JURISDICTION

No land development of any lot, tract, or parcel of land shall be made, and no street, sanitary sewer, storm sewer, water main, or other public improvements in connection therewith shall be laid out, constructed, opened, or dedicated for public use or travel, or for common use of occupants of buildings abutting thereto, except in accordance with the provisions of this Ordinance.

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

- a. Approval by the Township Board of Supervisors: The Springfield Township Board of Supervisors, hereinafter referred to as the Board of Supervisors, shall be vested with the authority to approve or disapprove major subdivisions and land developments, whether preliminary or final, and minor subdivisions when requested to do so by the Springfield Township Planning Commission.
- b. Review by the Township Planning Commission: The Springfield Township Planning Commission, hereinafter referred to as the Planning Commission, shall be vested with the authority to review major subdivisions and land developments, whether preliminary or final, and make recommendations thereon to the Board of Supervisors.
- c. Approval by the Township Planning Commission: The Springfield Township Planning Commission, hereinafter referred to as Planning Commission, shall be vested with the authority to approve or disapprove all minor subdivision plans.
- d. Review by County Planning Commission: Plans for subdivision and land development in Springfield 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, as reenacted and amended. Said submission shall take place prior to final approval of any plans by the Board of Supervisors or the Planning Commission (in the case of minor subdivisions). However, if a report is not received from the County Planning Commission within thirty (30) days after submission, the Board of Supervisors or the Planning Commission may proceed without the report.

ARTICLE II

INTERPRETATIONS AND DEFINITIONS

SECTION 201 GENERAL INTERPRETATIONS

Unless otherwise expressly stated, general terms shall be interpreted as follows for purposes of this Ordinance:

- a. Words used in singular imply plural.
- b. Words used in present tense imply future tense.
- c. The words "person," "subdivider," "landowner," "developer," and "applicant" include partnerships and corporations as well as individuals.
- d. The word "lot" includes the words "plot", "parcel", and "tract".
- e. The words "should" and "may" are permissive; the words "shall" and "will" are mandatory.

SECTION 202 DEFINITIONS

ACCESS DRIVE - A private drive, other than a driveway or street, which provides for vehicular access between a street and a parking area, loading area, drive-in service window, or other facility within a land development; each access drive to a principal use shall be separate and distinct from any other access drive (see DRIVEWAY).

AGENT - Any person other than the landowner of the lot, who, acting under specific authorization for the landowner, submits plans, data, and/or applications to the designated Township official for the purpose of obtaining approval thereof.

APPLICANT - Any landowner, including his heirs, successors, assigns, or agents, who submits plans, data, and/or applications for the purpose of obtaining approval thereof.

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 land development plan.

AVERAGE DAILY TRIP - a single or one-way vehicle movement either to or from a specific land use as assigned by the Institute of Traffic Engineering Publication "Trip Generation".

BLOCK - An area bounded by streets.

BOARD OF SUPERVISORS - The Springfield Township Board of Supervisors.

BUFFER YARD - A designated area along the perimeter of a natural feature to be protected from incompatible use, or along the perimeter of that use, or between two (2) uses deemed incompatible with each other, which will absorb or otherwise preclude such incompatibility.

BUILDING - A structure having a roof which is used for the shelter or enclosure of persons, animals, or property. The word "building" shall include any part thereof.

BUILDING COVERAGE - Upon any lot, the ratio of the building area to the lot area.

BUILDING LINE OR SETBACK LINE - A line within a lot, normally parallel to a lot or street line, which delineates the required minimum setback between a structure and an adjacent street or lot line.

CANOPY - The upper level of a woodland or forest, consisting of branches and leaves of taller trees. A canopy is complete, or has one hundred percent (100%) cover, when the ground is hidden from above.

CARTWAY - The surface of a street or alley available for vehicular traffic or the area between curbs.

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 street lines.

COMPREHENSIVE PLAN - The complete plan for the continuing development and redevelopment of Springfield Township as recommended by the Planning Commission and currently adopted by the Board of Supervisors.

CONSERVATION - The planned management of a natural feature to prevent its exploitation, destruction, or neglect.

CORNER LOT - (See LOT).

CROSSWALK OR INTERIOR WALKWAY - A right-of-way or easement for pedestrian travel across or within a block.

CURB - The raised barrier at the edge of a pavement intended to confine surface water to the pavement and to protect the abutting land from vehicular traffic.

CURB LINE - The outside edge of a street cartway.

DEVELOPER - Any land owner, 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; a subdivider.

DRAINAGE FACILITY - Any ditch, gutter, pipe, culvert, storm sewer or other structure or appurtenance designed, intended or constructed for the purpose of collecting, storing, diverting, conveying, or controlling stormwater runoff.

DRIP LINE - A generally circular line, the circumference of which is determined by the outer reaches of a tree's widest branching points.

DRIVEWAY - A private minor vehicular right-of-way providing access between a street and a garage, carport or other parking space for a single-family or two-family dwelling; each principal use shall be served by a separate and distinct driveway. (see ACCESS DRIVE).

DWELLING UNIT - One (1) or more rooms arranged for occupancy by one (1) family, with cooking, living, sanitary, and sleeping facilities.

EARTH DISTURBANCE - Grubbing, filling, and trenching, or a land disturbance not primarily associated with increases in impervious surface, e.g., logging or quarrying.

EASEMENT - A limited right of use granted in private land for public or quasi-public purpose, wherein no structure may be constructed.

ENCROACHMENT - Any physical action which may jeopardize the health and longevity of a natural feature.

ENGINEER - A professional engineer licensed as such by the Commonwealth of Pennsylvania.

ENVIRONMENTALLY SENSITIVE AREAS - Those areas such as wetlands; specimen plants or animals; rare, threatened, or endangered plant communities or species; prime agricultural soils (Class I & II); seasonal high water table soils; erodible soils; floodplains; woodlands; surface water and groundwater resources; stream and pond banks; rock outcroppings; and steep slopes or steeply sloped lands that are susceptible to environmental degradation.

FLOOD OR FLOODING - Includes the following:

- a. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 1. The overflow of inland or tidal waters;
 2. The unusual or rapid accumulation or runoff of surface waters from any source; or

3. Mudslides (i.e. mudflows) which are proximately caused by flooding as defined in (a) above and are akin to a river of liquid-flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in l.a. above.

FLOODPLAIN OR FLOOD-PRONE AREA - A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river, or watercourse; and/or any area subject to unusual and rapid accumulation of surface waters from any source. Floodplain and flood-prone areas are regulated by the Township Floodplain Ordinance (See FLOOD OR FLOODING).

FRONTAGE - The horizontal or curvilinear distance along the street line upon which a lot abuts.

FUTURE RIGHT-OF-WAY - (See RIGHT-OF-WAY).

GOVERNING BODY - The Board of Supervisors, except in the case of minor subdivision plans where, for purposes of development approval, the Planning Commission shall be considered the governing body.

GRADE - Change in elevation per horizontal distance expressed as a percentage.

GREENWAY - A linear open space corridor connecting recreational, cultural, and/or natural areas and which itself provides open space preservation, environmental protection, and recreational opportunities.

GROUNDWATER RECHARGE - Replenishment of geologic structures and rock or soil interstices which have the capacity to store water.

HEDGEROW - A line of plants, including brush and/or trees, that may occur naturally where seed collect and are left undisturbed, such as along fence line, property lines, or between fields, or that is specially planted or left undisturbed, e.g., to act as a windbreak or vegetative buffer along a drainage channel or watercourse.

HIGH WATER TABLE AREAS - Areas which have a year-round or seasonal high water table which comes to within twenty (20) inches of the ground surface. (A list of soils that have been determined to have a high water table is provided in the Appendix).

IMPERVIOUS SURFACE- A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. Areas including, but not limited to, parking areas, driveways, roads, sidewalks, patios, and similar areas of concrete, brick, bituminous products, crushed stone, or gravel shall be considered impervious surfaces. In addition, all buildings and structures shall be considered as impervious surfaces for computation of lot coverage.

LAND DEVELOPMENT - Any of the following activities:

- a. The improvement of one (1) lot or two (2) or more contiguous lots, tracts, or parcels of land for any purpose involving:
 1. A group of two (2) or more residential or non-residential buildings whether proposed initially or cumulatively or a single non-residential building on a lot or lots regardless of the number of occupants or tenure; or
 2. The division or allocation of land or space whether initially or cumulatively between or among two (2) or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- b. A subdivision of land.
- c. The following activities are excluded from the definition of land development only when such land development involves:
 1. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;
 2. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building if such addition does not involve a change in parking, or, a change in traffic patterns, or, a change in sewage planning, or, the development of or change in a conservation plan; or,
 3. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For purposes of this subclause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

LANDSCAPE IMPROVEMENT - The addition of features to the land which enhance a particular site from the standpoint of e.g., recreational enjoyment, wildlife preservation, etc. Such improvements, including pathways and plantings, must be of natural materials or plantings indigenous to the area.

LANDSCAPE STRIP - A strip of land, located within a development lot, and typically adjacent to a street, building, parking/loading area, or outdoor storage area, that is planted with ground cover, shrubs, trees, and/or flowers.

LANDOWNER - The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to execute the rights of the landowner, or other persons having a proprietary interest in land.

LOCATION MAP - A map showing the site with relation to adjoining areas.

LOOP STREET - A street with a single common ingress and egress which connects to itself to form a loop regardless of intersecting streets within the loop. (See Appendix Loop Streets).

LOT - A designated parcel, tract or area of land established by a plat or a duly approved and recorded subdivision or land development plan, or designated as a single parcel under the Uniform Parcel Identifier Act (See, 21 P.S. 334b) or otherwise permitted by law and to be used, developed or built upon as a unit.

CORNER LOT - A lot with two (2) adjacent sides abutting on two (2) streets which has an interior angle of less than one hundred thirty-five degrees (135°) degrees at the intersection of the two (2) street lines. A lot abutting on a curved street shall be considered a corner lot if the tangents to the curve at the points of intersection of the side lot lines with the street line intersect at an interior angle of less than one hundred thirty-five degrees (135°). The front setback requirements of the district in which the lot is located shall apply to both street frontages.

REVERSE FRONTAGE LOT - A through-lot having frontage on an arterial or collector street and a local street with vehicular access limited solely to the local street.

LOT AREA - The area contained within the property lines of individual parcels of land as shown on a plan, excluding any area within a street right-of-way but including the area of any easement.

LOT COVERAGE - The percentage of the lot area of any lot covered by impervious surfaces including, but not limited to, buildings, driveways, access drives, parking areas, and sidewalks.

LOT WIDTH - The distance measured between the side lot lines at the minimum required building setback line. In a case where there is only one (1) side lot line, the lot width shall be the distance measured between such lot line and the opposite lot line.

MAJOR SUBDIVISION - (See SUBDIVISION).

MINIMIZE - To reduce to the smallest amount possible. "Minimize" shall not mean complete elimination but shall require that the most substantial efforts possible under the circumstances have been taken to reduce the adverse effect of the action required to be minimized. With respect to activities, the conduct of which is adverse to the conservation of the natural features of land, the requirement to "minimize" shall include, but not be limited to, the requirement that the placement of dwellings and other structures, the location of roads, sedimentation and erosion control devices, and earth-moving activities be planned and designed so as to permit the adverse effect of the activity in question to be reduced to the smallest amount possible under the circumstances consistent with the otherwise permitted activity.

MINOR SUBDIVISION - (See SUBDIVISION).

MITIGATION - Any action taken to lessen the specified undesirable impacts of a proposed land use or land disturbance activity, including those which would adversely affect the health or longevity of a natural feature, pose a visual intrusion or conflict, or otherwise be deemed compatible with surrounding properties.

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

MOBILEHOME LOT - A parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobilehome, which is leased by the park owner to the occupants of the mobilehome erected on the lot.

MOBILEHOME PARK - A parcel or contiguous parcels of land under single ownership which has been designed and improved such that it contains two (2) or more mobilehome lots for the placement thereon of mobilehomes.

MODIFICATION - The granting of an exception to these regulations which, in the opinion of the Board of Supervisors, will not be detrimental to the general welfare, impair the intent of the regulations, or conflict with the Township Comprehensive Plan. Such modifications are granted only for reason of undue hardship as determined by the Board of Supervisors.

NATURAL FEATURE - A component of a landscape, such as a body of water or a woodland, identified by the Township as important for conservation.

PERFORMANCE BOND - Security in an amount and form satisfactory to the Board of Supervisors which may be accepted in lieu of a requirement that public improvements be completed prior to Final Plan approval.

PLAN - The map or plan of a subdivision or land development, whether sketch, preliminary, or final.

FINAL PLAN - A complete and exact subdivision or land development plan, prepared, as for official recording, to define property rights, proposed streets, and other improvements.

PRELIMINARY PLAN - A tentative subdivision or land development plan, in lesser detail than a final plan, showing the salient existing features of a parcel and its surroundings, as well as approximate proposed street and lot layout, as a basis for consideration prior to preparation of a final plan.

RECORD PLAN - An exact copy of the approved final plan prepared for necessary signatures and recording with the York County Recorder of Deeds.

SKETCH PLAN - An informal plan, not necessarily to scale, indicating salient existing features of a parcel and its surroundings and the general layout of the proposed subdivision or land development for discussion purposes only and not presented for approval.

PLANNING COMMISSION - The Springfield Township Planning Commission.

PUBLIC IMPROVEMENTS - Streets, curbs, sidewalks, or grading prerequisite thereto; water mains; sanitary sewers; storm sewers; street signs; and other items required for the welfare of the property owners and the public at large.

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

RIGHT-OF-WAY - A right of passage across land occupied or intended to be occupied by a street, crosswalk, railroad, or utility lines.

EXISTING RIGHT-OF-WAY - The legal right-of-way as established by the Commonwealth, the Township, or other legal authority and currently in existence.

FUTURE RIGHT-OF-WAY - (1) The right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads, or (2) a right-of-way established to provide future access to or through undeveloped land.

ROCKY OUTCROPS - Areas consisting of exposure of solid bedrock.

SETBACK LINE - (See BUILDING LINE OR SETBACK LINE).

SEWER SYSTEM - Any sewer, sewage system, sewage treatment works or parts thereof designed, intended, or constructed for the collection, treatment, or disposal of sanitary waste.

CENTRAL SANITARY SEWER SYSTEM - A system of piping and appurtenances, whether municipally or privately owned, designed for the collection and transmission of liquid and water-carried wastes from residences, commercial buildings, industrial buildings, and institutions to a wastewater treatment plant or community subsurface disposal system for treatment and discharge (not including individual septic tanks).

ON-LOT SEWAGE DISPOSAL SYSTEM - Any approved system, or part thereof, designed to serve a single dwelling or building in which sanitary sewage is collected in a septic tank, holding tank, or similar container located on the same lot; is untreated except for bacterial action occurring within such tank; and is disposed of either by leaching from drain lines connected to the tank or by hauling to a central sanitary sewage treatment plant. Any infiltration area which may be required by hydrogeologic or other study or additional area required by the Pennsylvania Department of Environmental Protection law, rule or regulation is not and shall not be part of the On-Lot Sewage Disposal System as used in this Ordinance.

SITE DISTURBANCE - Any activity which involves removal of vegetation, or which causes land on a given site to be exposed to the danger of erosion, including clearing, grading, filling, plowing, and other types of earth moving, except agriculture.

SPECIMEN PLANT(S) OR ANIMAL(S) - Specifically selected plant(s) or animal(s) considered worthy of conservation by the Township because of species, size, shape, form, historical importance, listing by the Pennsylvania Natural Diversity Inventory (PNDI), listing by any local diversity inventory that may be done, or any other significant characteristic.

STEEP SLOPE - Any slope greater than twenty-five percent (25%).

STEEPLY SLOPED LAND - Land with a topographic gradient in excess of twelve percent (12%).

STREET - Includes street, avenue, boulevard, road, highway, freeway, 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:

ARTERIAL STREET - A street serving large numbers of high-speed traffic and connecting population and employment centers and which are so designated in the Township Comprehensive Plan and as listed and set forth in a list maintained and available from the Township. Said street list being established and amended from time to time by Resolution of the Board of Supervisors.

COLLECTOR STREET - A street which, in addition to giving access to abutting properties, intercepts local streets and provides routing to community facilities and

arterial streets and which are so designated in the Township Comprehensive Plan and as listed and set forth in a list maintained and available from the Township. Said street list being established and amended from time to time by Resolution of the Board of Supervisors.

CUL-DE-SAC STREET - A local street with one end open for public vehicular and pedestrian access and the other end terminating in a vehicular turnaround.

LOCAL STREET - A street primarily used for access to abutting properties and generally serving internally developed areas. Includes private streets.

MARGINAL ACCESS STREET - A local street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and control of intersections with the collector or arterial streets.

PRIVATE STREET - A street used or intended to be used by vehicular or pedestrian traffic, maintained by an individual landowner, a group of landowners, or other identifiable legal entity, and serving two (2) or more dwelling units or principal uses.

PRE-EXISTING PRIVATE STREET - A private street constructed prior to enactment of Township regulations requiring that private roads be constructed to the same specifications as public streets.

APPROVED PRIVATE STREET - A private street constructed to Township specifications for public streets.

DEDICATED PRIVATE STREET - A private street offered by its owners to the Township for public use and title but not yet accepted by the Township Engineer and Board of Supervisors.

SERVICE STREET - A minor right-of-way which is used to provide secondary vehicular access to the rear or side of two (2) or more properties whose primary frontage is on some other street. Also referred to as a "lane" or "alley."

STREET LINE - A line defining the edge of a street right-of-way, whether existing or proposed, and separating the street from abutting property or lots, commonly known as the "right-of-way line."

STRUCTURE - Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. No structure shall be located within the right-of-way of any street or other feature designated on the Township Official Map.

SUBDIVIDER - Any person, firm, or corporation who subdivides land deemed as a subdivision as defined in this Ordinance, said person, firm or corporation acting as owner or authorized agent of the landowner; a developer.

SUBDIVISION - The division or redivision of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership of building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

MAJOR SUBDIVISION - A subdivision involving six (6) or more lots or a land subdivision involving five (5) lots or less and requiring new streets or other public improvements.

MINOR SUBDIVISION - A subdivision involving five (5) lots or less and involving no new streets or other public improvements, excepting curbs and street widening required along an existing street.

SURVEYOR - A Registered Surveyor licensed as such in the Commonwealth of Pennsylvania.

SWALE - A natural or man-made channel through which water flows as in a stream or brook.

TOWNSHIP - Springfield Township, York County, Pennsylvania, as represented by the Board of Supervisors or their duly authorized agents.

UNDEVELOPED LAND - Land in parcels sufficiently large for future subdivision which is presently in agriculture, woodland, or lying fallow.

VISUAL SCREEN - A material of sufficient height and density to conceal from the view of adjacent property owners the structures and uses on the premises on which the visual screen is located.

WATER SUPPLY SYSTEM - Any water works, water supply works, water distribution system, or part thereof designed, intended, or constructed to provide or distribute potable water.

PUBLIC WATER SUPPLY SYSTEM - A system which provides water to the public for human consumption which has at least fifteen (15) service connections or regularly serves an average of at least twenty-five (25) individuals daily at least sixty (60) days out of the year. The term includes collection, treatment, storage, and distribution facilities under control of the operator of the system and used in connection with the system.

ON-LOT WATER SUPPLY SYSTEM - Any approved system in which potable water is supplied from an individual well to a dwelling or other building located on the same lot as the well.

UNREGULATED WATER SUPPLY SYSTEM - A system which provides water to the public for human consumption which has less than fifteen (15) service connections or regularly serves less than twenty-five (25) individuals daily for less than sixty (60) days of the year. The term includes collection, treatment, storage, and distribution facilities under control of the operator of the system and used in connection with the system.

WETLAND - Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas. The term includes, but is not limited to, wetland areas listed in the State Water Plan, the United States Forest Service Inventory of Pennsylvania, the Pennsylvania Coastal Zone Management Plan, and any wetland area designated by a river basin commission (25 PA Admin. Code Chapter 105.1).

WOODLAND OR FOREST - A biological community dominated by native trees and other woody plants, including areas of ten thousand (10,000) square feet or greater, supporting at least one hundred (100) trees per acre with at least fifty (50) trees that are two (2) inches or greater in dbh (diameter of a tree at breast height, measured four and one-half (4 ½) feet above the ground), or twelve (12) to fifteen (15) feet or greater in height. The woodland or forest area shall be measured from the drip line of the outer trees. (See DRIP LINE).

ARTICLE III

ADMINISTRATION

SECTION 301 PRE-APPLICATION CONSULTATION

Copies of this Ordinance shall be available at reasonable charge on request for the use of any person who desires information concerning subdivision and land development standards and procedures in effect within the Township. Any prospective developer may request a consultation with the Planning Commission at its next regularly scheduled meeting to discuss and review tentative plans and discuss the applicability of the provisions of this Ordinance.

SECTION 302 SUBMISSION OF SKETCH PLANS

Prospective applicants may submit a Sketch Plan of the proposed development for informal review by the Planning Commission. Eight (8) copies of such plans shall be submitted to the Secretary of the Planning Commission no less than twenty-two (22) days prior to the next regularly scheduled Planning Commission meeting. Sketch Plans shall contain at least the information set forth in Section 402 of this Ordinance.

Sketch Plans shall be considered submitted for informal review and shall not constitute a formal application for approval.

As far as may be possible based on the information submitted, the Planning Commission shall advise the prospective applicant of the extent to which the development conforms to this Ordinance and other applicable ordinances and what modifications may be required to secure conformance.

SECTION 303 SUBMISSION OF PRELIMINARY PLANS

The initial land development plans filed with the Township for formal review and action shall be considered preliminary plans except as follows:

- a. Minor subdivision plans which constitute a developer's entire holdings or contain a certification to the effect that the plan represents the developer's entire development intentions may be submitted as final plans without following the Preliminary Plan procedure.
- b. Land Development Plans other than subdivisions may be submitted as Final Plans without following the preliminary procedure provided that the development constitutes the entire holdings and is to be developed as a single phase.

Application for Preliminary Plan approval shall be filed with the Secretary of the Planning Commission no less than twenty-two (22) days prior to the meeting at which review of the plan is requested. Preliminary Plans shall contain at least the information set forth in Section 402 of this Ordinance and be accompanied by the information required in Section 405 of this Ordinance. Twelve (12) copies of the Preliminary Plan and two (2) copies of the required accompanying data shall be submitted.

The applicant, at the time of filing of a Preliminary Plan for any land development or any major subdivision of five (5) or more lots, shall notify all owners of properties contiguous to the property for which the Plan is filed. The notice shall be on the form provided herein, and shall indicate the date, time, place, and matter to be considered at a public meeting of the Planning Commission or the Board of Supervisors, and shall include a brief description of the location of the proposed subdivision or land development, where and when copies of the Plan may be inspected, and that interested persons may attend forthcoming public meetings and will be heard.

Such notice shall be mailed by Certified Mail (Return Receipt Requested) at the Applicant's expense. The Applicant shall furnish the Township with return receipts or other evidence of compliance with the requirements of this section prior to approval of the Plan.

Preliminary Plans shall be prepared by a Professional Engineer or Registered Surveyor licensed as such in the Commonwealth of Pennsylvania.

No sooner than thirty (30) days nor later than sixty (60) days after the applicant submits the preliminary plan, the applicant shall submit to PennDOT, where required for final approval of the plan, a highway occupancy permit application, and shall at the same time provide the Township with a complete copy of that application, together with proof satisfactory to the Township that the applicant has filed that application with PennDOT.

The Township engineer shall review the highway occupancy permit application, and shall, within thirty (30) days of its receipt, submit comments to the Township and PennDOT regarding the highway occupancy permit application.

SECTION 304 SUBMISSION OF FINAL PLANS

Application for Final Plan approval shall be filed with the Secretary of the Planning Commission no less than twenty-two (22) days prior to the meeting at which review of the plan is requested. Final Plans shall contain at least the information set forth in Section 404 of this Ordinance and be accompanied by the information required in Section 405 of this Ordinance. Twelve (12) copies of the Final Plan and two (2) copies of the accompanying data shall be submitted.

The applicant, at the time of filing of a Final Plan, for any land development or any major subdivision of five (5) or more lots, shall notify all owners of properties contiguous to the property for which the plan is filed. The notice shall be on the form provided herein, and shall indicate the date, time, place, and matter to be considered at a public meeting of the

Planning Commission or the Board of Supervisors, and shall include a brief description of the location of the proposed subdivision or land development, where and when copies of the Plan may be inspected, and that interested persons may attend forthcoming public meetings and will be heard.

Such notice shall be mailed by Certified Mail (Return Receipt Requested) at the applicant's expense. The Applicant shall furnish the Township with return receipts or other evidence of compliance with the requirements of this section prior to approval of the Plan.

Final plans shall be prepared by a Professional Engineer or Registered Surveyor licensed as such in the Commonwealth of Pennsylvania.

Applications for final approval may be for all land included in the preliminary approval or for a section thereof. The developer shall have no more than three (3) years from the date of preliminary approval to file an application for final approval. In the event the development is to be constructed in phases or sections, application for final approval of the first phase shall be made not more than three (3) years after the date of preliminary approval and applications for final approval of each successive stage shall be filed no more than three (3) years after the approval date of the preceding stage. However, if the developer, due to extenuating circumstances, cannot submit an application for final approval within the specified time period, he may apply to the Board of Supervisors for a time extension. Failure to make applications for final approval or time extensions as specified herein shall render the preliminary approval null and void.

No sooner than thirty (30) days nor later than sixty (60) days after the applicant submits the subdivision or land development plan, the applicant shall file with the Pennsylvania Department of Transportation (PennDOT) an application for a highway occupancy permit, if any shall be required for the particular subdivision or land development, and shall at the same time, submit a complete copy of the highway occupancy permit application to the Township.

Proof shall be provided to the Board of Township Supervisors in a form satisfactory to them evidencing the issuance by PennDOT of a highway occupancy permit if required for the subdivision or land development before the Board of Township Supervisors.

SECTION 305 SUBMISSION OF MINOR SUBDIVISION PLANS

Application for approval of a Minor Subdivision Plan shall be filed in the same manner as a Final Plan, except that notification of owners of contiguous properties shall not be required. A landowner shall be permitted to file only one (1) Minor Subdivision Plan for each single parcel so owned within the Township. If additional development is proposed after approval of the initial Minor Subdivision Plan, the developer shall follow the procedures contained herein for submission of Preliminary Plans. Such Preliminary Plans shall indicate development intentions for the entire parcel.

SECTION 306 PLAN REFERRALS

The Secretary of the Planning Commission shall distribute copies of the plans, whether Preliminary or Final, as follows :

- a. One (1) copy of the plan shall be transmitted to each member of the Planning Commission. The Secretary of the Planning Commission shall maintain one (1) copy of the plan and one (1) copy of the accompanying data for the Township records.
- b. One (1) copy of the plan shall be transmitted to the York County Planning Commission for review and report.
- c. One (1) copy of the plan and one (1) copy of the accompanying data shall be transmitted to the Township Engineer for review and report.
- d. Where the development fronts on an existing or proposed State highway, one (1) copy of the plan shall be transmitted to the district office of the Pennsylvania Department of Transportation.
- e. One (1) copy of the plan shall be transmitted to the York County Conservation District for review and report as to Soil Erosion and Sediment Control Plan.

SECTION 307 PLAN REVIEWS

All plans, whether Preliminary or Final, shall be reviewed by the Township with regard to the following:

- a. Standards and requirements of this Ordinance.
- b. Provisions of the Township Comprehensive Plan.
- c. Provisions of the Township Comprehensive Sewage Facilities Plan.
- d. Suitability of the site for the proposed development.
- e. Availability of services and facilities.
- f. Requirements of the Township Zoning Ordinance.
- g. Requirements of the Township Floodplain Ordinance.
- h. Requirements of the Township Stormwater Management Ordinance.
- i. Requirements of the Township Official Map.
- j. Requirements of any other applicable Township Ordinance.

- k. Comments and recommendations of the Township Engineer.
- l. Comments and recommendations of the York County Planning Commission.
- m. Comments and recommendations of the Pennsylvania Department of Environmental Protection.
- n. Comments and recommendations of the Pennsylvania Department of Transportation.
- o. Comments and recommendations of the citizens of the Township.
- p. Comments and recommendations of the York County Conservation District with respect to Soil Erosion and Sediment Control Plan(s).

Before acting on any application for approval, the Board of Supervisors or the Planning Commission may hold a hearing thereon pursuant to public notice.

SECTION 308 ACTION ON PLANS BY THE PLANNING COMMISSION

At a scheduled meeting, the Planning Commission shall render a decision on the application, whether Preliminary or Final. Except in the case of Minor Subdivision Plans, such decision shall be in the form of a recommendation to the Board of Supervisors. Such recommendation shall be recorded in the minutes of the Planning Commission meeting, a copy of which shall be transmitted by the Secretary of the Planning Commission to the Board of Supervisors.

If the Planning Commission recommends conditional approval or disapproval, the reasons for such action shall be duly recorded. In the event the Planning Commission fails to act on and make recommendations regarding an application, such failure to act shall be interpreted by the Board of Supervisors as indicating favorable review.

The Planning Commission shall render a decision on Minor Subdivision Plans at a scheduled meeting and communicate such decision to the applicant not later than ninety (90) days following the date of the regular meeting of the Planning Commission next following the date the application is filed, provided that should the next regular meeting occur more than thirty (30) days following the filing of the application, the said ninety (90) day period shall be measured from the thirtieth (30th) day following the day the application has been filed.

The decision on Minor Subdivision Plans by the Planning Commission shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.

Failure of the Planning Commission to render a decision on a Minor Subdivision Plan and communicate it to the applicant within the time and in the manner prescribed herein shall be deemed an approval of the application in terms presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner of presentation of

communication of the decision, in which case failure to meet the extended time or change in manner of presentation of communication shall have like effect.

SECTION 309 ACTION ON PLANS BY THE BOARD OF SUPERVISORS

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

The decision of the Board of Supervisors shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than fifteen (15) days following the decision.

When an application for approval is not approved in terms as filed, the decision shall specify the defects found in the application, describe the requirements which have not been met, and, in each case, cite the provisions of the statute or ordinance 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 the prescribed manner of presentation of communication of the decision, in which case failure to meet the extended time or change in manner of presentation of communication shall have like effect.

The preliminary plan shall not be approved by the Board of Township Supervisors unless and until the applicant has provided the Township with evidence of the filing of a highway occupancy permit application, as required in Section 303. Any preliminary plan approval by the Board of Township Supervisors which is granted prior to the issuance of a highway occupancy permit by PennDOT shall be conditioned on such approval being given by PennDOT. Any changes which become necessary to the final plan after preliminary plan approval which are as a direct result of modifications caused by the highway occupancy permit application process shall be capable of being implemented in the final plan, notwithstanding the fact that they may cause a variation in the final plan from that of the approved preliminary plan.

Final approval shall not be granted until the following conditions are satisfied:

- a. All required fees are paid by the developer, and
- b. All improvements shown on the Final Plan and supporting plans and documents have been certified by the Township Engineer as being completed in accordance with Township specifications, or

- c. A performance bond and guarantee have been provided in an amount determined by the Township Engineer to be adequate to complete specified improvements, in the manner and form prescribed in Sections 809 and 810 of this Ordinance. No changes, erasures, modifications, or revisions shall be made on the Final Plan after approval, unless such revisions have been approved by the Planning Commission and the Board of Supervisors.

From the time a Plan, whether Preliminary or Final, is submitted as provided in this Ordinance and while such Plan is pending approval or disapproval, no change or amendment of the Township Zoning Ordinance, Township Subdivision and Land Development Ordinance, 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 Township Zoning Ordinance, Township Subdivision and Land Development Ordinance, or other Township Ordinance or Plan shall be applied to affect adversely the right of the applicant to commence and to complete any aspect of the approved development in accordance with the terms of such approval within five (5) years from such approval. Where final approval is preceded by preliminary approval, the five (5) year period shall be counted from the date of the preliminary approval. In the case of any doubt as to the terms of a preliminary approval, the terms shall be construed in the light of the provisions of the Township Ordinances or Plans as they stood at the time when the Plan for such approval was duly submitted.

- d. No final plans shall be approved, either finally or conditionally, unless and until the applicant provides proof satisfactory to the Township that the applicant has received the highway occupancy permit issued by PennDOT. Providing the highway occupancy permit to the Township for photocopying by the Township shall constitute such proof. Any proof other than the production of the actual highway occupancy permit shall be at the discretion of the Township staff. The final plan submitted to the Board of Township Supervisors shall comply and be consistent with the highway occupancy permit, even if different from the preliminary plan.
- e. Failure of the applicant to receive a highway occupancy permit within the time required by Section 508 of the Pennsylvania Municipalities Planning Code (MPC) for the Township to act on the applicant's final plan shall constitute a failure by the applicant to meet the requirements of the Subdivision and Land Development Ordinance, and shall result in a denial of the applicant's final plan, unless applicant, in writing, waives the time limit.

- f. Each final plan at the time of approval shall have affixed to it a note the text of which shall be provided by the Township referencing the requirement, where appropriate, in Section 508(6) of the MPC, of a highway occupancy permit, and referencing the actual permit number, and requiring that, in the event that any part of the development for which a highway occupancy permit is required is not completed during the term of the highway occupancy permit and any extensions granted to that permit, then a new highway occupancy permit shall be required.

SECTION 310 EFFECT OF PLAN APPROVAL

- a. Approval of Preliminary Plan: Approval of the Preliminary Plan by the Board of Supervisors constitutes development, the general layout, and the approximate dimensions of streets, lots, and other planned features. This approval binds the applicant to the general scheme shown on the Preliminary Plan.

Approval of the Preliminary Plan does not authorize recording of the Preliminary Plan, issuance of building permits, sale of lots, nor agreement to sell lots; however, such approval does authorize the applicant to proceed with the Final Plan, installation of public improvements, and/or posting of performance bond and guarantee as specified in Article VI of this Ordinance.

- b. Approval of Final Plan: Approval of the Final Plan by the Board of Supervisors constitutes final approval of the subdivision or land development to the character and intensity of development, the layout, and the dimensions of streets, lots, and other planned features. This approval binds the applicant to the scheme on the Final Plan.

Final Plan approval authorizes the applicant to obtain building permits or, in the case of Final Subdivision Plans, the recording of the Plan which must be accomplished before lots may be sold.

SECTION 311 RECORDING PLANS

Upon approval of the Final Plan, the Township Engineer shall maintain said approved Final Plan until certification is received from the Township that all fees and reasonable costs incurred by the developer have been paid. Upon doing so, the Township Engineer shall record the Plan and shall within ten (10) days thereafter notify the developer of the filing, together with one (1) copy of the Final Plan as recorded.

No building permits shall be issued for any lot in a subdivision where proof of recording has not been furnished to the Township.

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.

SECTION 312 FEES

Fees for filing a Preliminary Plan, Final Plan, or Land Development Plan shall be set from time to time by resolution of the Board of Supervisors.

In addition to filing fees, the developer shall assume the cost of:

1. Reviewing the Subdivision or Land Development Plan and engineering details.
2. Inspecting the site for conformance to survey.
3. Preparing cost estimates of required improvements for bonding purposes.
4. Inspection of required improvements during installation. The frequency of inspection shall be determined by the Board of Supervisors in consultation with the Township Engineer.
5. Final inspection for completion of installation of required improvements. An Inspection Deposit shall be established with the Township as set forth in Sections 809, 810, 811 and 813 of this Ordinance to pay their costs.
6. Administrative and legal services necessary for the processing of the proposed Subdivision Plan or Land Development Plan.

These costs will be billed to the developer by the Township upon completion of each review phase if sufficient funds are not held on deposit for such costs. No building permits shall be issued nor shall Subdivision Plans be recorded for any tract of land for which fees as outlined above are outstanding.

SECTION 313 RE-SUBDIVISION

For any re-platting or re-subdivision of land, the same procedures and regulations apply as prescribed for an original subdivision or land development.

THIS PAGE INTENTIONALLY BLANK

ARTICLE IV

PLAN REQUIREMENTS

SECTION 401 GENERAL REQUIREMENTS

All plans, whether Preliminary or Final, submitted for formal review and action shall be accompanied by an Application for Approval of Subdivision or Land Development contained at the end of this Article. No request for approval shall be considered properly filed unless accompanied by a completed application. Applications may be obtained from the Secretary of the Planning Commission.

SECTION 402 SKETCH PLAN REQUIREMENTS

Sketch plans submitted for review by the Planning Commission shall indicate the following:

- a. Name and address of owner, name of development, name of municipality, north point, and approximate scale.
- b. Existing parcel boundaries and acreage of parcel.
- c. Location Map showing location of development with relation to surrounding community.
- d. Existing and proposed streets, easements, and rights-of-way.
- e. Proposed lot layout for subdivisions.
- f. Proposed minimum lot size and proposed number of lots in the subdivision.
- g. For land development other than subdivision, the approximate size, location and configuration of proposed buildings, vehicular entrances and exits, access drives, parking areas, truck loading and unloading areas, unenclosed storage areas, screens and buffers, landscaped areas, and all other significant proposed facilities.
- h. Topography of parcel or sketch showing existing drainage patterns and slope directions.

Sketch plans shall be drawn in sufficient detail to illustrate the intent, character, and intensity of development but need not contain exact dimensions or engineering details.

SECTION 403 PRELIMINARY PLAN REQUIREMENTS

The Preliminary Plan shall be clearly and legibly drawn in ink on linen, reproducible mylar, or another permanent drafting film approved by the Township Engineer. The Plan shall be prepared on one (1) or more sheets uniformly measuring twenty-four inches by thirty-six inches (24" x 36"). Plans shall be drawn at a scale of either fifty (50) or one hundred (100) feet to the inch.

a. General Preliminary Plan Requirements: All Preliminary Plans submitted for formal review and action shall indicate the following:

1. Title block containing name of development, type of plan submitted, name and address of owner, scale, date, plan number, and revisions (if any).
2. North point.
3. Location map at a scale of one inch equals two thousand feet (1" = 2000').
4. Parcel boundaries with bearings and distances, and total acreage of parcel.
5. Name and address of each adjoining property owner, name and recording or approval information for all adjoining approved land developments.
6. Field run topography at contour intervals of one (1) foot for all land development plans and for any subdivision proposing a new street or a street extension; for all other plans, U.S.G.S. topography at contour intervals of twenty (20) feet. The datum to which all contour elevations are referred must be noted.
7. Location of watercourses, woodlands, ponds, lakes, wetlands, natural drainage swales, rock outcroppings, and other significant physical features.

Wetland boundaries shall be delineated through an on-site assessment which shall be conducted by a professional soil scientist or others of demonstrated qualifications in concurrence with methodologies outlined in the 1989 "Federal Manual for Identifying and Delineating Wetlands." Such a person shall certify that the methods used correctly reflect currently accepted technical concepts, including the presence of wetland vegetation, hydric soils, and/or hydrological indicators. A study shall be submitted with sufficient detail to allow a thorough review by the Township. A wetlands delineation validated by the U.S. Army Corps of Engineers or private consultant may be required at the discretion of the Township. In the event that a wetlands delineation is shown to vary from the wetland boundary derived from the applicant, the stricter delineation will govern. Areas identified as wetlands shall be shown on the plan and marked on the actual property with temporary stakes.

8. The amount of environmentally sensitive areas, as defined in Section 202 of this Ordinance, to be disturbed or impacted by the proposed development. If no

- environmentally sensitive areas are to be disturbed or impacted, a note to that effect must be included.
9. Location of all existing streets, including approved but unconstructed streets, on or adjacent to parcel. Street names, right-of-way width, and cartway width shall be indicated.
 10. Location of existing buildings, sewers, water mains, culverts, energy transmission facilities, and other significant man-made features.
 11. Location, dimensions, and purpose of all existing or proposed easements or rights-of-way affecting the parcel.
 12. Location, name, cartway width, cross section, and right-of-way width for all proposed streets or existing streets to be widened or realigned.
 13. Location of any streets and/or greenways that are designated on the Township Official Map and contained within the bounds of the parcel.
 14. Location, dimensions, size, and purpose of all lands to be dedicated or reserved for public use and all lands reserved for use in common by owners and/or occupants of the development.
 15. Timetable for construction of each phase or section of the development.
 16. Certification and seal of Registered Surveyor and/or Engineer responsible for the plan, indicating that the survey and/or plan are correct. The date of plan certification by the Registered Surveyor and/or Engineer must also be provided.
 17. Proposed storm drainage system.
 18. Proposed sanitary sewer system (in the case of on-lot subsurface disposal systems, indicate test areas).
 19. Proposed water supply system (in the case of individual wells, indicate proposed well site) including location of existing and proposed fire hydrants.
 20. Signature block for owner indicating his approval of plan.
 21. Signature block for Township Planning Commission (4 spaces, which signifies a quorum).
 22. Signature block for Township Board of Supervisors (3 spaces).
 23. A note as follows: The owner hereby represents and certifies that the lots created by this plan will, when added to all previously approved lots, represent no more than ten (10) lots created by subdivision since May 15, 1972. (This subsection applies only

to those plans where a "mini-module" [Component 1] is to be submitted to the Pennsylvania Department of Environmental Protection).

24. Each plan shall contain a notation that the plan complies with the provisions of the Township Stormwater Management Ordinance.
- b. Preliminary Subdivision Plan Requirements: In addition to the information required in Section 403.a. of this Ordinance, Preliminary Subdivision Plans shall indicate the following:
 1. Layout, dimensions, and size of each lot and number to identify each lot.
 2. Table of site data including proposed use, zoning classification, proposed number of lots and/or dwelling units, minimum lot size, lineal feet of new streets, proposed method of water supply and sewage disposal, development density, tax map and parcel number, and any other pertinent information.
 3. In the case of Preliminary Plans for properties located in a Conservation or Agricultural District, the plan shall indicate the following:
 - a) Soil type(s) and classification(s) as mapped in the Soil Survey of York County, Pennsylvania, Series 1959, No. 23 issued May, 1963, shall be shown for the entire parcel from which the subdivision is proposed to be made.
 - b) The total area of the parcel as shown in the records of the York County Recorder of Deeds on June 30, 1992, for parcels in the Conservation District and on February 5, 1977, for parcels in the Agricultural District.
 - c) A parcel history, including a listing of the subdivisions that have occurred since the dates listed above for the respective zoning classifications, with the number of dwelling rights assigned to each lot, the date of approval, and the recording information provided for each subdivision. The location of each lot shall be indicated on a deed plotting of the parcel as it existed on the applicable date listed above.
 - d) A note stating the total number of dwelling rights available to the parcel on the applicable date, the number of dwelling rights that have been used to date, the number of dwelling rights being used per the present plan, and the number of dwelling rights remaining. An indication as to which lot(s) within the subdivision shall carry with them the right to erect or place any unused quota of dwelling units must also be provided.
 - e) The minimum and maximum lot size.
 - c. Preliminary Land Development (other than subdivision) Plan Requirements: In addition to the information required in Section 403.a. of this Ordinance, Preliminary Land Development Plans for other than a subdivision shall indicate the following:

1. Location and general exterior dimensions of principal and accessory buildings.
2. Location and dimensions of all proposed vehicular entrances, exits, and access drives.
3. Location and dimensions of all proposed pedestrian entrances, exits, and walks.
4. Location, arrangement, and dimensions of truck loading docks and truck storage areas.
5. Location and arrangement of automobile parking areas, including parking spaces.
6. Location of screening, fences, and landscaped areas.
7. Table of site development data including proposed use, zoning classification, proposed building coverage, proposed lot coverage, proposed method of sewage disposal and water supply, number of parking spaces proposed, number of parking spaces required, gross floor area, number of employees, number of dwelling units, tax map and parcel number, and any other information required to ascertain conformance with this Ordinance and the Township Zoning Ordinance.

SECTION 404 FINAL PLAN REQUIREMENTS

The Final Plan shall be clearly and legibly drawn in ink on linen, reproducible mylar, or another permanent drafting film approved by the Township Engineer. The Plan shall be prepared on one (1) or more sheets uniformly measuring twenty-four inches by thirty-six inches (24" x 36"). Plans shall be drawn at a scale of either fifty (50) or one hundred (100) feet to the inch.

Surveys on which the Final Plan is based shall meet the "Technical Standards for Property Surveys" as adopted by the American Congress on Surveying and Mapping.

- a. General Final Plan Requirements: All Final Plans submitted for formal review and action shall indicate the following:
 1. Title block containing name of development, name and address of owner, scale, date, and plan number.
 2. North point.
 3. Location map at a scale of one inch equals two thousand feet (1" = 2000').
 4. Parcel boundaries with bearings and distances and total acreage of parcel.
 5. Name and address of each adjoining property owner, name and recording or approval information for all adjoining approved land developments.

6. Location of existing streets, including approved but unconstructed streets, on or adjacent to parcel. Name, right-of-way width, and cartway width shall be indicated.
7. Location, dimension, and setback of existing buildings.
8. Location and size of existing water mains, sewers, culverts, energy transmission facilities, and other significant man-made features.
9. Location, dimension, and purpose of all existing or proposed easements or rights-of-way affecting the parcel.
10. Location, name, cartway width, right-of-way width, and cross section of all proposed streets.
11. Location of any streets and/or greenways designated on the Township Official Map that are contained within the bounds of the parcel. Future streets included in the Official Map must be surveyed and precise locations shown on the Plan.
12. Location, dimensions, size, and purpose of all lands to be dedicated or reserved for public use and all land reserved for use in common by owners and/or occupants of the development.
13. Certification and seal of the Registered Surveyor and/or Engineer responsible for the plan, indicating that the survey and/or plan are correct. The date of plan certification by the Surveyor and/or Engineer must also be provided.
14. Proposed drainage system.
15. Existing and proposed monuments and/or markers.
16. Signature block for owner indicating his approval of the plan.
17. Where the property abuts on a State highway, the following note must appear on the plan -- " A highway occupancy permit is required pursuant to Section 420 of the "State Highway Law" before driveway access to a state highway is permitted."
18. No building permit will be issued without a valid sewage permit.
19. A note as follows: The owner hereby represents and certifies that the lots created by this plan will, when added to all previously approved lots, represent no more than ten (10) lots created by subdivision since May 15, 1972. (This subsection applies only to those plans where a "mini-module" [Component 1] is to be submitted to the Pennsylvania Department of Environmental Protection).
20. Each plan shall contain a notation that the plan complies with the provisions of the Township Stormwater Management Ordinance.

- b. Final Subdivision Plan Requirements: In addition to the information required in Section 404.a. of this Ordinance, Final Subdivision Plans shall indicate the following:
1. Layout, size, and detailed dimensions for all lots and a number to identify each lot.
 2. Proposed minimum building setback lines (may be in tabular form).
 3. Table of development data including statements of zoning classification, proposed use, total number of proposed lots and/or dwelling units, minimum lot sizes, lineal feet of new streets, proposed method of sewage disposal and water supply, development density, tax map and parcel number, and any other pertinent information.
 4. A notarized statement to the effect that the application is approved by the owner as submitted and that it is the desire of the owner to have the plan recorded.
 5. In the case of Final Plans for properties located in a Conservation or Agricultural District, the plan shall indicate the following:
 - a) Soil type(s) and classification(s) as mapped in the Soil Survey of York County, Pennsylvania, Series 1959, No. 23 issued May, 1963, shall be shown for the entire parcel from which the subdivision is proposed to be made.
 - b) The total area of the parcel as shown in the records of the York County Recorder of Deeds on June 30, 1992, for parcels in the Conservation District and on February 5, 1977, for parcels in the Agricultural District.
 - c) A parcel history, including a listing of the subdivisions that have occurred since the dates listed above for the respective zoning classifications, with the number of dwelling rights assigned to each lot, the date of approval, and the recording information provided for each subdivision. The location of each lot shall be indicated on a deed plotting of the parcel as it existed on the applicable date listed above.
 - d) A note stating the total number of dwelling rights available to the parcel on the applicable date, the number of dwelling rights that have been used to date, the number of dwelling rights being used per the present plan, and the number of dwelling rights remaining. An indication as to which lot(s) within the subdivision shall carry with them the right to erect or place any unused quota of dwelling units must also be provided.
 - e) The minimum and maximum lot size.
 6. Each Final Plan proposing residential uses within an Agricultural and/or Conservation District as established by the Springfield Township Zoning Ordinance shall contain in conspicuous form the following language:

"Warning: The residential lot(s) proposed by this subdivision plan is/are in the Agricultural District (and/or Conservation District, if applicable). One primary use of this/these District(s) is agriculture and residents must expect such things as the smell of farm animals and the manure they produce, the use of chemical sprays, slow moving agricultural machinery on local roads, and other by-products of agricultural activity."

7. Signature block for Township Planning Commission (4 spaces, which signifies a quorum).
 8. Signature block for Township Board of Supervisors (3 spaces).
 9. The developer shall provide a signature block for appropriate signature by the York County Planning Commission.
- c. Final Land Development (other than land subdivision) Plan Requirements: In addition to the information required in Section 404.a. of this Ordinance, Final Land Development Plans shall indicate the following:
1. Topography at field run contour intervals of one (1) foot. The datum to which contour elevations are referred must be noted.
 2. Location, exterior dimensions, purpose, and setback of all proposed structures.
 3. Location and dimensions of vehicular entrances, exits, and access drives.
 4. Location, arrangement, and dimensions of automobile parking areas and parking spaces.
 5. Location and dimensions of pedestrian entrances, exits, and walks.
 6. Location, arrangement, and dimensions of loading spaces/berths.
 7. Location, arrangement, and types of walls, fences, screen planting, and landscaped areas.
 8. Location and dimension of outdoor storage areas.
 9. Location, size, height, color, and content of all proposed signs.
 10. Finished grades.
 11. Storm drainage system.
 12. Sewage disposal system.
 13. Water supply system.

14. Table of site development data including proposed use, zoning classification, proposed building coverage, proposed lot coverage, proposed method of sewage disposal and water supply, number of parking spaces provided, number of parking spaces required, gross floor area, number of employees, seating capacity, number of dwelling units, habitable floor area of dwelling units, tax map and parcel number, and any other information required to ascertain conformance with this Ordinance and the Township Zoning Ordinance.
 15. Signature block for Township Planning Commission (4 spaces, which signifies a quorum).
 16. Signature block for Township Board of Supervisors (3 spaces).
 17. The developer shall provide a signature block for appropriate signature by the York County Planning Commission.
- d. Minor Subdivision Plan Requirements: In addition to the information required in Section 404.a. and Section 404.b. of this Ordinance, a Minor Subdivision Plan submitted as a Final Plan pursuant to Section 303.a. of this Ordinance shall indicate the following:
1. U.S.G.S. topography at contour intervals of twenty (20) feet. The datum to which contour elevations are referred must be noted.
 2. Layout, size, and detailed dimensions for all lots and a number to identify each lot.
 3. Proposed building setback.
 4. Location of watercourses, woodlands, ponds, lakes, wetlands, natural drainage swales, rock outcroppings, and other significant physical features.
- Wetland boundaries shall be delineated through an on-site assessment which shall be conducted by a professional soil scientist or others of demonstrated qualifications in concurrence with methodologies outlined in the 1989 "Federal Manual for Identifying and Delineating Wetlands." Such a person shall certify that the methods used correctly reflect currently accepted technical concepts, including the presence of wetland vegetation, hydric soils, and/or hydrological indicators. A study shall be submitted with sufficient detail to allow a thorough review by the Township. A wetlands delineation validated by the U.S. Army Corps of Engineers or private consultant may be required at the discretion of the Township. In the event that a wetlands delineation is shown to vary from the wetland boundary derived from the applicant, the stricter delineation will govern. Areas identified as wetlands shall be shown on the plan and marked on the actual property with temporary stakes.
5. The amount of environmentally sensitive areas, as defined in Section 202 of this Ordinance, to be disturbed or impacted by the proposed development. If no environmentally sensitive areas are to be disturbed or impacted, a note to that effect must be included.

6. Proposed sanitary sewer system (in the case of on-lot subsurface disposal systems, indicate test area).
7. Proposed water supply system (in case of individual wells, indicate proposed well site).
8. A notarized statement to the effect that the applicant is the owner of the land development, that the Final Plan is approved by the owner as submitted, that the Minor Subdivision represents the total development intentions for the parcel, and that it is the desire of the owner to have the plan recorded.
9. Signature block for Township Planning Commission (4 spaces, which signifies a quorum).
10. The developer shall provide a signature block for appropriate signature by the York County Planning Commission.

SECTION 405 ACCOMPANYING DATA

All applications for approval shall be accompanied by the following:

- a. Application for Approval of Subdivision or Land Development.
- b. Filing fee.
- c. Proof of any variances or special exceptions which may have been granted.
- d. The following data shall accompany applications for all Subdivision and Land Development Plans: Planning Module for Land Development as required by the Pennsylvania Department of Environmental Protection or approval letter for same.
- e. Profiles for all proposed streets. Such profiles shall show the existing (natural) and proposed grades along the centerline of the proposed street and the length of all proposed vertical curves.
- f. Plan of drainage and utilities including horizontal and vertical alignment for each proposed sanitary sewer, storm sewer, and water distribution system, including hydrant locations. Information on manhole locations and size and type of material shall also be provided and drainage calculations shall be submitted.
- g. Whenever a Land Development Plan proposes to dispose stormwater runoff to an adjacent property not within a perennial stream or in a manner which exceeds the capacity of an existing stream, a letter from the affected property owners stating their approval of the proposal.

- h. Certification from the Township Engineer that the developer has installed all improvements to the specifications of this Ordinance and any conditions attached by the Board of Supervisors or certification from the Township Solicitor that the developer has posted a performance bond and guarantee in an amount determined by the Township Engineer to be sufficient to assure completion of all improvements.
- i. Soil Erosion and Sediment Control Plan(s).
- j. Where any subdivision or land development is to be serviced by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or land development, evidence that the subdivision or land development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority, or utility must be provided prior to final plan approval. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement, or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.
- k. Where a subdivision of more than five (5) lots, or a land development which would generate sewage flows equivalent to more than five (5) dwelling units, proposes to use on-lot sewage disposal, a site-specific preliminary hydro geologic study shall be prepared and submitted with Section I of the Pennsylvania Department of Environmental Protection Planning Module Component 2.
- l. A Landscaping Plan in accordance with Article VI of this Ordinance, if applicable.
- m. A Conservation Plan in accordance with Article VII of this Ordinance, if applicable.
- n. A Traffic Impact Study or an assessment of traffic impact is required for all residential subdivisions/land developments which generate two hundred fifty (250) or more vehicle trips per day, as determined by using one (1) of the following trip generation sources: Institute of Transportation Engineers (ITE) Trip Generation Manual, most current edition; ITE Transportation and Land Development manual, 1988; or another trip generation source approved by either Pennsylvania Department of Transportation (PennDOT) or the Township Engineer.

For non-residential uses (e.g., commercial and industrial uses), such threshold requirements will be determined by the Board of Supervisors in conjunction with the Township Engineer.

Township staff shall hold "pre-study" meetings with the developer/developer's engineer to review the proposed development and its potential impact on the surrounding area. At this time, a mutual agreement shall be made by the Township and the developer on the following study elements: study area limits; type and intensity of development; number and length/area of new streets, access drives, internal "ring" streets, internal access points, and parking accommodations; location of site access points; limit of the study area; any capacity, safety, or access problems previously documented for the existing

streets within the study area; anticipated completion of the development (i.e., project horizon); and the peak hour of the development.

The study shall be prepared by a qualified consultant (transportation engineer and/or transportation planner) who shall be mutually agreed upon by the developer and the Board of Supervisors. The study preparer shall have sufficient, documented prior traffic study experience to qualify him to perform the study and render any opinions and recommendations set forth herein. The cost to prepare the study shall be borne entirely by the developer. The Traffic Impact Study shall be certified, by statement and signature, as correct by the preparer.

During this phase of the study process, Township Officials shall also determine whether or not a study is warranted for non-residential uses. The Township may require the developer to conduct such a study for residential developments which generate less than two hundred fifty (250) vehicle trips per day, if it is determined that there are severe capacity, safety, or access deficiencies on the streets within the study area.

As a result of the review of the proposed development, Township staff may determine that not all of the traffic impact study elements listed below need to be addressed. In this case, an abbreviated version, known as an "assessment of traffic impact," may be conducted. Such analysis, in the form of an executive summary, may be submitted to the Township as a form letter or technical memorandum. All study element requirements waived by the Township must be documented in the summary.

Study Elements

1. Report Letter - This letter shall serve as the executive summary of the study. It shall include a brief overview of the development project and a summary of the key findings and recommendations of the study. The developer, the developer's engineer, and any other parties involved in the preparation of the traffic impact study shall be mentioned in this letter.
2. Introduction/Overview of the Proposed Development - The following information shall be provided in this section: characteristics of the development site; the type and intensity of the development; number and length/area of new streets, access drives, internal "ring" streets, internal access points, and parking accommodations; location of site access points onto existing streets; and construction staging (if applicable). Also, the geographical limits of the study area, along with description of any features and landmarks, shall be provided.
3. Base or Existing Traffic Conditions
 - a) Provide a description of each existing street and intersection within the study area to include right-of-way/cartway width, posted speed limits, pavement condition, and current daily traffic volume count (Annual Average Daily Traffic [AADT]). AADT counts for State roads can be obtained from the most current edition of the PennDOT Roadway Management Information System (RMS) report.

- b) Intersection turning movement counts at all site access points and key street intersections shall be conducted during peak hours. The counts shall be provided on an intersection schematic diagram. Depending on the complexity of development, Township Officials shall determine the number and the length of the peak hour periods to conduct counts at the "pre-meeting."
 - c) List all highway improvements that are guaranteed by either the Township or PennDOT for implementation by the "project horizon" year.
 - d) Inventory existing public or private transportation services available within one (1) mile of the site (if applicable).
 - e) Conduct capacity analysis and determine levels of service on the study area's streets and intersections, as well as the site's access points and internal circulation (if applicable). The analysis shall utilize the techniques described in the 1985 Highway Capacity Manual, Special Report 209.
 - f) Conduct gap or queue studies (if applicable) for unsignalized and signalized intersections, respectively.
 - g) Examine the frequency of intersection and mid-block accidents and identify hazardous locations. Specifically, conduct an inventory of accidents over a three (3) year period. Identify accident clustering.
4. Background Traffic Growth/Future Traffic Conditions without Development
- a) Determine the anticipated rate of growth per year for the study area without the proposed development. The method used to determine the growth rate must be approved by the Township. Information sources which may be used to calculate the growth rate are previous regional transportation planning studies, traffic impact studies done for planned or recently-constructed developments within the study area, the York County Comprehensive Plan, and population trend information available through the York County Planning Commission.
 - b) Township Officials will determine the "project horizon" year for the proposed development. Smaller, single-use development may require a five (5) year horizon, while larger, more complex developments, which require extensive construction require longer project horizons (5 - 20 years).
 - c) Calculate future "no-build" and peak hour volumes for streets and intersections within the study area. Prepare intersection schematic diagrams with the calculated volumes.
 - d) Conduct capacity analysis to determine Level of Service (LOS) at critical locations. The analysis should take into consideration any guaranteed street improvements as mentioned in Subsection 3.c) of this Section.

5. Analysis of Future Conditions with the Proposed Development

- a) Trip Generation - Estimate the total number of vehicle trips to be generated by the site using one (1) of the following trip generation sources: Institute of Transportation Engineers (ITE) Trip Generation Manual, most current edition; ITE Transportation and Land Development manual, 1988; or another trip generation source approved by either PennDOT or the Township Engineer. All sources used to aid in the calculation of trip generation must be referenced in the study.

For commercial (e.g., retail) uses, if the calculation for either "pass-by" or diverted link trips is required, the estimates must be justified in the report, based upon the ITE Trip Generation Manual.

- b) Trip Distribution - Determine the directional characteristics of the site traffic flow using one (1) of the following methods: existing traffic or planning studies conducted in or in proximity to the study area, proportion of volumes on the existing streets that abut the site, professional experience, or travel demand forecasting techniques using computer simulation (e.g., QRS II or TModel 2 programs). The sources of information used to calculate trip distribution shall be provided in the study.

For larger developments with proposed parking facilities, the distribution of traffic flow shall be calculated for access drives, internal "ring" streets, and internal reservoir access points, as well as the parking facilities themselves. Potential pedestrian circulation shall be treated in the same manner.

- c) Trip Assignment - Assign vehicle trips to the mainline and turning movement volumes for future conditions with development. Acceptable sources which can be used to assign the site generated traffic are the same as mentioned in Subsection 5.a) of this Section. The assignment methodology and the information sources shall be documented in the study text.

Trip assignments shall be made for applicable internal vehicle and pedestrian movements.

- d) Peak Hour Volumes - As a result of the above calculations, provide mainline and turning movement counts for all site access points and the existing street network within the study area. Internal vehicular and pedestrian volumes, if applicable, shall also be provided. Schematic diagrams showing these volumes shall be provided in the study text.

- e) Capacity/Level of Service (LOS) Analysis - Perform capacity analysis and determine levels of service on the study area streets and intersections for future traffic conditions with development. The analysis shall include the guaranteed improvements included in the analysis for the future scenario without

development (see Subsection 4.d) of this Section). Compare the LOS results between future "build" and future "no-build" scenarios.

The Township shall consider a course of corrective action if the projected generation of vehicle trips from a development decreases the LOS of the existing mainline or turning movements to "E" or less.

6. Transportation and Development Improvements

- a) If deficiencies are evident on the study area streets and at critical intersections, the developer or the developer's engineer shall consult with the Township to develop improvements to remedy these deficiencies. A description of these improvements accompanied with schematic layouts shall be provided in the text.
- b) The same procedure shall be followed if deficiencies or potential hazards are evident for internal traffic and pedestrian circulation.
- c) Examine the possibility of initiating or expanding transit (public or private) service and Transportation Demand Management (TDM) programs (e.g., ride sharing) within the study area. This effort shall be coordinated with the Township, the York County Transportation Authority or an appropriate private transportation provider, and/or the York County Planning Commission.
- d) Capacity/Level of Service (LOS) Analysis - Test the proposed street improvements for improvement in LOS for mainline and turning movements. The goal of this exercise is to ensure that the street or intersection operates at an LOS no worse than existing conditions. The guaranteed improvement tested in the future scenario without development will be included in the analysis in addition to the proposed improvements.

Test the traffic mitigation benefits of transit and TDM improvement scenarios in addition to the improvements mentioned in Subsection 6.d) of this Section, if applicable.

- e) Fair Share Analysis - The report may identify the "fair share" contributions of developers and public agencies to required street improvements. It should also indicate the basis or rationale underlying these decisions.

SPRINGFIELD TOWNSHIP
APPLICATION FOR APPROVAL OF SUBDIVISION OR LAND DEVELOPMENT

Name of Development: _____

Name of Applicant: _____

Address: _____

Address or Location of Property: _____

Type of Plan: Preliminary _____ Final _____ Minor _____

Zoning Classification: _____

Proposed Use: _____

Total Acreage of Parcel: _____

Sewage Disposal: Public _____ On-Site _____

Water Supply: Public _____ On-Site _____

Total Number of Lots (including residual lot): _____

Total Number Existing Dwelling Units: _____

Total Number of Proposed Dwelling Units: _____

Minimum Lot Size Required: _____

Minimum Lot Size Proposed: _____

Off-Street Parking Provisions: Spaces Required _____ Spaces Provided _____

Required Parking Determined by: _____

Building Coverage (%): _____

Lot Coverage (%): _____

Lineal Feet of Streets Proposed: _____

Special Considerations: _____

The undersigned hereby makes application for approval of the above-described subdivision or land development. Consideration of this application is requested at the regular meeting of the Springfield Township Planning Commission on _____

Applicant's Signature: _____

Date: _____

FOR TOWNSHIP USE ONLY

Date Submitted: _____

Plans and Supporting Data Received:

<u>ITEM</u>	<u>DATE RECEIVED</u>
2 Copies of Signed Application Form	_____
12 Copies of Plan	_____
1 Signed Application Form	_____
3 Completed PA DEP Planning Modules	_____
Filing Fees	_____
Street Profiles	_____
Stormwater Management Plan and Calculations	_____
Performance Bond	_____

Plan Distribution:

<u>SENT TO:</u>	<u>DATE</u>
Planning Commission Members	_____
Township Engineer	_____
York County Planning Commission	_____
PA Department of Transportation	_____

Action by Planning Commission: _____ **DATE:** _____

Comments: _____

Action by Board of Supervisors: _____ **DATE:** _____

Comments: _____

Recording Information: PLAN BOOK _____ PAGE _____
DATE: _____

SPRINGFIELD TOWNSHIP
APPLICATION AND WAIVER

_____, 20____
(date)

(Name) _____ hereby request(s) consideration of a (Sketch
Plan) (Preliminary Plan) (Final Plan) identified as follows: _____
_____ and, as part of this application,
agree(s) that the time for rendering a decision and the prescribed manner of presentation and
communication of the decision are all waived.

Applicant, Partner, Officer of Applicant or
Agent for Applicant

SPRINGFIELD TOWNSHIP
YORK COUNTY, PA
NOTICE OF PUBLIC HEARING

The Springfield Township Subdivision and Land Development Ordinance requires notification of all property owners who adjoin a proposed subdivision. Please be advised that the following matter has been submitted to the Township:

Name of Applicant: _____

Nature of Application: Subdivision _____ Land Development _____

Brief Description of Project: _____

Location of Project: _____

This matter will be considered by the Planning Commission on _____ at 7:30 p.m. at the Municipal Building, 9211 Susquehanna Trail S, Seven Valleys, PA 17360. The meeting is open to the public. You are invited to attend to hear a discussion of this project and offer comments.

THIS PAGE INTENTIONALLY BLANK

ARTICLE V

DESIGN STANDARDS

SECTION 501 GENERAL DESIGN STANDARDS

All subdivision and land development plans shall be prepared in accordance with the following:

- a. Comprehensive Plan: The location and character of the land development shall conform to the Township Comprehensive Plan with respect to streets, public sites, and proposed utilities.
- b. Zoning: The proposed use and dimensional characteristics of all land developments shall conform to the requirements set forth in the Township Zoning Ordinance.
- c. Nearby Developments: A subdivision or land development shall be coordinated with pre-existing and proposed subdivision and land developments in the neighborhood of the subject subdivision or development so that the entire area may be harmoniously developed in a rational and orderly fashion.
- d. Hazardous Areas: Land subject to hazards of life, health, or property, as may arise from fire, floods, disease, excessive noise, or considered uninhabitable for other reasons, may not be subdivided or developed unless:
 1. The hazards have been eliminated, or
 2. The plans show adequate safeguards against such hazards.

SECTION 502 STREETS

All streets, whether proposed for dedication to the Township or not, shall conform to the following design standards:

- a. General Considerations
 1. All streets shall be located and designed with regard to their proposed traffic function, including the minimizing of through traffic on local or residential streets and the protection of arterial street capacities from excessive marginal access.
 2. The arrangement, character, extent, and design of all streets must conform to any applicable township or county comprehensive plan, official map, or other adopted plan.

3. Proposed streets shall be planned and developed 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 extensions of the street system.
 4. The proposed street system shall be, whenever possible, coordinated with the existing system. The proposals for proposed street development shall provide for continuation of the existing system.
 5. 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 York County, irrespective of the suffix street, avenue, boulevard, drive, place, court, etc.
 6. Streets shall be designed to provide direct access to all lots and to adjacent, undeveloped areas, and shall be improved to the limits of the development.
- b. Street Width and Shoulders: Not less than the following right-of-way, cartway, and shoulder widths shall be provided:

Street Designation	Right-of-Way Width (Feet)	Number of Lanes	Cartway Width (Feet)	Shoulder Width (Feet)	Type of Shoulder
Arterial					
Interstate/ Freeway	120 plus median	4 or more	12/lane	10 - 12	Paved/Stabilized
Minor	80	2	12/lane	8 - 10	Paved/Stabilized
Collector	60	2	12/lane	6	Paved/Stabilized
Local					
Local/ Industrial Districts	50	2	12/lane	6	Paved
Local/All Other Districts	50	2	11/lane	6	Paved
Service Street	25	2	10/lane	--	--
Turn- Around on Cul-De-Sac	100 (diameter)	--	80 (diameter)	--	--

c. Frontage Along Existing Streets

1. Where a subdivision or land development abuts an existing street of improper right-of-way width, the developer shall dedicate such land as required to meet the minimum right-of-way standard specified in Section 502.b. of this Ordinance. Street classification shall be as set forth in the Township Comprehensive Plan. Dedicated right-of-way shall be measured from the centerline of the existing cartway.

Where the subdivision or land development covers only a portion of the developer's total property, right-of-way dedication shall be required only for the portion of the land to be developed.

2. Where a subdivision of more than five (5) lots or a land development abuts an existing street of improper cartway width, the developer shall improve the cartway to meet the minimum cartway and shoulder standards specified in Section 502.b. of this Ordinance. Such improvement shall include the construction of concrete curb, if required. The curblines shall be determined by measuring from the centerline of the existing cartway. Street classification shall be as set forth in the Township Comprehensive plan. All improvements shall be constructed in accordance with Township specifications.

The Board of Supervisors, in lieu of requiring such improvements at the time of subdivision or land development, shall require the payment of a fee to be placed in an escrow fund to finance on-going maintenance, as well as construction at a future date when development so warrants. Such fee shall be determined by the Township Engineer as being adequate to construct such improvements.

Where the subdivision or land development covers only a portion of the developer's total property, street widening shall be required only for the portion of the land to be developed.

3. Where a subdivision or land development abuts an existing street of improper alignment, the developer may be required to dedicate sufficient right-of-way and construct the street to the proper alignment and width as specified herein.
- d. Dead End Streets: Dead end streets shall not be permitted, except when designed to permit future street extensions through adjoining property in which case a temporary turnaround meeting the requirements for permanent cul-de-sac streets shall be constructed at the end of such streets. Such turnaround shall be constructed on lands of the developer and shall be removed when the street is extended.
 - e. Cul-de-sac Streets - Permanent cul-de-sac streets shall not exceed a centerline distance of five hundred (500) feet in length, nor be less than two hundred fifty (250) feet in length. Temporary cul-de-sac streets shall not exceed seven hundred fifty (750) feet in length. Temporary cul-de-sac streets shall only be approved by the Board when the applicant has demonstrated to the satisfaction of the Board that the temporary situation will not exceed two (2) years. The length of a cul-de-sac shall be measured from the

centerline intersection with a street which is not a cul-de-sac to the center of the cul-de-sac turnaround. A cul-de-sac street shall be designed to carry a maximum of two hundred fifty (250) average daily trips.

- f. Private Streets: Private streets shall meet all requirements of local streets.
- g. Service Streets: Service streets shall only be permitted to be constructed as private streets.
- h. Horizontal Curves: Where connecting street lines deflect from each other at any point, the lines must be connected with a circular curve. The minimum radius of the centerline for the curve shall be as follows:

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

Straight portions of the street must be tangent to the beginning or end of curves. Except for local streets there must be a tangent of at least one hundred (100) feet between reverse curves. For curves on arterial streets, proper superelevation must be provided as required by the Township and the Pennsylvania Department of Transportation.

- i. Vertical Curves: Changes in grade shall be joined by parabolic vertical curves of sufficient length to permit the following minimum sight distances:

<u>Type of Street</u>	<u>Sight Distance</u>
Arterial	400 feet
Collector	200 feet
Local	200 feet
Cul-de-sac	200 feet

Sight distance shall be measured along the centerline, from height of eye (3.75 feet) to height of object on roadway (0.5 feet).

j. Grades: The centerline grades of streets must meet the requirements below:

	<u>Minimum Grade</u>	<u>Maximum Grade</u>
All Streets	1%	
Arterial	1%	6%
Collector	1%	7%
Local	1%	12%
Cul-de-sac	1%	12%
Service Street	1%	12%

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

k. Slope of Banks: Measured perpendicular to the street centerline, the slope of banks may not exceed:

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

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

l. Intersection Design:

1. Angle of Intersections: Intersections shall be as nearly at right angles as possible. In no case shall a street intersect another street at an angle of less than seventy-five degrees (75°) or more than one hundred five degrees (105°).
2. Intersection Grades: Intersections shall be approached on all sides by leveling areas. Leveling areas shall have a minimum length of fifty (50) feet (measured from the intersection of the center lines) within which no grade may exceed a maximum of four percent (4%).
3. Intersection Curve Radii: Curb or edge of pavement radii shall be not less than twenty (20) feet. Larger radii may be required by the Township.
4. Distance Between Intersections: Streets intersecting another street shall either intersect directly opposite to each other or shall be separated by at least two hundred (200) feet between center lines measured along the centerline of the street being intersected. However, all street intersections with arterial streets shall be located not less than eight hundred (800) feet apart, measured from centerline to centerline along the centerline of the arterial street.
5. Multiple Intersections: Intersections involving the junction of more than two (2) streets shall not be permitted.

6. Clear Sight Triangles: Proper sight clearance must be maintained at all street intersections. Measured along the centerline of the street, there shall be a clear sight triangle with sides as follows:

<u>Type of Street</u>	<u>Clear Sight Triangle Side</u>
Arterial Street	150 feet
Collector Street	75 feet
Local Street	75 feet

No visual obstructions, such as a wall, fence, sign, or other structure, and hedge, shrub, or other planting, with a height of more than three (3) feet above the grade of the street shall be permitted within the clear sight triangle area. Public utility poles and trees not more than one (1) foot in diameter, however, are permitted within the clear sight triangle area.

- m. Loop Streets - Loop streets shall be designed to carry a maximum of five hundred (500) average daily trips, including all interconnecting streets within the loop. (See illustrations in Appendix LOOP STREETS).

SECTION 503 MOTOR VEHICLE ACCESS - DRIVEWAYS/ACCESS DRIVES

Access to each lot shall be in accordance with the Motor Vehicle Access regulations set forth in Section 904 of the Township Zoning Ordinance. Each residential building shall have its own driveway, sharing of a driveway use by two (2) residential structures being strictly prohibited. In addition to those regulations, the grading for any driveway/access drive shall not disturb any slopes exceeding twenty-five percent (25%). The only exception shall be for the grading of a portion of a driveway accessing a single-family detached dwelling, provided that it can be demonstrated that no other routing which avoids slopes exceeding twenty-five percent (25%) is feasible. In such a case, the driveway access must be designed by a professional engineer, must have a slope length of seventy-five (75) feet or less, and must have a fifty (50) foot setback at the top of the slope.

SECTION 504 BLOCKS

The length, width, and configuration of blocks shall be determined with regard to the following considerations:

- a. Topography of site.
- b. Type of proposed building.
- c. Zoning requirements.
- d. Circulation of traffic, particularly emergency vehicles.

Maximum length of blocks shall be one thousand six hundred (1,600) feet.

Residential blocks shall be of sufficient depth to accommodate two (2) tiers of lots, except where reverse frontage lots are used.

Pedestrian interior walks may be required where necessary to assist circulation or provide access to community facilities. Such crosswalks shall have a right-of-way width of not less than ten (10) feet and a paved walk of not less than four (4) feet.

SECTION 505 LOTS

- a. Lot Dimensions and Orientations: As far as practical, lots shall conform to the following:
 1. Lot lines shall be substantially perpendicular or radial to the street line.
 2. In addition to the minimum dimensional requirements set forth in the Township Zoning Ordinance, depth and width of lots shall be adequate for the use proposed and sufficient to accommodate parking, loading, and any accessory use.
 3. Lots utilizing driveways shall not, in general, derive direct vehicular access from an arterial or collector street. Reverse frontage lots shall be required, wherever practical, along such streets in order to limit traffic hazards and to provide for the efficient movement of traffic.
 4. Where sanitary sewage disposal is to be provided by individual on-site facilities, the Board of Supervisors, in conjunction with either the Pennsylvania Department of Environmental Protection or the Township Sewage Enforcement Officer, may increase the minimum lot sizes and widths specified in the Township Zoning Ordinance. In no case shall lots be less than the size necessary for proper installation of on-site sewage disposal systems.
- b. Where any plan shows a combining of lots by a “lightning strike” symbol (↔ or similar symbol) or otherwise, or alters a lot line in any manner, the applicant/developer shall have prepared new deeds accurately reflecting such modification for all parcels affected, and, after approval of such deeds by the Township Solicitor, the Board of Supervisors may consider the plan for approval. The Applicant/Developer shall deliver the executed and notarized new deeds of the affected tracts to the Township after approval of the plan but before recordation of the plan. The Township shall record the new deeds after recording the plan. The cost of recordation shall be included in the fees charged by the Township for review and recording of the plan and related documents.

SECTION 506 SEWAGE DISPOSAL

- a. Where there is an existing public central sanitary sewer system accessible to or within one thousand (1,000) feet of the proposed development, a complete sanitary sewer system shall be constructed and connected to the public central sanitary sewer system.
- b. Where no public central sanitary sewer system exists but a public central sanitary sewer system is to be constructed within one thousand (1,000) feet of a development within five (5) years, a complete sanitary sewer collection system shall be installed and:
 1. Connected to an interim sewage treatment plant or,
 2. Connected to a community subsurface disposal system or,
 3. Capped and each lot or unit provided with individual on-lot sewage disposal systems.

Approval from the Pennsylvania Department of Environmental Protection for any of these methods shall be secured prior to final approval of any development plan by the Board of Supervisors. Interim sewage treatment plants and community subsurface disposal systems shall be maintained by the developer until such time as the collection system is connected to a public central sanitary sewer system.

- c. Where no public central sanitary sewer system exists and no public central sanitary sewer is to be constructed within five (5) years, each lot shall be provided with an individual on-lot sewage disposal system. Approval of such systems shall be secured from the Pennsylvania Department of Environmental Protection and the Township Sewage Enforcement Officer prior to final approval of any development plan.
- d. Where no public central sanitary sewer system exists and soil conditions do not permit the installation of on-site subsurface disposal systems, the land development plan shall not be approved.

SECTION 507 WATER SUPPLY

- a. Where there is an existing public water supply system accessible to or within one thousand (1,000) feet of the proposed development, a complete water supply system connected to the existing public water supply system must be provided.
- b. Where plans approved by a public water supplier provide for the installation of such public water facilities within four (4) years, the developer shall provide a complete water supply system ready to be connected to the proposed public water supply system.
- c. Where there is no existing public water supply system, each lot in the development must be provided with an individual on-lot water supply system in accordance with minimum standards approved by the Pennsylvania Department of Environmental Protection prior to the issuance of a building permit.

SECTION 508 STORMWATER MANAGEMENT

Facilities to accommodate stormwater drainage, resulting from the proposed development of any parcel of land under this Ordinance, must conform to the requirements of the Township Stormwater Management Ordinance.

SECTION 509 OTHER UTILITIES

- a. Easements, Width and Location: Easements with a minimum width of twenty (20) feet shall be provided for poles, wires, conduits, storm and sanitary sewers, gas and water mains, and/or other utility lines intended to service the abutting lots. No structures shall be placed within such easements. To the fullest extent possible, easements shall be centered on or adjacent to rear or side lot lines. Easements for open drainageways shall be of sufficient width to accommodate the design flow.
- b. Underground Installation: Electric, telephone, and all other utility facilities shall be installed underground.
- c. Petroleum, Gas and Electric Transmission Line - Where any petroleum, petroleum products, natural gas, or electric transmission line traverses a land development, the developer shall confer with the applicable transmission or distribution company to determine the minimum distance which shall be required between each structure and the centerline of such transmission line.

SECTION 510 RECREATION/GREENWAY SITES

Where a proposed park, playground, greenway, or other recreation site is indicated in the Township Comprehensive Plan or on the Township Official Map, or where the Board of Supervisors determines that a local recreation site is necessary to achieve the goals of the Comprehensive Plan, the developer shall dedicate all or a portion of the required site in accordance with the provisions of Section 817 of this Ordinance.

Recreation sites, if provided, shall conform to the following standards:

- a. The land to be dedicated shall be of suitable dimension and area to accommodate the proposed use.
- b. The land shall have direct access to a public street.
- c. The land shall have topography readily adaptable to the proposed use.

Private recreation sites, when permitted, shall meet the same standards as outlined herein for public sites.

SECTION 511 PEDESTRIAN CIRCULATION SYSTEM

A pedestrian circulation system shall be provided to promote community interaction throughout the Township and to provide a safe means of travel for pedestrians. The pedestrian circulation system shall link centers of activity, such as parks, schools, commercial enterprises, and industrial facilities, with residential areas; and shall also interconnect residential areas. This system shall consist of sidewalks, pathways, and/or bikeways, as well as the greenways indicated on the Township Official Map, and shall be in accordance with the following:

- a. **Sidewalks:** Sidewalks shall promote pedestrian activity and shall be provided for the full frontage of all lots in all land developments, except for residential developments with a gross density of one (1) dwelling unit per acre or less. Additionally, sidewalks shall be required in the following circumstances:
 1. To continue an existing sidewalk system to the terminus of a service area or block.
 2. To provide pedestrian access to a vehicular parking area, bus stop, or recreational facility.
 3. To provide access to and/or within commercial, institutional, industrial, or other community facilities.

The Board of Supervisors may waive requirements for sidewalks on one (1) or both sides of the street in cases where an interior pathway system designed in accordance with the requirements of this Ordinance, would, in the judgment of the Township, better serve the needs of the subdivision or land development.

- b. **Pathways:** Pathways shall be separate and distinct from the vehicular transportation system (i.e. not within a street right-of-way) to the greatest extent possible. They shall be used to connect residences with recreational facilities and open spaces, as well as to connect residential developments with neighboring institutional, commercial, industrial, and/or community facilities. Pathways shall also be used to provide internal circulation within a non-residential or multi-family development (e.g. adjacent to a driveway or access drive, within a parking lot, or adjacent to a building). Pathways are intended to provide a pleasant route for users, to promote enjoyment of the development, and to encourage incidental social interaction among pedestrians.
- c. **Bikeways:** Bikeways may be used to link residential areas with recreational facilities and open spaces, as well as to connect residential developments with neighboring institutional, commercial, industrial, and/or community facilities. The provision of bikeways is strongly encouraged in areas of the Township where a bikeway network already exists and where connection to that system is possible.
- d. **Greenways:** Greenways are intended to promote pedestrian travel of various types, including hiking, bicycling, horseback riding and cross-country skiing, as well as to provide areas for the passive enjoyment of the natural and scenic open spaces of the

Township. Greenways shall be provided when such are indicated on the Township Official Map.

The improvement requirements for sidewalks, pathways, bikeways, and greenways are set forth in Section 802 of this Ordinance.

THIS PAGE INTENTIONALLY BLANK

ARTICLE VI

LANDSCAPING

SECTION 601 PURPOSE

The purpose of the landscaping regulations contained in this Article is to enhance health and safety, as well as the quality of life, in the Township. As such, the regulations shall be designed to promote practical and attractive development within the Township; to provide for visual buffering; to preserve and protect unique local vegetation; to aid in the reduction of noise, heat, and glare; to conserve energy; to minimize erosion and sedimentation; and to establish a healthier environment. Landscaping shall be conceived in a total pattern throughout the site, integrating the various elements of the site design, preserving and enhancing the particular identity of the site, and creating an inviting site character.

Landscaping may include plant materials, such as trees, shrubs, ground covers, perennials, and annuals; natural materials, such as rocks and water; and man-made materials, such as sculpture, art, walls, fences, paving materials, and street furniture.

SECTION 602 SCOPE

- a. A Landscape Plan shall be required for each major subdivision plan, for each non-residential land development, other than agricultural, and for each multi-family residential land development. The Plan shall be submitted in conjunction with the Preliminary Subdivision or Land Development Plan submission. Landscaping plans for single-family and two-family residential subdivisions shall be applicable to all areas held in common ownership, buffer areas, rights-of-way, and easements; the regulations shall not be construed to regulate landscaping on individual lots for single-family or two-family dwellings or to regulate or require a Landscaping Plan in Conservation and Agricultural Zones unless a major subdivision, a multi-family residential land development or a non-residential, non-agricultural land development is proposed.
- b. The Landscape Plan shall be drawn at a scale of not less than one inch equals fifty feet (1" = 50') and must contain the following information:
 1. Certification, including signature, seal, and date, by a Landscape Architect registered by the Commonwealth of Pennsylvania. The Landscaping Plan may be prepared by a trained Landscape Designer/Consultant, upon approval of the Board of Supervisors after reviewing the credentials of the Designer/Consultant.
 2. The location of all existing and proposed structures, including fences and walls; streets; parking/loading areas; utilities; rights-of-way; and easements.
 3. The location of all existing and proposed outdoor storage and trash receptacle areas.

4. Adjacent land uses and zoning classifications.
5. The location, general type, and quality of existing vegetation. Any existing vegetation to be removed shall be noted on the plan.
6. Size and location of the proposed areas of the site to be planted with the proposed species.
7. A plant list or schedule, indicating scientific and common names, required and proposed quantities, spacing, and size of all proposed landscape materials at the time of planting.
8. The plant list or schedule must also include any plant symbols used on the plan drawing and the expected mature spread of each plant.
9. Location and description of other landscape improvements, such as earth berms, walls, fences, walkways, raised beds, sculptures, fountains, street furniture, lights, and courts or paved areas.
10. Planting and installation details as necessary to ensure compliance with all required standards specified in Section 603 of this Ordinance.
11. Methods and details for protecting existing vegetation, including trees, during construction.
12. Information concerning erosion and sedimentation control methods which shall be employed before and during construction.

SECTION 603 LANDSCAPE STANDARDS AND SPECIFICATIONS

a. General Requirements

1. In addition to the requirements of the Natural Resources Conservation Service for soil erosion and sediment control, topsoil removed during the course of construction shall be redistributed on all regraded surfaces so as to provide at least four (4) inches of even cover to all disturbed areas of the site and shall be stabilized by seeding, planting, or mulching.
2. Not less than fifty percent (50%) of required trees, shrubs and perennials (not including turf) shall be native to the Mid-Atlantic region. No species shall be installed which are listed on the Pennsylvania Department of Agriculture's 'Noxious Weed' list, or the Pennsylvania Department of Conservation and Natural Resources 'Invasive Plants in Pennsylvania' list.
3. All trees, shrubs, and plants shall have a normal habit of growth; shall be sound, healthy, and vigorous; and shall be free from disease, insects, insect eggs, and larvae.

Plants shall have been grown under climatic conditions similar to York County, Pennsylvania.

4. The type(s) of plantings shall be limited to species that will not disturb or contribute to conditions hazardous to the public safety within critical locations, such as public street rights-of-way, underground and above-ground utilities, and clear sight triangles. At all intersections of streets and/or access drives a clear sight triangle, in accordance with Section 502.1.6. of this Ordinance, shall be maintained.
 5. The locations, dimensions, and spacing of required plantings shall be adequate for their proper growth and maintenance, taking into account the sizes of such plantings at maturity and their present and future environmental requirements, such as moisture and sunlight.
 6. All plantings shall be performed in accordance with the code of standards recommended by the American Association of Nurserymen, Inc., in the American Standard Nursery Stock, ANSIZ60, 1-1973, as amended, unless otherwise required by this Ordinance.
 7. The minimum requirements for tree/shrub height, as set forth in this Ordinance, shall be measured from finished ground level. The minimum requirements for tree caliper, as set forth in this Ordinance, shall be measured six (6) inches above finished ground level, unless otherwise required.
 8. After cultivation, all plant materials shall be mulched with a two (2) to four (4) inch layer of shredded tan bark mulch or another approved material over the entire area of the plant bed. Mulch shall not exceed four (4) inches at any time.
 9. The plantings shall be maintained permanently, and any plant material that dies shall be replaced within one (1) year.
- b. Existing Woodlands: Existing woodlands shall be protected to prevent unnecessary destruction in accordance with the requirements of Section 703.c.1. of this Ordinance.
- c. Ground Cover: Any portion of a lot not covered by buildings, structures, paving, stone, or other solid material shall be planted and continually maintained with an all-season vegetative growth and, if applicable, shall be landscaped in accordance with an approved landscape plan.
- d. Street Trees: Street trees shall be required along all proposed streets, as well as along existing streets in areas where suitable street trees do not exist, in accordance with the following:
1. Trees must be balled and burlapped with the native soil in which the tree had been growing.
 2. Trees shall have a minimum twenty-four (24) inch rootball, when planted.

3. Trees shall have a minimum caliper of two (2) inches and be a minimum of ten (10) feet in height, when planted.
4. Each tree must be staked with a minimum of two (2) stakes and support ropes.
5. Trees shall be spaced as follows:

<u>Tree Height at Maturity</u>	<u>Planting Interval</u>
Small Trees (up to 30 feet)	30 to 40 feet
Medium Trees (greater than 30 but less than 40 feet)	40 to 50 feet
Large Trees (greater than 40 feet)	50 to 70 feet

6. Trees shall be planted at least five (5) feet outside the street right-of-way line. Street trees may be planted in a parallel or staggered pattern. A staggered planting pattern, however, is recommended since it gives trees more room to develop and eliminates the "tunnel effect" often created by a parallel planting pattern.
 7. Trees shall be pruned to a level of not less than five (5) feet.
 8. Existing trees along a street shall be considered as suitable street trees and countable toward the street tree requirement when the tree is over four (4) inches in caliper, measured twelve (12) inches above the ground, and is within twenty-five (25) feet of the curblineline or edge of paving.
 9. On each street block, all trees shall be of the same variety, unless a mixed variety is approved by the Board of Supervisors. A list of acceptable street trees is provided in Subsection i. of this Section.
 10. Street trees shall not be required along existing streets in the Conservation and Agricultural Zones unless those streets are contiguous to a major subdivision, a multi-family residential land development or a non-residential, non-agricultural land development.
- e. Screening and Landscaping Within a Required Buffer Yard: Within a buffer yard required by the Township Zoning Ordinance, a landscape strip with plantings must be provided in accordance with the following provisions:
1. The landscape strip must be at least twenty (20) feet wide and shall extend the full length of the lot lines to serve as a barrier to visibility, glare, and noise. The plantings within the landscape strip shall be broken only at points of vehicular or pedestrian access or utility easements prohibiting such planting.
 2. Plant materials used in the landscape strip shall consist of a combination of evergreen and deciduous trees and shrubs, with a minimum of 60% evergreen. The shrubs shall have a minimum height of four (4) feet and the trees shall have a minimum height of six (6) feet, at the time of planting.

3. The plants selected for use in the landscape strip shall be so arranged as to provide an immediate visual screen of fifty percent (50%); shall produce, within two (2) years, a seventy-five percent (75%) visual screen; and shall produce, within three (3) years, a one hundred percent (100%) dense visual screen.
- f. Interior Landscaping of Parking Lots: Interior landscape strips, with plantings, shall be used at the end of parking space rows, to break up rows of parking spaces, and to help visually define travel lanes. Landscaped areas situated outside the parking lot, such as peripheral areas and areas surrounding and adjacent to buildings, shall not constitute interior landscaping. The required interior landscaping shall be in accordance with the following:
1. Landscape strips shall be reasonably dispersed throughout the parking lot and shall be placed in a manner that facilitates snow removal and provides for the safe movement of traffic.
 2. Each landscape strip shall be a minimum of ten (10) feet in width.
 3. Within each landscape strip, plantings shall consist of a mixture of ground cover, shrubs, or other approved plantings. In addition, at least one (1) shade tree, having a minimum caliper of two (2) inches and a minimum height of six (6) feet above ground level, shall be provided for every six (6) parking spaces, or fraction thereof. The trees shall be planted in a geometric pattern and shall have a clear trunk at least five (5) feet above finished ground level.
 4. A mixture of flowering and/or decorative deciduous trees intermingled with a variety of shrubs and flowers is desirable to provide shade within the parking lot and to provide color and textural interest year-round.
- g. Perimeter Landscaping of Parking Lots: Perimeter landscaping shall be provided to screen parking lots, as well as to enhance the community streetscape in accordance with the following:
1. The perimeter landscape strip shall have a minimum width of ten (10) feet, measured from the street right-of-way or property line.
 2. Within the landscape strip, the landscape screen shall be composed of a combination of shrubs, trees, and/or earthen berms, as follows:
 - a) At least sixty percent (60%) of the trees and shrubs shall be evergreen.
 - b) The shrubs shall have a minimum height of two (2) feet at the time of planting.
 - c) The evergreen trees shall have a minimum height of six (6) feet at the time of planting.

- d) Earthen berms shall have a minimum height of one (1) foot and a maximum side slope of two to one (2:1).
- 3. The plants selected for use in the landscape strip shall be suited for such plantings and be spaced to provide an immediate visual screen of fifty percent (50%) and an effective visual screen of seventy-five percent (75%) within two (2) years of planting.
- 4. A fence or wall may be provided in lieu of the plantings; however, such fence or wall shall be painted or built in a decorative masonry, brick, stone, or board pattern.
- 5. The landscape screen shall be broken only at points of vehicular or pedestrian access or utility easements prohibiting such plantings.
- h. Screening and Landscaping of Outside Storage and Off-Street Loading Areas: Such areas shall be screened and landscaped as follows:
 - 1. Fences, walls, berms, evergreen plantings, or a combination of these materials shall be used to screen outside storage and off-street loading areas.
 - 2. The screen shall not be less than six (6) feet in height.
 - 3. The plantings and/or other materials utilized shall create an effective visual screen at the time of planting or installation.
- i. Recommended Plant Materials
 - 1. In general, plant materials shall be selected based upon the existing site conditions, such as geology, hydrology, and soils, as well as the functional considerations of screening, energy conservation, and architectural compatibility.
 - 2. The following is a recommended list of street trees for use in the Township. The Township, however, may permit other types of street trees if they are hardy to the area, are not subject to blight or disease, and are of the same general character and growth habit as those listed below.

Scientific Name

Common Name

Acer rubrum 'Red Sunset'	Red Sunset Red Maple
Acer saccharum 'Commemoration'	Commemoration Sugar Maple
Carpinus carolinia	American Hornbeam
Fraxinus Pennsylvania 'Summit'	Summit Green Ash
Fraxinus Americana 'Autumn Applause'	Autumn Applause White Ash
Nyssa sylvatica	Black Gum
Quercus imbricaria	Shingle Oak
Quercus marilandica	Blackjack Oak
Quercus rubra	Northern Red Oak
Sassafras albidum	Sassafras

3. The following is a recommended list of street trees for use within narrow planting areas, as well as areas limited in space by overhead utility lines:

Scientific Name

Common Name

Chionanthus virginicus	White Fringetree
Crataegus crusgalli inermis	Thornless Cockspur Hawthorn
Crataegus punctata 'Ohio Pioneer'	Ohio Pioneer Dotted Hawthorn
Malus 'Centurion'	Centurion Crabapple
Malus 'Snowdrift'	Snowdrift Crabapple
Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry

4. Many species of trees are not suitable to be planted as street trees due to undesirable features. For example, some trees have expansive roots that disrupt pavement and underground utility lines, or weak-wood and brittle branches that are susceptible to damage; while other trees are prone to drop nuts or unripe fruit, to disease, to attract insects, or to give off an undesirable odor. As such, the following is a list of trees that shall not be permitted to be planted as street trees in the Township:

Aspen, all varieties	Pin Oak
Bradford Pear	Poplars, all varieties
Common Black Locust	Sycamores, all varieties
Gingko (female)	Willows, all varieties
Maples (Norway, Species Red & Silver)	

THIS PAGE INTENTIONALLY BLANK

ARTICLE VII

NATURAL FEATURES CONSERVATION

SECTION 701 PURPOSE

The Natural Features Conservation regulations are intended to protect the rights of the residents of the Township to enjoy clean air, pure water, and natural, scenic, historic, and aesthetic values of the environment, as set forth in the Pennsylvania Constitution and in other Commonwealth and Federal Statutes. In particular, it is the Township's purpose, through the provisions contained in this Section, to conserve the following natural features:

- a. Natural features identified as land or water resources areas, e.g., wetlands, groundwater recharge zones, springs, streams, agriculturally-suited soils, woodland, prime wildlife habitats, and areas constituting high recreational and other amenity value.
- b. Natural features performing beneficial ambient air quality or micro climatic functions, e.g., by abating glare and noise, entrapping dust and other particles, and contribution to the reduction of climatic stress and energy costs.
- c. Natural features which, if disturbed, may cause hazards or stress to life and property, e.g., flood plains, wetlands, and steep slopes, typically twenty-five percent (25%) or steeper.

Under the authority of the Pennsylvania Municipalities Planning Code, as reenacted and amended, and the Second Class Township Code, and in recognition of the fact that natural features contribute to the welfare of its' residents, the Township has enacted these regulations to provide reasonable controls governing the conservation, disturbance, and management of such natural features.

No provision of these regulations shall be construed to deny the right of any property owner to use his land as may be permitted by Township Ordinances. Rather, it is the purpose of these regulations to insure that such uses minimize disturbance to natural features, and that reasonable measures are taken to mitigate any adverse impact of such uses.

SECTION 702 SCOPE

- a. Any subdivision or land development plan submitted shall comply with the standards for protection of environmentally sensitive areas as set forth in Section 703 of this Ordinance. Site alterations, regrading, filling, or clearing of vegetation, prior to the submission and approval of a subdivision or land development, shall be a violation of this Ordinance. In the event that two (2) or more resources overlap, the resource with the greatest protection standard (the least amount of alteration, regrading, clearing, or building) shall apply to the area of overlap.

- b. Conservation Plan: Any subdivision or land development that disturbs or impacts any environmentally sensitive area(s), as defined in Section 202 of this Ordinance, of one-half (½) acre or more must submit a Conservation Plan in conjunction with the required Preliminary and/or Final Subdivision or Land Development Plan.

The Conservation Plan shall include the following information:

1. Inventory

- a) Property Base Map: A base map of the applicant's property shall meet the requirements for Preliminary Plan approval, as set forth in Section 403 of this Ordinance.
- b) Boundary and Adjoining Property Conditions: The following information shall be indicated on the property base map: names of adjoining property owners, residential and institutional structures within two hundred (200) feet of the applicant's property, existing zoning classification, and minimum setback requirements applicable to the applicant's property and adjoining properties. A smaller scale map, drawn as an inset on the base map sheet, may be used to present information on adjoining property conditions.
- c) Existing Natural Features: In addition to the information required by Section 403 of this Ordinance, the following items shall be provided:
- 1) Soil type(s) as mapped in the Soil Survey of York County, Pennsylvania, Series 1959, No. 23 issued May, 1963, and accompanying data tabulated for each soil, including: its name, depth to seasonal high water table, and agricultural capability class.
 - 2) Vegetative cover conditions on the property according to general cover type, e.g., cultivated land, permanent grass land, old field, hedgerow, woodland, etc.
 - 3) Location of any rare, threatened, or endangered species as identified by the Pennsylvania Natural Diversity Inventory (and any official local Natural Inventories that become available).
2. Impact Assessment: All applicants shall assess the on-site and off-site impacts of their proposed activities and improvements on existing natural features. The assessment shall include the following:
- a) Delineation of the location and tabulation of the acreage of natural features which would be disturbed. Such features shall, at a minimum, include those cited in Section 703 of this Ordinance.

- b) Delineation of the location and dimensions of all improvements proposed by the applicant, including tabulations of gross square foot coverage of any proposed impervious surfaces.
- c) Consideration of all reasonable alternatives to minimize disturbances to natural features. The applicant shall furnish evidence that such alternatives were considered if, in the judgment of the Township, such information is required to determine if the applicant has complied with the intent of this Ordinance.

SECTION 703 STANDARDS FOR THE PROTECTION OF ENVIRONMENTALLY SENSITIVE AREAS

a. Conservation of Surface Water and Groundwater Resources

- 1. Flood Plains: Areas identified as within a flood prone area shall not be altered, regraded, filled, or built upon, except in conformance with the Township Floodplain Management Ordinance.
- 2. Streams, Watercourses, Wetlands, Lakes, and Ponds: Such areas shall not be altered, regraded, filled, piped, diverted, or built upon, except in conformance with the regulations of the Pennsylvania Department of Environmental Protection and the U.S. Army Corps of Engineers. Any activity requiring a Federal or State permit shall obtain such permit before final approval by the Township. All uses and activities shall be minimized to the extent that there will be no destruction, degradation, or adverse impact on the wetland. Wells, septic systems, stormwater retention, detention, and recharge basins, including ground absorption areas, should not be located in a wetland area.

A buffer yard shall be maintained from all of the above areas. The required buffer yard shall extend thirty-five (35) feet from the bank of any stream, watercourse, lake, or pond, as well as from any delineated wetland boundary. A buffer yard, however, shall not be required from any contiguous wetlands delineated area that is less than one-half (1/2) acre in size. No buildings shall be permitted within the buffer yard.

If any vegetation within the buffer yard is proposed to be disturbed, the disturbed area must be replaced so that the overall size of the buffer yard remains the same. Any proposed disturbance and mitigation shall be clearly indicated on the Conservation Plan.

- 3. High Water Table Areas: Any proposed land use which may result in the pollution of the groundwater, either directly by means of effluent discharge in the ground or indirectly through leaching of stored materials, shall be prohibited in such areas. The determination of the groundwater table shall be by the Township Sewage Enforcement Officer. Approved on lot septic systems are exempted.

b. Conservation of Steeply Sloped Lands

1. Steep Slopes: No site disturbance shall be allowed on slopes exceeding twenty-five percent (25%), except in accordance with Section 503 of this Ordinance.
2. Steeply Sloped Land: Site disturbance on slopes of between twelve percent (12%) and twenty-five percent (25%) shall require the submission of a detailed grading plan.

c. Conservation of Woodlands, Forest, and Other Vegetation

1. Woodlands or Forest: No more than forty percent (40%) of a woodland or forest, as defined in Section 202 of this Ordinance, may be altered or cleared. Preservation of existing hedgerows should be included in the undisturbed sixty percent (60%), where possible. Any proposed alteration or clearing in excess of forty percent (40%) shall require that a written plan, as well as a plan drawing, for the mitigation or replacement of the excess area be submitted to the Board of Supervisors for review and approval. Any permitted alteration or clearing of a woodland or forest shall be undertaken to maintain the existing continuous canopy of trees where a continuous canopy exists.
2. Vegetation: Except in conjunction with routine property maintenance or safety precautions, the disturbance or removal of vegetation occupying environmentally sensitive areas, as defined in Section 202 of this Ordinance, shall be undertaken only when necessary and on a limited, selective basis to minimize the adverse impacts of such actions and to maintain the natural integrity of these areas.

d. Conservation of Open Space: The Conservation Plan shall be developed in a manner that will preserve the open space character of the land area, and will respect the physical and environmental limitations of the land area utilizing the following guidelines wherever open space is a zoning requirement:

1. Wherever possible, lakes, ponds, and watercourses shall be left as permanent open space.
2. Environmentally sensitive areas, as defined in Section 202 of this Ordinance, shall be left as permanent open space.
3. Only thirty percent (30%) of woodland areas designated as open space may be cleared, with seventy percent (70%) maintained in its natural state.
4. Landscape improvements are permitted and encouraged in open space areas.

e. Conservation of Historic Resources

Those plans involving properties of, or properties adjacent to, a site listed with the National Register of Historic Places and/or a site listed on the Pennsylvania Register of Historic Places shall require the preparation of a statement by a Commonwealth

registered architect or landscape architect which includes the following minimum considerations:

1. A topographic map of the site and adjoining historic sites that highlights existing historic sites and depicts the proposed use.
2. A description of the site's historic features and their historic significance at the local, State, and National level.
3. Assure that those activities associated with the proposed use will remain compatible with the site's important features over time.
4. The study should present measures that can be employed to mitigate any adverse impacts on the site.

THIS PAGE INTENTIONALLY BLANK

ARTICLE VIII

IMPROVEMENT REQUIREMENTS, RESERVATIONS, AND DEDICATIONS

SECTION 801 STREETS

Streets shall be constructed to the grades and dimensions indicated on the plans submitted and approved by the Township. Streets shall be constructed to the boundary of the development.

All streets shall be constructed in accordance with current Township specifications.

Where streets are constructed over utilities, the final bituminous wearing surface shall not be installed for one (1) year following completion of underground utilities.

SECTION 802 PEDESTRIAN CIRCULATION SYSTEM

The improvement requirements for the various elements of the pedestrian circulation system shall be as follows:

- a. Sidewalks: Sidewalks shall be located within the street right-of-way and shall be parallel to the street. The sidewalk shall commence one (1) foot inside the right-of-way line and extend toward the cartway. An alternate location, however, may be considered where necessary due to drainage, topography, or other natural features.

Sidewalks shall be constructed of concrete and shall be in accordance with current Township specifications. Where sidewalks are to be constructed along an existing public street, the developer may propose an alternate method of sidewalk construction, provided the alternate method of construction results in a surface equal in durability and ease of maintenance to concrete.

The Board of Supervisors, in lieu of requiring sidewalks at the time of subdivision or land development, shall require the payment of a fee to be placed in an escrow fund to finance construction at a future date. Such fee shall be determined by the Township Engineer as being adequate to construct such improvements.

- b. Pathways: Pathways shall be established as pedestrian easements and shall have a minimum width of six (6) feet. Within the pathway, a walkway, having a minimum width of four (4) feet and an all-weather durable surface, shall be provided. Pathways shall have an average slope of no more than five percent (5%) and a maximum slope of fifteen percent (15%). Pedestrian street crossings associated with a pathway must be clearly delineated.

- c. Bikeways: Bikeways, where provided, may either be established in conjunction with a street right-of-way or as a separate path that is an internal component of a development. When a bikeway is proposed as part of the street right-of-way and parallels the cartway, it must be located as far from the cartway as possible to minimize possible conflicts. The dimension of the bikeway should be sufficient to allow for the safe movement of bicycle traffic; however, one (1)-way bikeways shall not be less than five (5) feet in width and two (2)-way bikeways shall not be less than ten (10) feet in width. It is recommended that the American Association of State Highway and Transportation Officials' Guide to the Development of Bicycle Facilities be consulted as a reference for detailed design specifications.
- d. Greenways: Greenways, where required, may be retained in their natural state or upgraded to provide an improved surface for pedestrian travel. Any proposed improvement must be approved by the Township Engineer.

In addition to the above, all public pedestrian circulation systems shall be designed barrier free in accordance with applicable Federal and State standards, including ADA regulations.

SECTION 803 CURBS

Concrete curbs shall be installed along all new streets, and along existing streets which abut a subdivision or land development, for the full frontage of all lots, except in the case of a residential subdivision or land development which has a gross density of one (1) dwelling unit per acre or less. Curbs shall be constructed in accordance with current Township specifications.

SECTION 804 STREET NAME SIGNS

STREET SIGNS - All street names shall be approved by Springfield Township and the applicable United States Post Office serving such street or address prior to naming any street, road or lane in Springfield Township. The Developer shall furnish and install street name signs at all street intersections. All signs for public streets or roads shall be white with black lettering. All signs for private lanes shall be blue with white lettering. Signs and methods of erection shall be in accordance with current Pennsylvania Department of Transportation and/or Springfield Township specifications.

SECTION 805 SEWAGE DISPOSAL

Where a public sanitary sewer system is accessible to or plans approved by the Board of Supervisors provide for the installation of such public sanitary sewer facilities within five (5) years, the developer shall provide the development with a complete sanitary sewer system ready to be connected to the existing or proposed sanitary sewer system.

The plan for the installation of a sanitary sewer system must be prepared for the development and approved by the Township Engineer and the Pennsylvania Department of Environmental Protection. The Township Engineer must inspect the sewer line before it is backfilled. Upon completion of the sanitary sewer installation, a reproducible as-built plan of the system must be filed with the Township.

Pipe sizes for sanitary sewer mains and sewer laterals and locations for manholes shall meet current Township specifications. Storm sewers may not be connected with sanitary sewers.

Where installation of a public sanitary sewer system is not required, the developer or owner of the lot shall provide for each lot, at the time improvements are erected thereon, a private sewage disposal system, consisting of a septic tank and tile absorption field, or other sewage disposal system approved by the Pennsylvania Department of Environmental Protection and the Township Sewage Enforcement Officer.

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

SECTION 806 WATER SUPPLY

The Plan for the installation of a water supply system must be prepared for the development with cooperation of the appropriate water supplier and approved by the Township Engineer. Upon completion of the water supply system, a reproducible as-built plan of the system must be filed with the Township.

Where the connection to a public water supply system is not possible or feasible, each lot must be provided with an individual water supply system prior to the issuance of a building permit.

All such individual systems shall meet all applicable regulations of the Pennsylvania Department of Environmental Protection.

SECTION 807 FIRE HYDRANTS

Fire hydrants shall be required for all land developments provided with a public water supply system. Fire hydrants shall be located within five hundred (500) feet of any dwelling unit or structure open to the public. Fire hydrants shall be installed in accordance with the requirements of the local fire authority and all applicable regulations.

SECTION 808 STORM DRAINAGE

Storm drainage facilities shall be installed as indicated on the approved land development plans. Storm sewer construction shall conform to current Township specifications.

SECTION 809 COMPLETION OF IMPROVEMENTS OR GUARANTEE THEREOF AND INDEMNITY AGREEMENT PREREQUISITE TO FINAL APPROVAL

No plan shall be finally approved unless the streets shown on such plan are improved as required by this Ordinance, and any walkways, curbs, fire hydrants, trees, water mains, sanitary sewers, storm drainage facilities, and other improvements as may be required by this Ordinance have been installed in accordance with this Ordinance. Any public improvement which may be dedicated to the Township or any improvement that the Township shall be designated a permittee shall require the Developer or owner to execute an Indemnity Agreement to the Township, in a form acceptable to the Township Solicitor, and signed by the Developer and/or owner and unconditionally guaranteed by all principals, officers, members, shareholders, co-owners or like personnel of Developer or owner agreeing to indemnify and hold the Township harmless for any and all liability arising out of or as a result of the improvement or its subsequent use. No Final approval or permits shall be issued until such agreement(s) is/are executed, delivered and accepted by the Township.

In lieu of the completion of any improvements required as a condition for final approval of a plan, the developer may deposit with the Township financial security in an amount sufficient to cover the cost of such improvements or common amenities including, but not limited to, roads, stormwater detention and/or retention basins, and other related drainage facilities, recreational facilities, open space improvements, or buffer or screen plantings which may be required. Without limitation as to other types of financial security that are acceptable to the Township or which the Township may approve, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions are acceptable financial security to guarantee completion of improvements. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the applicant or developer posting the financial security, provided said bonding company or lending institution is authorized to conduct business within the Commonwealth.

Such bond or other security shall provide for, and secure to the public, the completion of any improvements that may be required on or before the date fixed in the formal action of approval or accompanying agreement for completion of the improvements. In the case where the development is projected over a period of years, the Board of Supervisors may authorize submission of final plans by sections or phases of development subject to such requirements or guarantees to improvements in future sections or phases of development as it finds essential for the protection of any finally approved section or phase of the development.

Where requested by the applicant in order to facilitate financing, the Township shall furnish the applicant with a signed copy of a resolution of the Board of Supervisors indicating

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

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

In addition, the applicant or developer, at the time of deposit of the money to complete improvements or, alternatively, the posting of a completion bond, shall deposit with the Township an additional cash deposit amount to be used by the Township for the cost to the Township to inspect applicant's or developer's improvements and, upon completion, to determine such improvements are properly completed. This cost is to be borne solely by the applicant or developer and referred to as an "Inspection Deposit". If the applicant or developer refuses to make such deposit, the Township may refuse a building permit for such project.

SECTION 810 AMOUNT OF FINANCIAL SECURITY AND INSPECTION DEPOSIT

The amount of financial security to be posted for the completion of the required improvements shall be equal to one hundred ten percent (110%) of the cost of completion of the required improvements estimated as of ninety (90) days following the date scheduled for completion by the developer. Annually the Township may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the ninetieth (90th) day after either the original date scheduled for completion or a rescheduled date for completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to assure that the financial security equals one hundred ten percent (110%) of the cost of completion. Any additional security shall be posted by the developer in accordance with the provisions of this Article.

The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements submitted by the applicant or developer and prepared by a professional engineer licensed as such in the Commonwealth of Pennsylvania

and certified by such engineer to be a fair and reasonable estimate of such cost. The Township, upon the recommendation of the Township Engineer, may refuse to accept such estimate for good cause shown. If the applicant or developer and the Township are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in the Commonwealth of Pennsylvania and chosen mutually by the applicant or developer and the Township. The estimate certified by the third engineer shall be presumed fair and reasonable and shall be the final estimate. In the event that a third engineer is chosen, fees for the services of said engineer shall be shared equally by the applicant or developer and the Township.

The amount of the Inspection Deposit shall be three and one-half percent (3.5%) of the Financial Security posted for the completion of the improvements submitted by applicant or developer.

SECTION 811 COMPLETION OF IMPROVEMENTS - RELEASE OF FINANCIAL SECURITY AND/OR INSPECTION DEPOSIT

As the work of installing the required improvements proceeds, the applicant posting the financial security may request the Board of Supervisors to release or authorize the release, from time to time, of such portions of the financial security necessary for payment to the contractor or contractors performing the work. The reduction of a portion of the financial security shall be limited to a minimum of twenty percent (20%) of the total financial security.

Any such requests shall be in writing, by certified or registered mail, addressed to the Board of Supervisors. The Board of Supervisors shall have forty-five (45) days from receipt of such request within which to allow the Township Engineer to certify, in writing, to the Board of Supervisors that the work upon the improvements has been completed in accordance with the approved plan. Upon such certification, the Board of Supervisors shall authorize release by the bonding company or lending institution of an amount as estimated by the Township Engineer fairly representing the value of the improvements completed or, if the Board of Supervisors fails to act within said forty-five (45) day period, the Board of Supervisors shall be deemed to have approved the release of funds as requested. A public improvement shall not be considered "complete" for release of any financial security until any underground public improvement or utility is approved as acceptable by the political subdivision or utility having the authority to inspect and approve the improvement, and a writing notifying the Township of such approval is delivered to the Township. This provision is to avoid the disturbance of the new public improvements (such as street, curb, sidewalk, etc.) by a later determination another improvement is not acceptable.

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

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

The Township shall draw on the Inspection Deposit for the cost of any and all inspections performed by or supervised by the Township. If, after the final inspection, there are excess funds, the Township shall refund the same to the applicant or developer. If, after the final inspection there is money owed for inspections, the amount owed therefor shall be paid to the Township upon notification to the applicant or developer. Until this amount owed for inspection is paid to the Township, the Township may refuse to issue either an occupancy permit and/or refuse to adopt any of such improvements or both.

SECTION 812 RELEASE OF FINANCIAL SECURITY AGREEMENT

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

The Board of Supervisors shall, within ten (10) days after receipt of 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 applicant/developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township Engineer of the aforesaid authorization from the Board of Supervisors. The report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be approved or shall be rejected by the Township Engineer, said report shall contain a statement of reasons for such non-approval or rejection.

The Board of Supervisors shall notify the applicant/developer, within fifteen (15) days of receipt of the Township Engineer's report, in writing, by certified or registered mail, of their action 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 applicant/developer shall be released from all liability, pursuant to its financial surety arrangement.

If any portion of the said improvements shall not be approved or shall be rejected by the Board of Supervisors, the applicant 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 applicant's or developer's rights to contest or question by legal proceedings or otherwise any determination of the Board of Supervisors or the Township Engineer.

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

SECTION 813 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 accordance 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 monies 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 applicant or both, shall be used solely for the installation of the improvements and related legal, engineering, and administrative expenses covered by such security, and not for any other Township purpose.

The refusal or failure to pay unpaid Inspection costs in excess of the Inspection Deposit shall be considered an "improvement" for purposes of remedies of this Section 813.

In any legal action or activity of the Township Solicitor to collect such deficiency and/or, damages shall include legal fees incurred by the Township and costs of such action or activity. Further, any such amount including the Solicitor's fees/charges and costs may be asserted in an assumption action and/or a lien for improvements pursuant to the Second Class Township Code.

SECTION 814 MAINTENANCE GUARANTEE

When all required improvements installed by the applicant have been found satisfactory to the Township, the applicant shall furnish a maintenance guarantee in a form satisfactory to the Township. The maintenance guarantee shall provide that the applicant will repair and/or replace, to the satisfaction of the Township, any defective improvements during a two (2)-year period after the effective date of the adoption of same. However, any damage to the street surface caused by tire chains, snow removal equipment, or utility cuts by others are not the responsibility of the applicant.

SECTION 815 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 applicant 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.

SECTION 816 LAND RESERVATION

On sites reserved for eventual public acquisition, no building development is permitted during the period of reservation. The Township may require the reservation of such sites in addition to or in lieu of land to be dedicated for public use. The reservation period must not be longer than eighteen (18) months without the consent of the applicant. Land so reserved shall be noted on the Final Plan.

SECTION 817 PARK AND GREENWAY PROVISION

- a. General: This Section shall apply to subdivision and land developments that would result in the creation of new dwelling units. It is the purpose of this Section to implement the language contained in Section 503(11) of the Pennsylvania Municipalities Planning Code, as reenacted and amended, and thereby provide needed recreation/open space to accommodate growth in the Township.
- b. Dedication: When a proposed park, playground, greenway, or other local or neighborhood recreation site is shown in the Township Comprehensive Plan, in the Tri-Municipal Recreation Study, on the Township Official Map, or where the Township considers that a local recreation site is necessary to carry out the purpose of this Ordinance, the Township shall require the dedication of all or a portion of such site in accordance with the following standards:
 1. The land to be dedicated must be of suitable size, dimension, topography, access, and general character for the proposed use.
 2. The amount of land so required for this purpose shall be two-hundredths (0.02) acres of land for each dwelling unit shown on the Final Plan.
- c. Alternatives to Dedication: As an alternative to dedication, and upon agreement with the Township, the developer may agree to provide any of the following:
 1. Construct and/or improve existing recreational facilities;
 2. Pay a fee in lieu of dedication; or

3. Provide for any combination of the above.

Any of the preceding alternatives shall be substantially equal to the value of the land that would be set aside if the standards in Subsection b) of this Section were applied.

- d. Fee In Lieu of Dedication: Any funds collected as fees in lieu of dedication of recreation/open space shall be in accordance with the following:
 1. The fee shall be paid to the Township prior to approval of the Final Plan.
 2. All monies paid to the Township in this manner must be kept in an interest-bearing capital reserve fund established as provided by law. This account shall be separate from other municipal accounts and shall be clearly identified for the purpose of funding acquisition and development of recreational facilities owned or leased by the Township. Interest earned on all monies deposited in such accounts shall become funds of that account.
 3. Funds from such accounts shall be expended at the discretion of the Board of Supervisors in properly allocable portions of the cost incurred to design, construct, or acquire the specific recreational facilities that will benefit the subdivision or land development for which they were collected. As nearly as may be practical, the funds shall be spent in the general area of developments from which the funds were derived so the site will be readily accessible to the residents of such developments or on a community-wide facility which is equally accessible to all residents of the Township.
 4. Upon written request of any person who paid any fee under this Section, the Township shall refund such fee, plus interest accumulated thereon from the date of payment, if the Township has failed to utilize the fee paid for the purposes set forth in this Section within three (3) years from the date such fee was paid.
- e. Waiver of the Above Requirements: In special circumstances, the Township may waive any or all of the above requirements. In such instances, the applicant must demonstrate that the purposes of these regulations regarding recreation and open space will be accomplished and that the public will be better served by some alternative design that would accomplish at least one (1) of the following objectives:
 1. Protection of important natural resources (e.g. streams, ponds, wetlands, steep slopes, woodlands, unique geologic features, wildlife habitats, aquifer recharge areas, etc.);
 2. Protection of important historical and/or archaeological sites; or
 3. Integration of greenways throughout the development that link residences with on-site or adjoining parks, schools, or other similar features.

If the waiver is granted, the private site approved must be permanently devoted to recreational and/or greenway use and shall be adequately secured for such use by deed covenants or other private restrictions.

SECTION 818 EFFECT OF PLAN RECORDING ON DEDICATIONS 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 ways to public use. Dedicate all neighborhood parks and other public areas to public use.
- b. Reserve for possible future public acquisition such additional areas as may be required by the Township.

SECTION 819 RESTRICTION OF FURTHER SUBDIVISION

The Board of Supervisors is hereby authorized to restrict further subdivisions of a parcel and to require a notation on any subdivision plan further restricting additional subdivision of a parcel of land at a later date if the Board of Supervisors determines that further subdivision would be in violation of the sliding scale provisions of the Agricultural Zone and/or the Conservation Zone as governed by the provisions set forth in the Township Zoning Ordinance regulating subdivision in Agricultural and Conservation Zones.

THIS PAGE INTENTIONALLY BLANK

ARTICLE IX

MOBILEHOME PARKS

SECTION 901 GENERAL

Applications for mobilehome park approval shall conform to the requirements and procedures set forth for Land Developments in Article III of this Ordinance.

SECTION 902 SITE

The location and minimum area for all mobilehome parks shall meet the requirements set forth in the Township Zoning Ordinance.

SECTION 903 STREETS

Streets in mobilehome parks shall meet the requirements set forth in Article V and Article VIII of this Ordinance. Streets shall be constructed in accordance with current Township specifications.

SECTION 904 CURBS AND SIDEWALKS

Concrete curbs and sidewalks shall be constructed along the full frontage of all streets within and adjacent to the mobilehome park. Curbs and sidewalks shall be constructed in accordance with current Township specifications.

SECTION 905 LOTS

Lot dimensions, setbacks, area, and density shall meet the requirements set forth in the Township Zoning Ordinance.

SECTION 906 EASEMENTS AND RIGHTS-OF-WAY

Easements and rights-of-way shall be provided for all utilities and for drainage purposes. Wherever practical, easements and/or rights-of-way shall adjoin lot lines. Easements for drainage purposes shall be of sufficient width to accommodate maximum flow of water.

SECTION 907 RECREATIONAL PROVISIONS

Recreational areas and facilities shall be provided to serve the needs of park residents. Each recreational area shall be at least five thousand (5,000) square feet in size, and the total area shall be not less than one thousand (1,000) square feet per mobilehome lot. Equipping, maintaining, and managing such recreational areas shall be the responsibility of the owner of the mobilehome park.

SECTION 908 STORM DRAINAGE

Storm drainage facilities, in accordance with the requirements of Section 508 of this Ordinance, shall be provided within each mobilehome park.

SECTION 909 SEWAGE DISPOSAL

All mobilehome parks shall be served by a central sanitary sewer system.

SECTION 910 WATER SUPPLY

All mobilehomes within a mobilehome park shall be connected to a public water supply system or an unregulated water supply system.

SECTION 911 OTHER UTILITIES

Electric, telephone, and other utilities shall be provided to all mobilehome lots. Such utilities shall be installed underground in accordance with the utility companies' specifications.

SECTION 912 FIRE HYDRANTS

When connected to a public water supply system, fire hydrants shall be required. The hydrants shall be located within five hundred (500) feet of any mobilehome, service building, or other structure within the mobilehome park.

SECTION 913 LANDSCAPING

A ten (10) foot perimeter landscape strip shall be provided along the entire perimeter of the mobilehome park. Within the landscape strip, landscaping in accordance with Sections 603.g.2. and 603.g.5., as well as any other applicable subsections of Section 603, of this Ordinance shall be provided.

SECTION 914 SOLID WASTE

The storage, collection, and disposal of solid waste in the mobilehome park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution and shall comply with the Pennsylvania Department of Environmental Protection regulations governing mobilehome parks. Plans for solid waste handling, storage, and disposal shall be subject to review and approval by the Board of Supervisors, Planning Commission, and Pennsylvania Department of Environmental Protection.

SECTION 915 SERVICE BUILDINGS

Mobilehome park service and accessory buildings shall be maintained as follows:

- a. Every mobilehome park shall have a structure clearly designated as the office of the mobilehome park manager.
- b. Service and accessory buildings located in a mobilehome park shall be used only by the residents of the mobilehome park.

SECTION 916 RESPONSIBILITIES OF MOBILEHOME PARK MANAGEMENT

- a. The person to whom a license for a mobilehome park is issued shall operate the park in compliance with this Ordinance and all other applicable Township Ordinances and regulations, as well as all regulations promulgated by the Pennsylvania Department of Environmental Protection, and shall provide adequate supervision to maintain the park, its facilities, and equipment in good repair and in a clean and sanitary condition.
- b. The park management shall supervise the placement of each mobilehome on its mobilehome stand which includes assurances of stability and installation of all utilities and connections.
- c. The park management shall give the Township or its representatives free access to all mobilehome lots, service buildings, and other community service facilities for the purpose of inspections.
- d. The management shall maintain a register containing the names of all park occupants. Such register shall be available to any authorized person inspecting the park.

THIS PAGE INTENTIONALLY BLANK

ARTICLE X

ENFORCEMENT AND ENACTMENT

SECTION 1001 ENFORCEMENT

It shall be the duty of the Township Building Permit Officer, Zoning Officer, or other such duly authorized representative of the Board of Supervisors 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 land development. No building permit shall be issued until the Enforcement Officer has determined 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/or recorded Final Plan.

SECTION 1002 MODIFICATIONS

Where a provision of this Ordinance would cause unique and undue hardship as it applies to a particular property, the Board of Supervisors may grant a modification from the strict application of the terms of this Ordinance if the variation will not be contrary to the public interest and that the purpose and intent of this Ordinance and the Township Comprehensive Plan will be observed. In granting the modification, the Board of Supervisors may impose conditions which will substantially secure compliance with the purposes of this Ordinance.

All requests for a modification shall be in writing and shall accompany and be a part of the application for subdivision or land development for review by the Planning Commission and Board of Supervisors. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the Ordinance involved, and the minimum modification necessary.

The Planning Commission shall have the right to recommend to the Board of Supervisors modifications to the regulations in individual cases as may be necessary in the public interest, provided, however, that such modifications shall not have the effect of nullifying the intent and purpose of these regulations. The list of suggested modifications and the specific reasons for such change shall be entered in the minutes of the Planning Commission and a copy of this entry shall be transmitted to the Board of Supervisors. The Board of Supervisors may then alter the land development plans and specify changes or modifications therein which it deems necessary and make its approval subject to such alterations, changes, or modifications.

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

SECTION 1003 AMENDMENTS

- a. The Board of Supervisors may, on its own motion, or upon recommendation of the Planning Commission, amend, supplement or repeal any portion of this Ordinance. An amendment to this Ordinance shall become effective only after a public hearing held pursuant to public notice in the manner prescribed for enactment of a proposed amendment in Section 506 of the Pennsylvania Municipalities Planning Code, as reenacted and amended.
- b. **Review by Township Planning Commission:** In the case of an amendment other than that prepared by the Planning Commission, the Board of Supervisors shall submit each such amendment to the Planning Commission for recommendations at least thirty (30) days prior to the date fixed for the public hearing on such proposed amendment.
- c. **Review by the York County Planning Commission:** At least thirty (30) days prior to the required public hearing on the amendment, the Township shall submit the proposed amendment to the York County Planning Commission for recommendations. In addition, within thirty (30) days after adoption of any amendment, the Board of Supervisors shall forward a certified copy of the amendment to the York County Planning Commission.

SECTION 1004 PREVENTIVE REMEDIES

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

4. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
- c. As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee, or lessee for the development of any such real property, the applicant shall comply with the conditions that would have been applicable to the property at the time he acquired an interest in the real property.

SECTION 1005 ENFORCEMENT REMEDIES - PENALTIES

- a. Any person, partnership, or corporation, who or which has violated the provisions of this Ordinance, shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township before a district justice, pay a judgment of not more than five hundred dollars (\$500.00) plus all court costs, including reasonable attorney fees and all investigative and/or expert fees and costs incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied, or be payable until the date of determination of a violation by the district justice. Each day that a violation continues shall constitute a separate violation, unless the district justice determines that there was a good faith basis for the person, partnership, or corporation violating the Ordinance to have believed that there was no such violation, in which case there shall be deemed to have been only one such violation until the fifth (5th) day following the date of the determination of a violation by a district justice and thereafter each day that a violation continues shall constitute a separate violation. All fines collected for such violations shall be paid over to the Township.
- b. The Court of Common Pleas of York County, upon petition, may grant an order of stay, upon cause shown, tolling the per diem judgment pending a final adjudication of the violation and judgment.
- c. Nothing in this Section shall be construed or interpreted to grant any person or entity, other than the Township, the right to commence any action for enforcement pursuant to this Section.

SECTION 1006 APPEALS

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

SECTION 1007 REPEALER

Ordinance No. 1982-1, passed May 26, 1982, and entitled the "Subdivision and Land Development Ordinance of Springfield Township," and all amendments thereto, are hereby

repealed; provided, however, if this Ordinance is held to be ineffective or invalid by reason of any irregularity in or impediment to its passage, this repealer shall also be ineffective as aforesaid; then and in that event, the Subdivision and Land Development Ordinance of 1982, as amended, shall remain in full force and effect.

SECTION 1008 SEVERABILITY CLAUSE

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

SECTION 1009 INTERPRETATION

The provisions of this Ordinance shall be held to be minimum requirements to meet the purposes of this Ordinance. When special circumstances warrant, the Township may impose stricter standards. When provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance, or regulations, the provisions of this Ordinance shall prevail. When provisions of any statute, other ordinance or regulation impose greater restrictions than those of this Ordinance, the provisions of such statute, ordinance, or regulation shall prevail.

SECTION 1010 EFFECTIVE DATE

Ordinance No. 1999-5 enacted and ordained by the Board of Supervisors of Springfield Township, York County, Pennsylvania, into an Ordinance the 27th day of January, 1996.

This Ordinance shall take effect immediately upon adoption.

SPRINGFIELD TOWNSHIP BOARD
OF SUPERVISORS

ATTEST:

/s/ Barbara E. Sweitzer, Secretary

/s/ E. Lamar Lehman, Chairman

/s/ Patrick S. White, Vice-Chairman

/s/ Tommy L. Wolfe, Supervisor

ATTEST:

/s/ Barbara E. Sweitzer, Secretary

THIS PAGE INTENTIONALLY BLANK

APPENDIX

SOILS WITH A HIGH WATER TABLE

The Soil Survey of York County, Pennsylvania, Series 1959, No. 23., most often lists the depth to the year-round or seasonal high water table for the various soil types in the form of ranges, as opposed to listing a specific depth. As such, the actual depth to the high water table for a particular soil type may vary from parcel to parcel. Thus, the following soils listing, excerpted from the Soil Survey of York County, is intended to provide an indication that a "High Water Table Area," as defined in Section 202 of this Ordinance, may exist. The actual determination of a "High Water Table Area," however, must be determined on a case by case basis.

The depth to the year-round or seasonal high water table for the following soils ranges from **zero (0) to one (1) foot**:

<u>Soil Map Symbol</u>	<u>Soil Name</u>
Mm	Melvin silt loam
WaA	Watchung silt loam, 0 to 3 percent slopes
WaB	Watchung silt loam, 3 to 5 percent slopes
WcB	Watchung very stony silt loam, 0 to 8 percent slopes
Wd	Wehadkee silt loam
We	Wehadkee silt loam, local alluvium, 3 to 8 percent slopes
Wo	Worsham silt loam

The depth to the year-round or seasonal high water table for the following soils ranges from **zero (0) to one and one-half (1 ½) feet**:

<u>Soil Map Symbol</u>	<u>Soil Name</u>
Bn	Bowmansville silt loam
Bo	Bowmansville silt loam, local alluvium
CrA	Croton silt loam, 0 to 3 percent slopes
CrA2	Croton silt loam, 0 to 3 percent slopes, moderately eroded
CrB	Croton silt loam, 3 to 8 percent slopes
CrB2	Croton silt loam, 3 to 8 percent slopes, moderately eroded
CvB	Croton very stony silt loam, 0 to 8 percent slopes
Gu	Guthrie silt loam

The depth to the year-round or seasonal high water table for the following soil ranges from **one-half (½) to one (1) foot**:

<u>Soil Map Symbol</u>	<u>Soil Name</u>
La	Lamington silt loam

The depth to the year-round or seasonal high water table for the following soils is **one (1) foot**:

<u>Soil Map Symbol</u>	<u>Soil Name</u>
PrB2	Penn and Readington shaly silt loams, 3 to 8 percent slopes, moderately eroded
PrB3	Penn and Readington shaly silt loams, 3 to 8 percent slopes, severely eroded
PrC3	Penn and Readington shaly silt loams, 8 to 15 percent slopes, severely eroded

The depth to the year-round or seasonal high water table for the following soil ranges from **one (1) to two (2) feet**:

<u>Soil Map Symbol</u>	<u>Soil Name</u>
Le	Lawrence silt loam

The depth to the year-round or seasonal high water table for the following soils ranges from **one and one-half (1 ½) to two (2) feet**:

<u>Soil Map Symbol</u>	<u>Soil Name</u>
LhA	Lehigh channery silt loam, 0 to 3 percent slopes
LhB	Lehigh channery silt loam, 3 to 8 percent slopes
LhB2	Lehigh channery silt loam, 3 to 8 percent slopes, moderately eroded
LhB3	Lehigh channery silt loam, 3 to 8 percent slopes, severely eroded
LhC	Lehigh channery silt loam, 8 to 15 percent slopes
LhC2	Lehigh channery silt loam, 8 to 15 percent slopes, moderately eroded
LhC3	Lehigh channery silt loam, 8 to 15 percent slopes, severely eroded
LhD2	Lehigh channery silt loam, 15 to 25 percent slopes, moderately eroded
LhE3	Lehigh channery silt loam, 15 to 25 percent slopes, severely eroded
LiB	Lehigh very stony silt loam, 0 to 8 percent slopes
LiD	Lehigh very stony silt loam, 8 to 25 percent slopes
Ls	Lindside silt loam
MuA	Mount Lucas silt loam, 0 to 3 percent slopes
MuB	Mount Lucas, silt loam, 3 to 8 percent slopes
MuB2	Mount Lucas silt loam, 3 to 8 percent slopes, moderately eroded
MvB	Mount Lucas very stony silt loam, 0 to 8 percent slopes

The depth to the seasonal high water table for the following soils ranges from **one and one-half (1 ½) to two and one-half (2 ½) feet**:

<u>Soil Map Symbol</u>	<u>Soil Name</u>
AaA	Altavista silt loam, 0 to 3 percent slopes
AaB2	Altavista silt loam, 3 to 8 percent slopes, moderately eroded
BdA	Bedford silt loam, 0 to 3 percent slopes
BdB2	Bedford silt loam, 3 to 8 percent slopes, moderately eroded
BdB3	Bedford silt loam, 3 to 8 percent slopes, severely eroded
BdC2	Bedford silt loam, 8 to 15 percent slopes, moderately eroded
BdC3	Bedford silt loam, 8 to 15 percent slopes, severely eroded
Ck	Chewacla silt loam
GnA	Glenville silt loam, 0 to 3 percent slopes
GnB	Glenville silt loam, 3 to 8 percent slopes
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded
RaA	Raritan silt loam, 0 to 3 percent slopes
RaB2	Raritan silt loam, 3 to 8 percent slopes, moderately eroded
Ro	Rowland silt loam
ScA	Sciotoville silt loam, 0 to 3 percent slopes
ScB	Sciotoville silt loam, 3 to 8 percent slopes

THIS PAGE INTENTIONALLY BLANK

STREET LIST

ARTERIAL STREETS

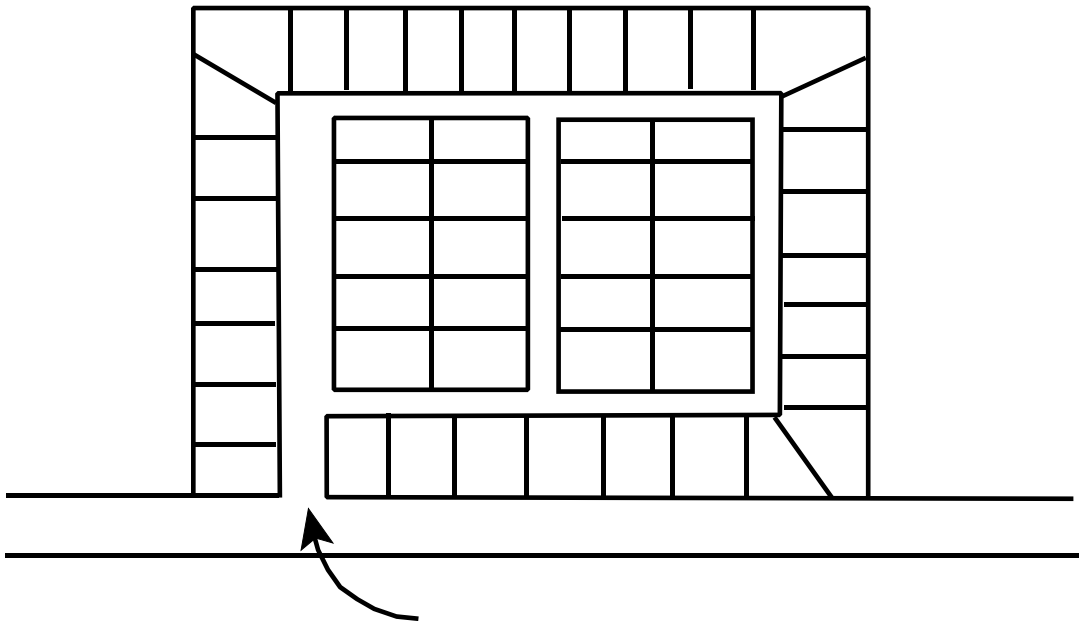
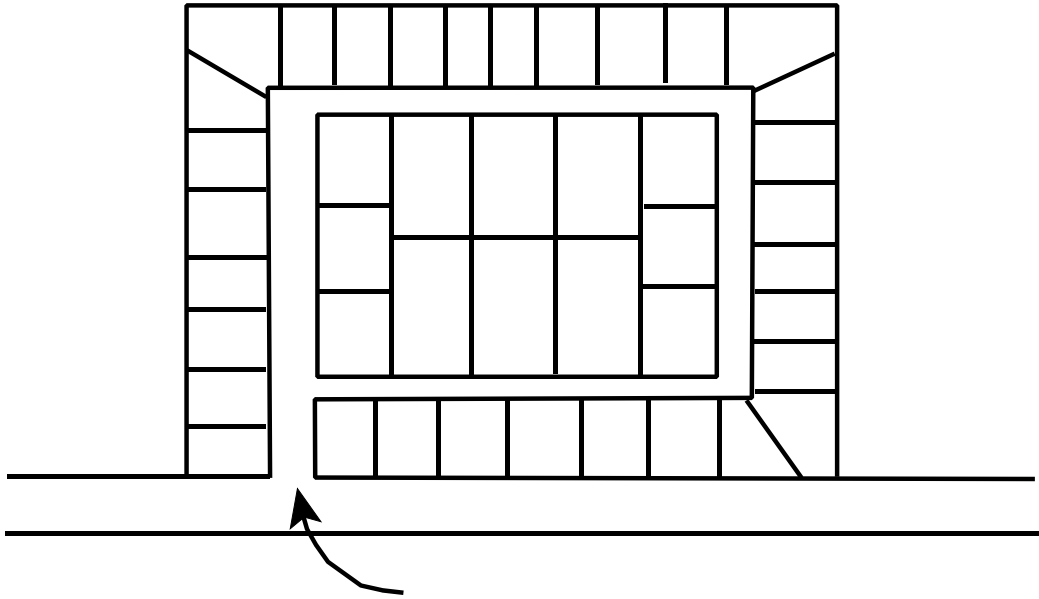
Susquehanna Trail (S.R. 3001)
Interstate 83 (S.R. 0083)

COLLECTOR STREETS

Salem Church Road (S.R. 2068)
Seven Valleys Road (S.R. 0214)
Reynolds Mill Road (S.R. 3017)
 Mill Road (S.R. 0214)
 Ore Street (S.R. 0214)
 Glen Rock Road (S.R. 0216)
 Church Street (S.R. 3008)
Dunkard Valley Road (S.R. 0214)
Iron Stone Hill Road (S.R. 2087)
Yellow Church Road (S.R. 3018)
 Seaks Run Road (S.R. 0214)
(between Susquehanna Trail and Interstate 83)

THIS PAGE INTENTIONALLY BLANK

LOOP STREETS



THIS PAGE INTENTIONALLY BLANK